

## Development Incentive Permit Qualifications

Verizon Wireless Store, 1305 S. Alma School Road, Mesa Arizona

Single Tenant Retail, llc has this property in escrow for purchase. This application is to process for Administrative Approval and a Development Incentive Permit (DIP) at 1305 S. Alma School Road. The existing building will be razed and a new structure erected to house a Verizon Wireless Retail Phone sales store. Although specifically designated LC Zoning this property is not a candidate for Infill District designation.

The entire property area is just over ½ acre and has been in its existing condition since the 1970's originally as a drive-thru branch bank. Site circulation consists of a full access driveway From Grove Avenue and a right-in, right-out driveway onto Alma School Road. The property has direct access to and will be adequately served by the immediately adjacent and existing wet and dry utilities.

Within 1200 feet of the site there is no undeveloped land. The Fiesta District area is undergoing revival with several structures currently being considered for re-development. In addition several new buildings have been constructed in the nearby area with updated street appearances and new uses respecting the Fiesta District overlay plan.

Site circulation is re-designed to access only from Grove Avenue and the existing driveway onto Alma School Road will be abandoned. With that abandoned driveway additional site access will be provided by a second right-in, right-out drive onto Grove Avenue. This new driveway connection and closing the Alma School Road will be compatible with the Mesa Engineering Design Standards.

This new building aesthetic is an extension of recent architecture in the area and becomes a more urban street engaged structure by locating parking and services away from Alma School Road. The main building entry is located on the south side east end directly off Grove Avenue and with a strong connection to the street pedestrian sidewalk. Exterior materials are a collective mix of colors, rectilinear forms and finishes including plaster, metal siding and steel.

Exterior lighting is a combination of wall mounted light fixtures, soffit lights and a few ground mounted flood light fixtures to accent elements and keep the fixture lamping low. Pole mounted parking area lighting is utilized with maximum fixture mounting heights of 16'-0" above the grade surface.

Inclusion of a Fiesta District branding element at the building southwest corner will reinforce a commitment to be integrated with the local area community.

Landscaping plantings are drought tolerant material in formal plantings along the street frontages to follow the neighborhood established pattern. The plant material is specifically selected from the Fiesta District Guidelines.

The construction start is immediate on receipt of municipal entitlements.