

Introduction:



This project proposes to split a parcel currently zoned AG into three parcels for multi-family and commercial uses. The project is a vacant parcel located at 6529 S. Power Rd. adjacent to Phoenix-Mesa Gateway Airport and Arizona State University's Polytechnic Campus. Proposed parcel 1 will be 8.41

acres zoned RM-4 with 212 dwelling units; a portion of parcel 1 is proposed to be LC BIZ CUP (Council Use Permit) for a combined multi-family development consisting of 40 dwelling units, with commercial suites on the ground floor of the building. Parcel 2 will be 2.00 acres zoned LC and include a commercial development consistent with City of Mesa Land Use Regulations. Parcels 1 & 2 are intended to act as a single property.

Project Overview:

The apartment portion of the project will consist of (4) four-story buildings with retail in the ground level of one of the buildings. All buildings will be interconnected at all four levels via bridges or walkways to form a cohesive single structure. A gated pool, clubhouse and amenity area will be provided for residents of the complex in the center of the residential units.



The buildings will slightly extend beyond the 40' height restriction of RM-4 zoning, and the building in LC zoning will match the adjacent apartment buildings. The proposed height extension, (approximately 4.5'), is intended to conceal roof mounted HVAC units.

The dwelling unit density will be at a maximum of 30 DU / Acre for both the RM-4 and the LC BIZ CUP zone.



The site to be zoned LC will consist of a single-story retail building with a drive thru and exterior patios for seating and dining. Access to this building will be provided from north and south sides, providing four-sided architecture for the building.

Access into the site is designed to enter from the north and exit to the south on the west side from south bound Power Road and to enter

from the south and exit to the north on the east side of the project onto north bound Power Road. The site is extensively landscaped along the perimeter of Power Road as well as the interior of the site turning what is currently a dirt parcel into a colorful, lush landscape. The site is extremely well-suited for the proposed development as it will be intended to serve the adjacent Arizona State Polytechnic campus as well as needs generated from the surrounding uses such as Phoenix Mesa Gateway airport.

The new development has been designed to offer options for those that want to live, work, shop and socialize right in their community. The site's location is highly visible and will turn what was formerly a vacant, unkempt lot into a new, high-quality mixed-use development.

The use is in compliance with the General Plan, Sub Area Plans and other recognized development plans or policies, and will be compatible with surrounding uses.

Operational Plan:

With the development of the site an Owner's Association will be created, binding the residential and commercial parcels with regards to property management, maintenance and upkeep of the property. It is our intent that a professional management company will be hired by the Owner's Association to take care of all property related matters and ensure that the entire development is maintained and operated in a professional and pleasing manner. In addition, the property management firm will ensure that "contact signs" will be placed prominently in multiple locations on the site with contact information for any complaints regarding the management/condition of the property.

Good Neighbor Policy:

The property management firm hired by the Owner's Association will also be tasked with creating and maintaining acceptable measures to ensure ongoing compatibility with adjacent uses; including measures to assure that commercial activity will remain as a viable activity on this site. This



will include regular contact with representatives from Arizona State University, Phoenix Mesa Gateway Airport and any surrounding associations that are impacted or could potentially be impacted by the development of this property.

Acceptable documentation is present demonstrating that the building or site proposed for the use is in, or will be brought into, substantial conformance with all current City development standards, including - but not limited to - landscaping, parking, screen walls, signage, and design guidelines.

BIZ Requirements:

The purpose of the Bonus Intensity Zone (BIZ) Overlay District is to provide for variation from the application of residential densities and other development standards to allow greater intensity of development and encourage innovative developments of superior quality. This development will further those goals by complying with a combination of Items 1 and 2 on the list in the following ways:

1. Provide distinctive, superior quality designs.

A. Holistic approach to Project design. The design intent of this project is to create a mass that defines the street, while still providing recess, repetition and interest. A variety of vibrant colors and textures such as stucco, planking and detailed steelwork have been used to create visual interest and variety. The premise of the landscape design is to create a vivid palette of colors and texture that not only highlights the architecture, but provides visual stimulus. Utilizing drought-tolerant plants and succulents, the goal is to provide a year-round tapestry of colors that will never be dormant.

B. Responsive approach to site and sub-area context. This development is on the edge of the Airport/Campus district of the Mesa Gateway Strategic Development Plan and seems to be exactly what is envisioned for the area as “Uses in this area will also address the needs of travelers and visitors,” “High density residential uses can be integrated within a mixed-use development,” and “This area will be a hub of visitor activity and create the first and last impression visitors have of the community. It must therefore provide a very high-quality image.” This development has been designed to offer options for those that want to live, work, shop and socialize right in their community. Located right on Power Road, which is a High Capacity Regional Transit according to the City of Mesa’s Mesa Gateway Strategic Development Plan, the site’s location is highly visible and will turn what was formerly a vacant, unkempt lot into a new, high-quality mixed-use development.

C. Sustainable Design. Synectic Design currently has three (3) Net-Zero Energy multifamily housing developments under construction and we will be employing many of the same strategies with this development to ensure that the project is as energy-efficient as possible. The project will utilize green building strategies including passive solar design, natural day lighting, building orientation and passive cooling techniques. The project will also promote the use of energy-efficient systems and construction methods. Design strategies include high-efficiency recessed and shaded windows, a cool roof, high-efficiency HVAC, spray foam insulation, and setting up the structures to be available for solar installation.

E. Great Public Spaces. With exterior seating and plentiful shade, this project has pedestrian and bicycle-friendly site design and encourages social contact and interaction within the community. The residential area includes a gated pool, clubhouse and amenity area; the single-story retail building includes exterior patios for seated dining.

2. Address environmental performance standards outlined below:

a. Site selection criteria.

- i. *Redevelop and rehabilitate economically distressed properties:* This property was an awkward leftover parcel created by street construction and Maricopa County Flood Control. The size and shape does not lend itself to a significant commercial opportunity, yet

it's too large for a small commercial development. Through careful examination, the design and development team has determined that a mixed-use residential project would be the highest and best use of the property.

- ii. *Utilize areas with existing utility and transportation infrastructure and existing community services:* This location does have existing utility and transportation infrastructure, as well as existing community services.
- iii. *Utilize locations within ¼ mile from an existing or planned bus stop:* A bus stop exists at Williams Field Road and Power Road and part of our design includes a sidewalk that will connect our development with the bus stop.

b. Site design criteria.

