

FFG Development
871 S. Auto Mall Drive
American Fork, UT 84003

To: Design Review Board, City of Mesa, AZ
From: Four Foods Group
Subject: Kneaders Bakery & Café: Pre-Submittal Conference
Date: January 31, 2015

Narrative:

Four Foods Group, LLC, being the exclusive franchisee for Kneaders Bakery and Café fast-casual restaurant in Utah, Colorado, Arizona and Nevada is currently engaged in expansion efforts throughout Maricopa County. We have been actively seeking a location in the Mesa community and have determined that a corner pad at E Southern Ave. and S Signal Butte Rd (NW of the intersection) Parcel Number 220-71-971 would work well for our building layout and drive thru as well as provide the citizens of Mesa with a new scratch made bakery & café concept.

We propose a new 4,050 square foot commercial restaurant. The project is designed to be slab on grade, stick built construction with all roof top units being shielded from view via parapet walls. The proposed construction is consistent with the current zoning ordinance, streetscape guidelines, and scenic corridor guidelines.

The building project will be located at 1130 S Signal Butte Rd. and include a drive thru, ample parking, and robust landscaping with the main storefront radial wall facing East Southern Ave.

The site layout has been designed in order to promote safety and convenience relative to ingress, egress, and internal circulation for pedestrians and vehicles, parking areas, and loading areas. The drive thru entrance will be located on the southwestern side of the building with the exit at the northeastern end.

The architectural characteristics of the proposed development relate well to surrounding structures as the exterior material pallet consists of desert scape colors, i.e. brown, bronze, tan, etc. much like the surrounding context. Exterior materials include river rock and EIFS with steel canopies over each window, storefront entrance, and fully enveloped canopy over the drive-thru window. Parapet walls have been included to screen any and all mechanical equipment on the building. Interior materials include tile flooring, granite, stainless steel countertops with a stone fireplace feature and oak finish carpentry.

Equipment to the building is typical of a bake house dine-in restaurant and includes ovens, mixers, griddle, hood, sinks, shelving, walk in cooler/freezer, pan washer, etc.

Due to the fact that Kneaders Bakery & Café is a fast casual restaurant focused on scratch baked fresh food, this proposed store will impact the surrounding neighborhood greatly by allowing employees, city officials, residents and others the ability to eat fresh and healthy foods at an affordable price. Kneaders Bakery & Café has a unique menu that includes sandwiches, soups, salads, pastries and other baked goods and confections. A menu has been included for reference.

Our team looks forward to joining the community of Mesa!

Thank You,

FFG Development, Project Acquisition and Construction Management Team