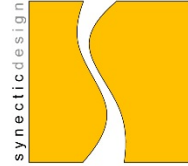
- i. *Provide safe and secure storage for bicycles:* Our design will include safe and secure bike racks for a minimum of 15% of the residents within 200 yards of the building entrances, with convenient pedestrian access from the racks to the buildings.
- ii. *Include priority location parking for low-emission vehicles in parking areas:* Priority location parking will be included for low-emission vehicles in parking areas.
- iii. *Provide priority location parking spaces for carpool or vanpool vehicles:* Not applicable to this project.
- iv. *Provide the number of parking spaces designed to serve a development site consistent with the number of spaces required to meet the minimum parking ratio:* Parking spaces over the minimum number is discouraged. Due to the proximity of this development to the bus stop at Williams Field Road and Power Road, Synectic Design was able to design the project with fewer than the number of spaces normally required to meet the minimum parking ratio. Our design includes a sidewalk that will connect our development with the bus stop for easy access.
- v. *For greenfield sites, protect or restore natural areas on site with native vegetation to encourage biodiversity and for enjoyment by people:* Not applicable to this project.

- vi. *Design the project to be energy efficient including, but not limited to, designed to reduce summer heat gain, reduce winter heat loss, utilize day lighting strategies and provide the opportunity for occupants to take advantage of renewable energy:* Synectic Design currently has three (3) Net-Zero Energy multifamily housing developments under construction and we will be employing many of the same strategies with this development to ensure that the project is as energy-efficient as possible. The project will utilize green building strategies including passive solar design, natural day lighting, building orientation and passive cooling techniques. The project will also promote the use of energy-efficient systems and construction methods. Design strategies include high-efficiency recessed and shaded windows, a cool roof, high-efficiency HVAC, spray foam insulation, and setting up the structures to be available for solar installation.

- c. **Provide documented evidence that the building(s) will meet or exceed nationally-recognized environmental performance standards:** Synectic Design currently has three (3) Net-Zero Energy multifamily housing developments under construction and we will be employing many of the same strategies with this development to ensure that the project is as energy-efficient as possible. The project will utilize green building strategies including passive solar design, natural day lighting, building orientation and passive cooling techniques. The project will also promote the use of energy-efficient systems and construction methods. Design strategies include high-efficiency recessed and shaded windows, a cool roof, high-efficiency HVAC, spray foam insulation, and setting up the structures to be available for solar installation.

- d. **Utilize areas with existing utility and transportation infrastructure and existing community services:** This development includes existing utility and transportation infrastructure, as well as existing community services.

- e. **Redevelop and rehabilitate economically distressed properties:** This property was an awkward leftover parcel created by street construction and Maricopa County Flood Control. The size and shape does not lend itself to a significant commercial opportunity, yet it's too large for a small commercial development. Through careful examination, the design and development



team has determined that a mixed-use residential project would be the highest and best use of the property.

- f. Utilize locations within ¼ mile from an existing bus stop:** A bus stop exists at Williams Field Road and Power Road and part of our design includes a sidewalk that will connect our development with the bus stop.

Site Information:

APN: 304-49-007L
Site Size: 10.403 Acres
Address: T.B.D.
Location: South of Williams Field Road between the Northbound and Southbound Lanes of Power Road
Existing Zoning: AG
Requested Zoning: RM-4, LC-BIZ CUP, LC

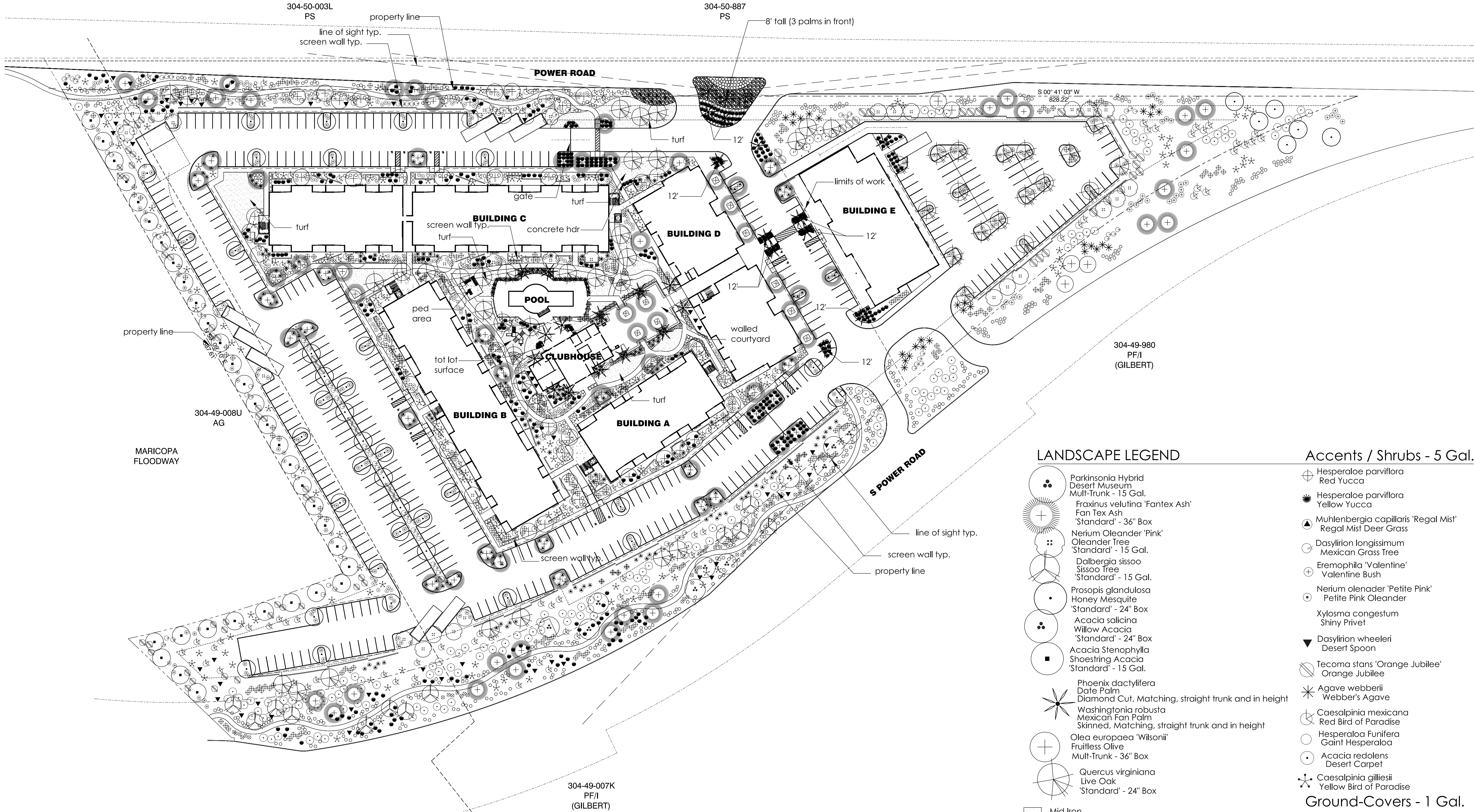
Applicant:

Synectic Design Incorporated
ATTN: Lance D. Baker, AIA
1111 W. University Drive, Suite 104
Tempe, Arizona 85281
Phone: 480-948-9766
Fax: 480-948-9211
Email: lbaker@sdiaz.us

Property Owner:

Isaac Eteminan
Email: isaac@foneclay.com

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LANDSCAPE LEGEND

- Parkinsonia Hybrid
Desert Museum
Multi-Trunk - 15 Gal.
- Fraxinus velutina 'Fantex Ash'
Fan Tex Ash
'Standard' - 36" Box
- Nerium Oleander 'Pink'
Oleander Tree
'Standard' - 15 Gal.
- Dalbergia sissoo
Sissoo Tree
'Standard' - 15 Gal.
- Prosopis glandulosa
Honey Mesquite
'Standard' - 24" Box
- Acacia salicina
Willow Acacia
'Standard' - 24" Box
- Acacia Stenophylla
Shoestring Acacia
'Standard' - 15 Gal.
- Phoenix dactylifera
Date Palm
Diamond Cut, Matching, straight trunk and in height
- Washingtonia robusta
Mexican Fan Palm
Skinned, Matching, straight trunk and in height
- Olea europaea 'Wilsonii'
Fruitless Olive
Multi-Trunk - 36" Box
- Quercus virginiana
Live Oak
'Standard' - 24" Box
- Mid Iron Sod
- 6" Extruded Curb
- Concrete Header
- 1/2" Screened Express Rose
- Decomposed Granite
- 2' Depth in all Landscape Area (Non Turf)
- 1" Screened Express Gold
- Decomposed Granite
- 2' Depth in all Landscape Area (Non Turf)

Accents / Shrubs - 5 Gal.

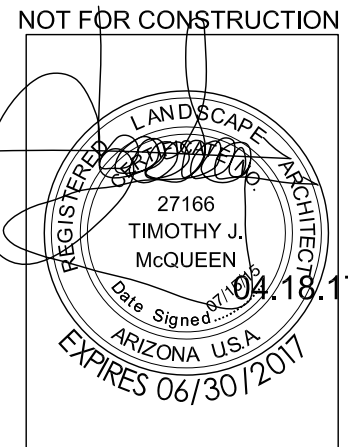
- Hesperaloe parviflora
Red Yucca
- Hesperaloe parviflora
Yellow Yucca
- Muhlenbergia capillaris 'Regal Mist'
Regal Mist Deer Grass
- Dasylirion longissimum
Mexican Grass Tree
- Eremophila 'Valentine'
Valentine Bush
- Nerium oleanader 'Petite Pink'
Petite Pink Oleander
- Xylosma congestum
Shiny Privet
- Dasylirion wheeleri
Desert Spoon
- Tecoma stans 'Orange Jubilee'
Orange Jubilee
- Agave webbii
Webber's Agave
- Caesalpinia mexicana
Red Bird of Paradise
- Hesperaloe Funifera
Gaint Hesperaloe
- Acacia redolens
Desert Carpet
- Caesalpinia gilliesii
Yellow Bird of Paradise

Ground-Covers - 1 Gal.

- Lantana montevidensis 'Dallas Red'
Dallas Red Lantana
- Lantana montevidensis 'New Gold'
New Gold Lantana
- Lantana montevidensis 'Purple Traing'
Purple Trailing Lantana

POWER ROAD MIXED-USE

MESA, AZ 85212



NOT FOR CONSTRUCTION	
REVISIONS	

Phase: SP
Drawn By: tjm
Reviewed By: tjm
SDI Project No: 3601
Date: 2017/03/09
Sheet:

La.01

LANDSCAPE PLAN

T.J. McQUEEN & ASSOCIATES, INC.

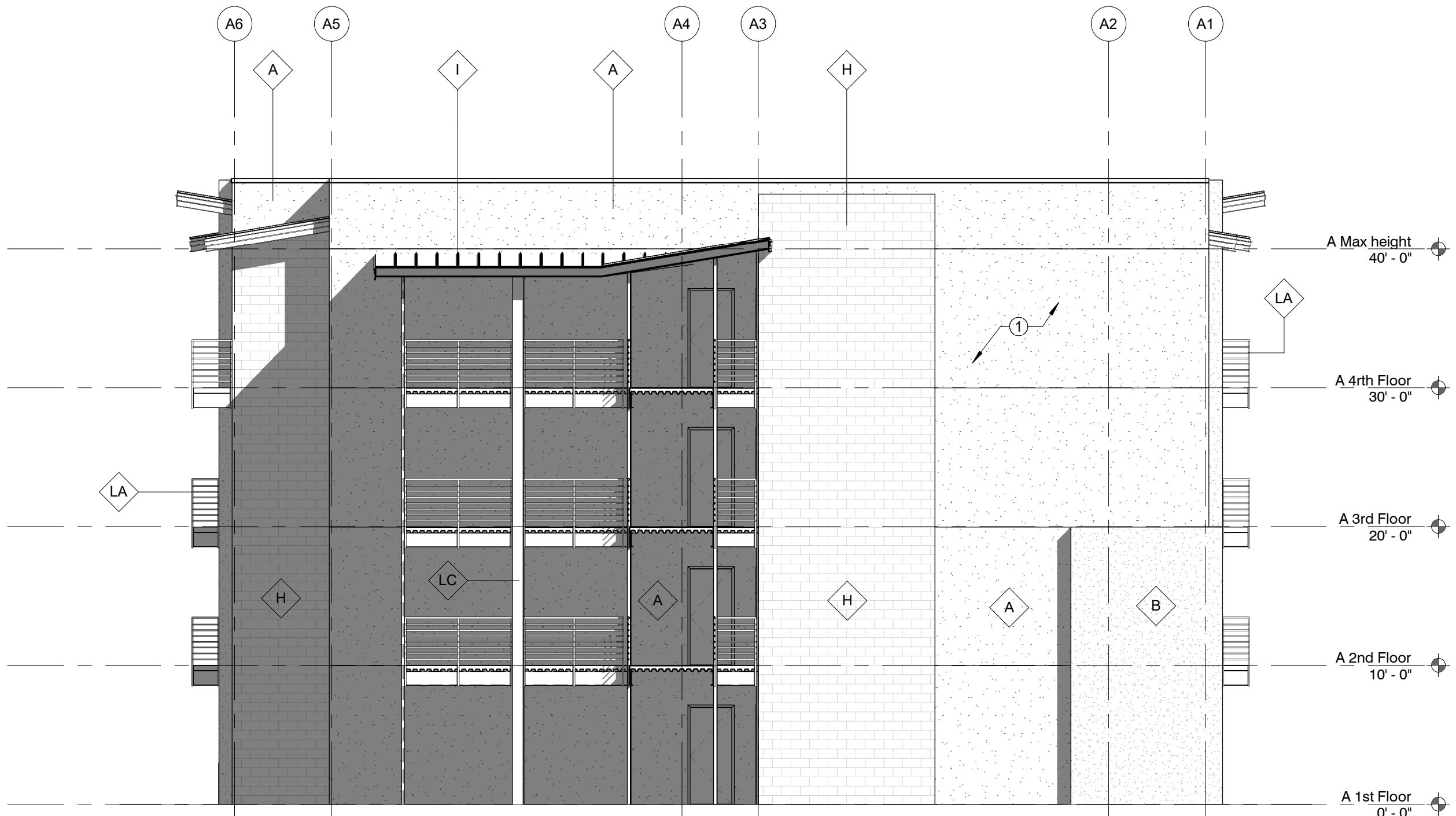
LANDSCAPE ARCHITECTURE
URBAN DESIGN
SITE PLANNING

8433 East Cholla St., Suite 101
Scottsdale, Arizona 85260
P. (602) 265-0320 F. (602) 266-6619
EMAIL: timmcqueen@tjmla.net

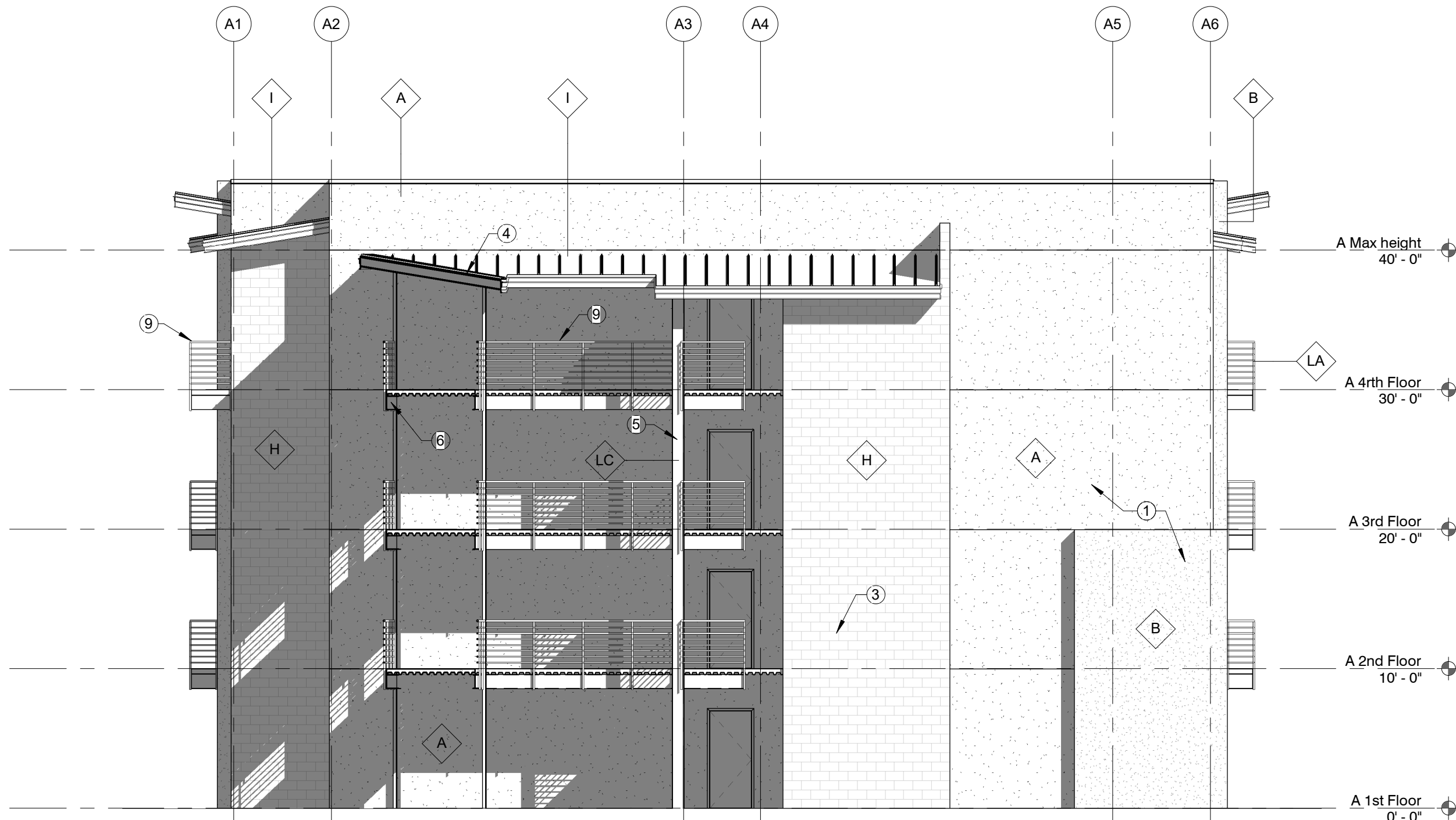


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3 Building A North
1/8" = 1'-0"



4 Building A South
1/8" = 1'-0"



2 Building A West
1/8" = 1'-0"



1 Building A East
1/8" = 1'-0"

SHEET KEYED NOTES

- 1 STUCCO FINISH SYSTEM
- 2 ALUMINUM WOOD SIDING SYSTEM
- 3 SMOOTH FACE MASONRY WALL
- 4 STANDING SEAM METAL ROOF
- 5 STEEL COLUMN, PAINTED
- 6 STEEL BEAM, PAINTED
- 7 WINDOW, TYP.
- 8 SLIDING GLASS WINDOW
- 9 42" HIGH RAILING
- 10 PAINTED METAL TRIM

EXTERIOR FINISH LEGEND

A	DESCRIPTION MFR COLOR FINISH	STUCCO A TBD DET617 WINTER MORN SMOOTH FINISH	
B	DESCRIPTION MFR COLOR FINISH	STUCCO B TBD DET558 RAGTIME BLUES SMOOTH FINISH	
C	DESCRIPTION MFR COLOR FINISH	STUCCO C TBD DET595 RHYTHM & BLUES SMOOTH FINISH	
D	DESCRIPTION MFR COLOR FINISH	STUCCO D TBD DET511 DAPPLE GRAY SMOOTH FINISH	
E	DESCRIPTION MFR COLOR FINISH	STUCCO E TBD DE8339 ADIRONDACK SMOOTH FINISH	
F	DESCRIPTION MFR COLOR FINISH	STUCCO F TBD DE5216 AUTUMN UMBER SMOOTH FINISH	
G	DESCRIPTION MFR COLOR FINISH	ALUMINUM WOOD SIDING LONGBOARD (OR APPROVED EQUAL) CORDOBA CHERRY SMOOTH	
H	DESCRIPTION MFR COLOR FINISH	MASONRY BLOCK SUPERLITE (OR APPROVED EQUAL) CHARCOAL SPLIT FACE	
I	DESCRIPTION MFR COLOR	STANDING SEAM METAL ROOF MBG (OR APPROVED EQUAL) LIGHT STONE	
J	DESCRIPTION MFR	GLAZING TBD	
K	DESCRIPTION MFR COLOR	MULLIONS KAWNNEER (OR APPROVED EQUAL) #17 CLEAR (WHITE)	
LA	DESCRIPTION COLOR LOCATION	PAINT DEA108 RED POWER RAILINGS, METAL TRIM	
LB	DESCRIPTION COLOR LOCATION	PAINT DE5160 TANGERINE DREAM RAILINGS, METAL TRIM	
LC	DESCRIPTION COLOR LOCATION	PAINT DE5342 BUMBLEBEE RAILINGS, METAL TRIM	
LD	DESCRIPTION COLOR LOCATION	PAINT DEA125 IN THE TROPICS RAILINGS, METAL TRIM	
LE	DESCRIPTION COLOR LOCATION	PAINT DE5753 RIVIERA RAILINGS, METAL TRIM	

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SHEET KEYED NOTES

- 1 STUCCO FINISH SYSTEM
- 2 ALUMINUM WOOD SIDING SYSTEM
- 3 STEEL COLUMN, PAINTED
- 4 STEEL BEAM, PAINTED
- 5 WINDOW, TYP.
- 6 STANDING SEAM METAL ROOF
- 7 42" HIGH RAILING
- 8 SLIDING GLASS WINDOW
- 9 PAINTED METAL TRIM

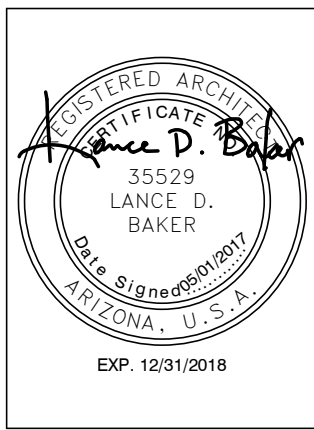
EXTERIOR FINISH LEGEND

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DESCRIPTION MFR COLOR FINISH	STUCCO B TBD DET558 RAGTIME BLUES SMOOTH FINISH	
DESCRIPTION MFR COLOR FINISH	STUCCO C TBD DET595 RHYTHM & BLUES SMOOTH FINISH	
DESCRIPTION MFR COLOR FINISH	STUCCO D TBD DET511 DAPPLE GRAY SMOOTH FINISH	
DESCRIPTION MFR COLOR FINISH	STUCCO E TBD DE639 ADIRONDACK SMOOTH FINISH	
DESCRIPTION MFR COLOR FINISH	STUCCO F TBD DE5216 AUTUMN UMBER SMOOTH FINISH	
DESCRIPTION MFR COLOR FINISH	ALUMINUM WOOD SIDING LONGBOARD (OR APPROVED EQUAL) CORDOBA CHERRY SMOOTH	
DESCRIPTION MFR COLOR FINISH	MASONRY BLOCK SUPERLITE (OR APPROVED EQUAL) CHARCOAL SPLIT FACE	
DESCRIPTION MFR COLOR	STANDING SEAM METAL ROOF MBCI (OR APPROVED EQUAL) LIGHT STONE	
DESCRIPTION MFR TBD	GLAZING TBD	
DESCRIPTION MFR COLOR	MULLIONS KAWNEER (OR APPROVED EQUAL) #17 CLEAR (WHITE)	
DESCRIPTION COLOR LOCATION	PAINT DEA108 RED POWER RAILINGS, METAL TRIM	
DESCRIPTION COLOR LOCATION	PAINT DE5180 TANGERINE DREAM RAILINGS, METAL TRIM	
DESCRIPTION COLOR LOCATION	PAINT DE342 BUMBLEBEE RAILINGS, METAL TRIM	
DESCRIPTION COLOR LOCATION	PAINT DEA125 IN THE TROPICS RAILINGS, METAL TRIM	
DESCRIPTION COLOR LOCATION	PAINT DE5753 RIVIERA RAILINGS, METAL TRIM	



POWER ROAD MIXED-USE

MESA, AZ 85212



REVISIONS

Phase: SP
Drawn By: AF
Reviewed By: DH
SDI Project No: 3601
Date: 2017/05/01

Sheet:

A3.6
EXTERIOR ELEVATIONS
BUILDING D

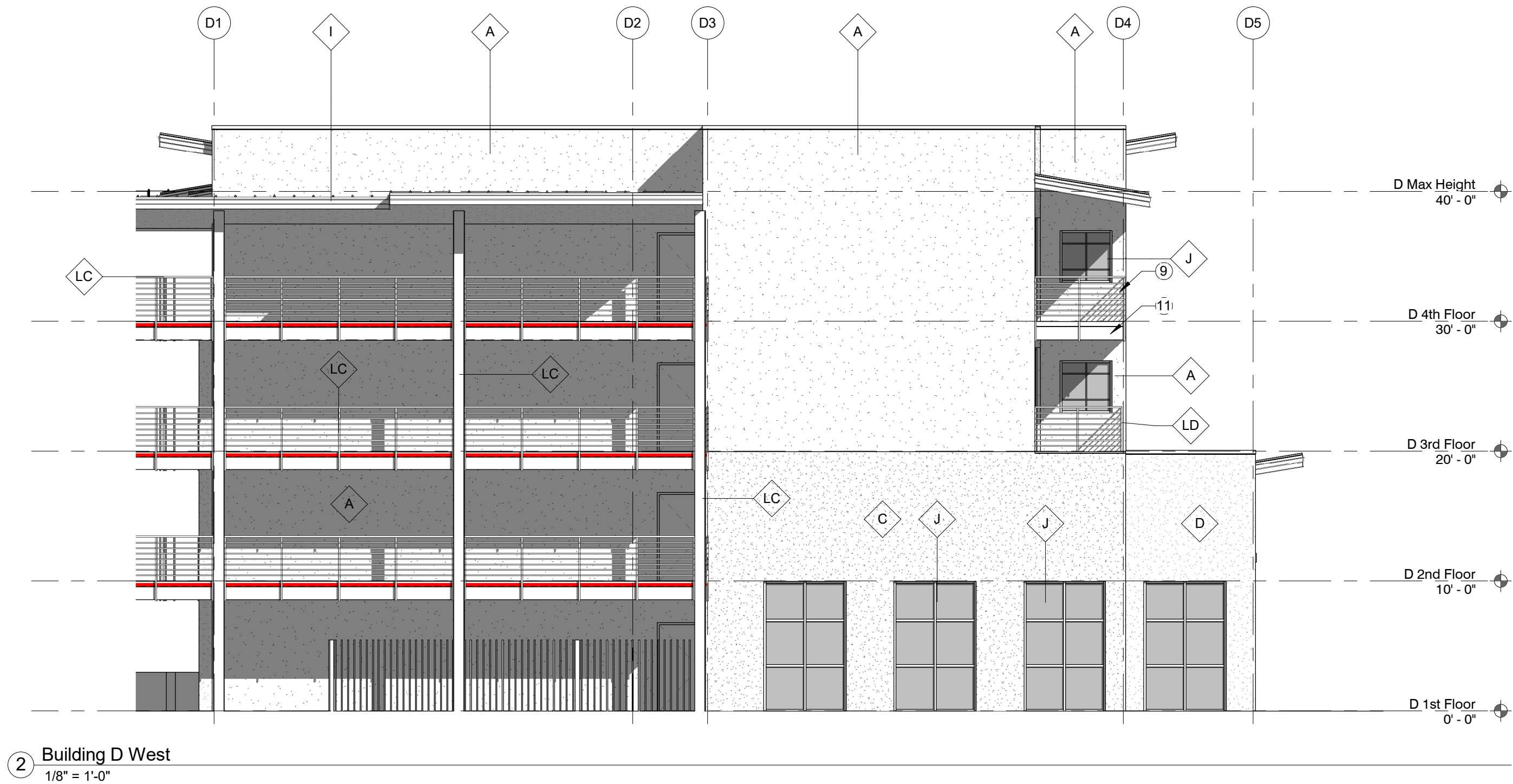
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SHEET KEYED NOTES

- 1 STUCCO FINISH SYSTEM
- 2 ALUMINUM WOOD SIDING SYSTEM
- 3 SMOOTH FACE MASONRY WALL
- 4 STANDING SEAM METAL ROOF
- 5 STEEL COLUMN, PAINTED
- 6 STEEL BEAM, PAINTED
- 7 WINDOW, TYP.
- 8 SLIDING GLASS WINDOW
- 9 42" HIGH RAILING
- 10 STOREFRONT
- 11 PAINTED METAL TRIM

EXTERIOR FINISH LEGEND

DESCRIPTION MFR COLOR FINISH	STUCCO A TBD DET617 WINTER MORN SMOOTH FINISH	
DESCRIPTION MFR COLOR FINISH	STUCCO B TBD DET558 RAGTIME BLUES SMOOTH FINISH	
DESCRIPTION MFR COLOR FINISH	STUCCO C TBD DET595 RHYTHM & BLUES SMOOTH FINISH	
DESCRIPTION MFR COLOR FINISH	STUCCO D TBD DET511 DAPPLE GRAY SMOOTH FINISH	
DESCRIPTION MFR COLOR FINISH	STUCCO E TBD DE839 ADIRONDACK SMOOTH FINISH	
DESCRIPTION MFR COLOR FINISH	STUCCO F TBD DE5216 AUTUMN UMBER SMOOTH FINISH	
DESCRIPTION MFR COLOR FINISH	ALUMINUM WOOD SIDING LONGBOARD (OR APPROVED EQUAL) CORDOBA CHERRY SMOOTH	
DESCRIPTION MFR COLOR FINISH	MASONRY BLOCK SUPERLITE (OR APPROVED EQUAL) CHARCOAL SPLIT FACE	
DESCRIPTION MFR COLOR	STANDING SEAM METAL ROOF MBCI (OR APPROVED EQUAL) LIGHT STONE	
DESCRIPTION MFR	GLAZING TBD	
DESCRIPTION MFR COLOR	MULLIONS KAWNEER (OR APPROVED EQUAL) #17 CLEAR (WHITE)	
DESCRIPTION COLOR LOCATION	PAINT DEA108 RED POWER RAILINGS, METAL TRIM	
DESCRIPTION COLOR LOCATION	PAINT DE5160 TANGERINE DREAM RAILINGS, METAL TRIM	
DESCRIPTION COLOR LOCATION	PAINT DE5342 BUMBLEBEE RAILINGS, METAL TRIM	
DESCRIPTION COLOR LOCATION	PAINT DEA125 IN THE TROPICS RAILINGS, METAL TRIM	
DESCRIPTION COLOR LOCATION	PAINT DE5753 RIVIERA RAILINGS, METAL TRIM	



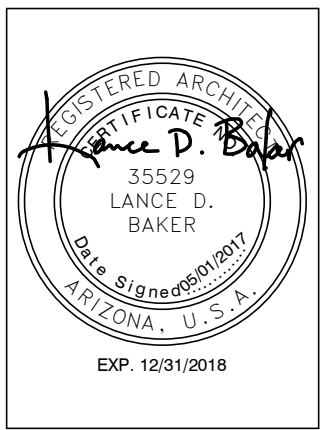
2 Building D West
1/8" = 1'-0"



1 Building D South
1/8" = 1'-0"

POWER ROAD MIXED-USE

MESA, AZ 85212



REVISIONS

Phase: SP
Drawn By: AF
Reviewed By: DH
SDI Project No: 3601
Date: 2017/05/01

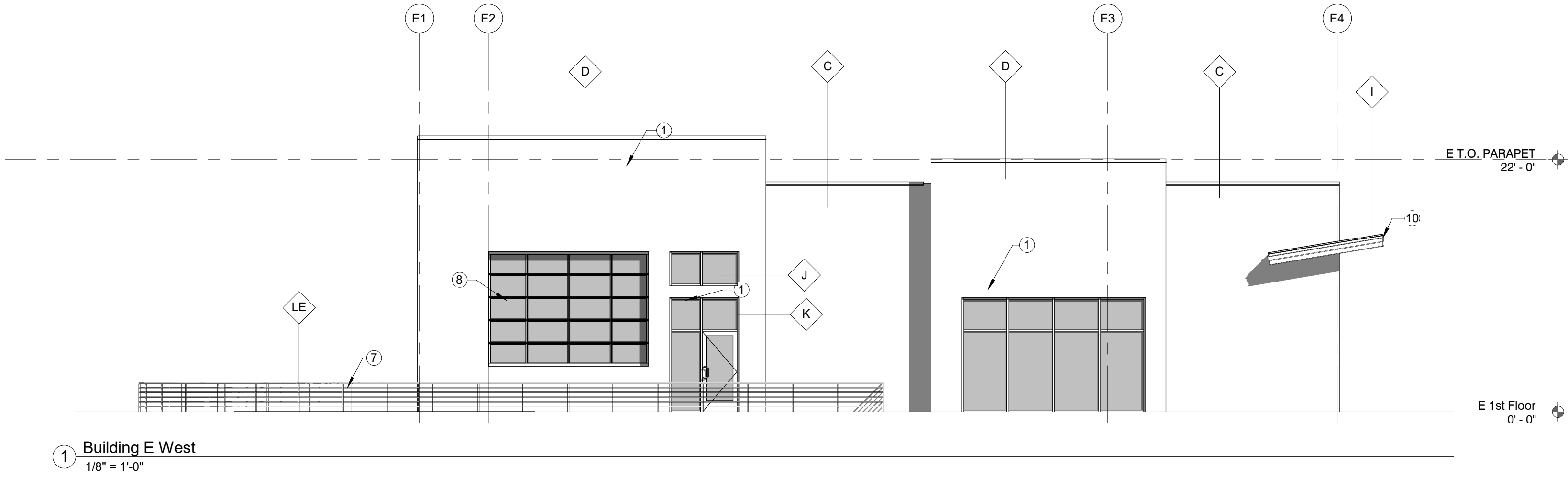
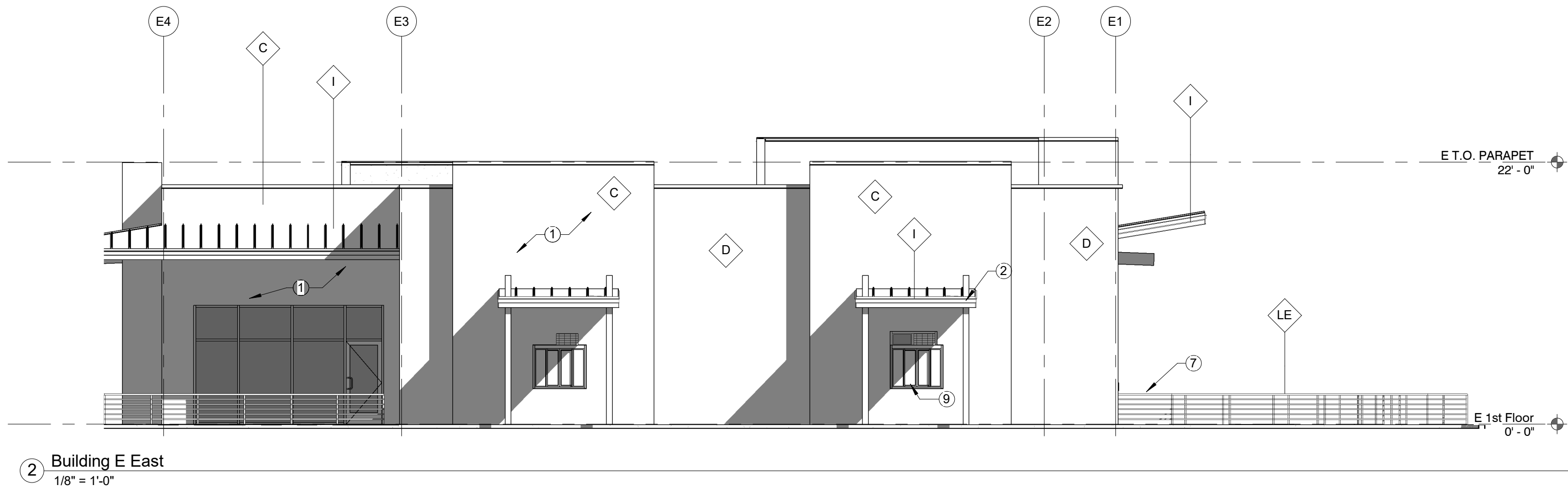
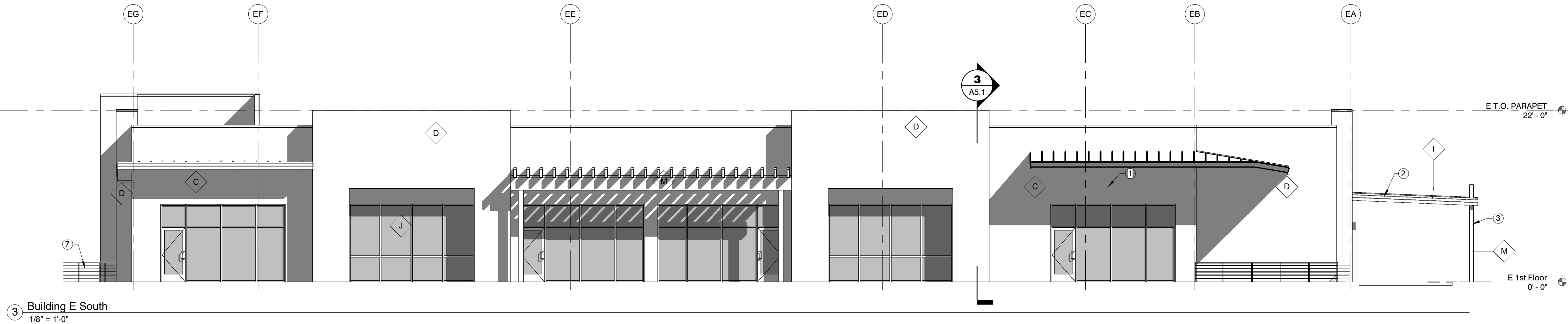
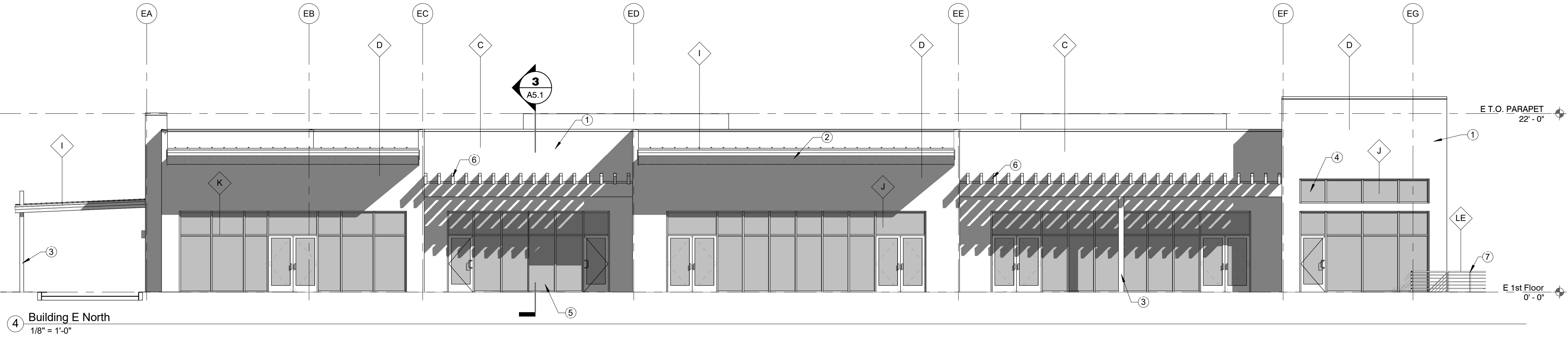
Sheet:

A3.7
EXTERIOR ELEVATIONS
BUILDING D

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SHEET KEYED NOTES

- 1 STUCCO FINISH SYSTEM
- 2 STANDING SEAM METAL ROOF
- 3 STEEL COLUMN, PAINTED
- 4 WINDOW, TYP.
- 5 STOREFRONT
- 6 TRELLIS
- 7 36" HIGH RAILING
- 8 OVERHEAD ROLL UP DOOR/WINDOW
- 9 PROPOSED DRIVE THROUGH WINDOW
- 10 STANDING SEAM METAL ROOF

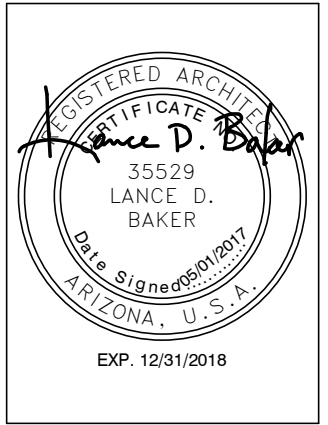


EXTERIOR FINISH LEGEND

A	DESCRIPTION	STUCCO A	
	MFR	TBD	
	COLOR	DE1617 WINTER MORN	
	FINISH	SMOOTH FINISH	
B	DESCRIPTION	STUCCO B	
	MFR	TBD	
	COLOR	DE1558 RAGTIME BLUES	
	FINISH	SMOOTH FINISH	
C	DESCRIPTION	STUCCO C	
	MFR	TBD	
	COLOR	DE1595 RHYTHM & BLUES	
	FINISH	SMOOTH FINISH	
D	DESCRIPTION	STUCCO D	
	MFR	TBD	
	COLOR	DE1511 DAPPLE GRAY	
	FINISH	SMOOTH FINISH	
E	DESCRIPTION	STUCCO E	
	MFR	TBD	
	COLOR	DE6339 ADIRONDACK	
	FINISH	SMOOTH FINISH	
F	DESCRIPTION	STUCCO F	
	MFR	TBD	
	COLOR	DE5216 AUTUMN UMBER	
	FINISH	SMOOTH FINISH	
G	DESCRIPTION	ALUMINUM WOOD SIDING	
	MFR	LONGBOARD (OR APPROVED EQUAL)	
	COLOR	CORDOBA CHERRY	
	FINISH	SMOOTH	
H	DESCRIPTION	MASONRY BLOCK	
	MFR	SUPERLITE (OR APPROVED EQUAL)	
	COLOR	CHARCOAL	
	FINISH	SPLIT FACE	
I	DESCRIPTION	STANDING SEAM METAL ROOF	
	MFR	MBCI (OR APPROVED EQUAL)	
	COLOR	LIGHT STONE	
J	DESCRIPTION	GLAZING	
	MFR	TBD	
K	DESCRIPTION	MULLIONS	
	MFR	KAWNEER (OR APPROVED EQUAL)	
	COLOR	#17 CLEAR (WHITE)	
LA	DESCRIPTION	PAINT	
	COLOR	DEA108 RED POWER	
	LOCATION	RAILINGS, METAL TRIM	
LB	DESCRIPTION	PAINT	
	COLOR	DE160 TANGERINE DREAM	
	LOCATION	RAILINGS, METAL TRIM	
LC	DESCRIPTION	PAINT	
	COLOR	DE5342 BUMBLEBEE	
	LOCATION	RAILINGS, METAL TRIM	
LD	DESCRIPTION	PAINT	
	COLOR	DEA125 IN THE TROPICS	
	LOCATION	RAILINGS, METAL TRIM	
LE	DESCRIPTION	PAINT	
	COLOR	DE5753 RIVIERA	
	LOCATION	RAILINGS, METAL TRIM	

POWER ROAD MIXED-USE

MESA, AZ 85212



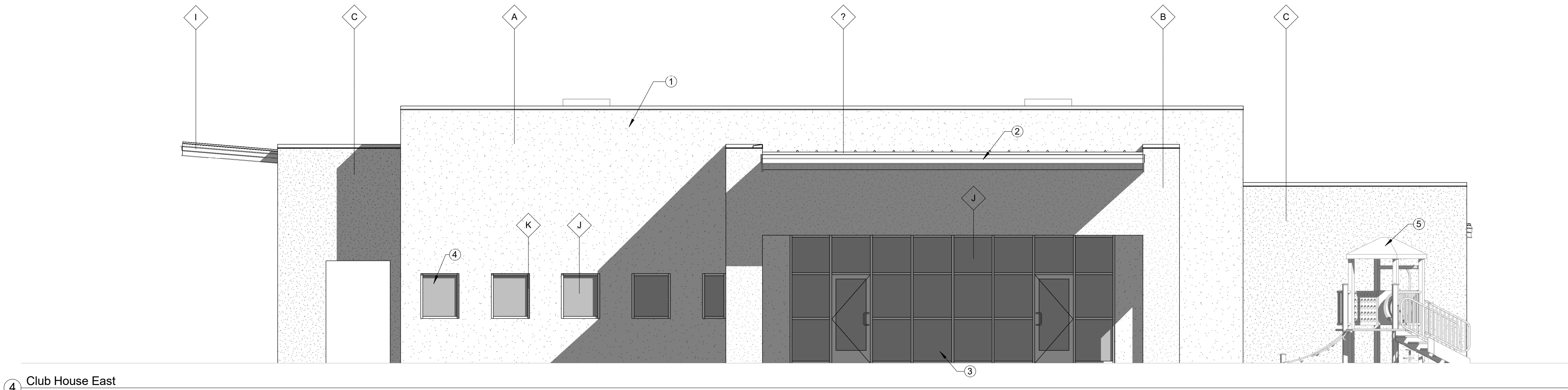
REVISIONS

Phase: SP
Drawn By: AF
Reviewed By: DH
SDI Project No: 3601
Date: 2017/05/01

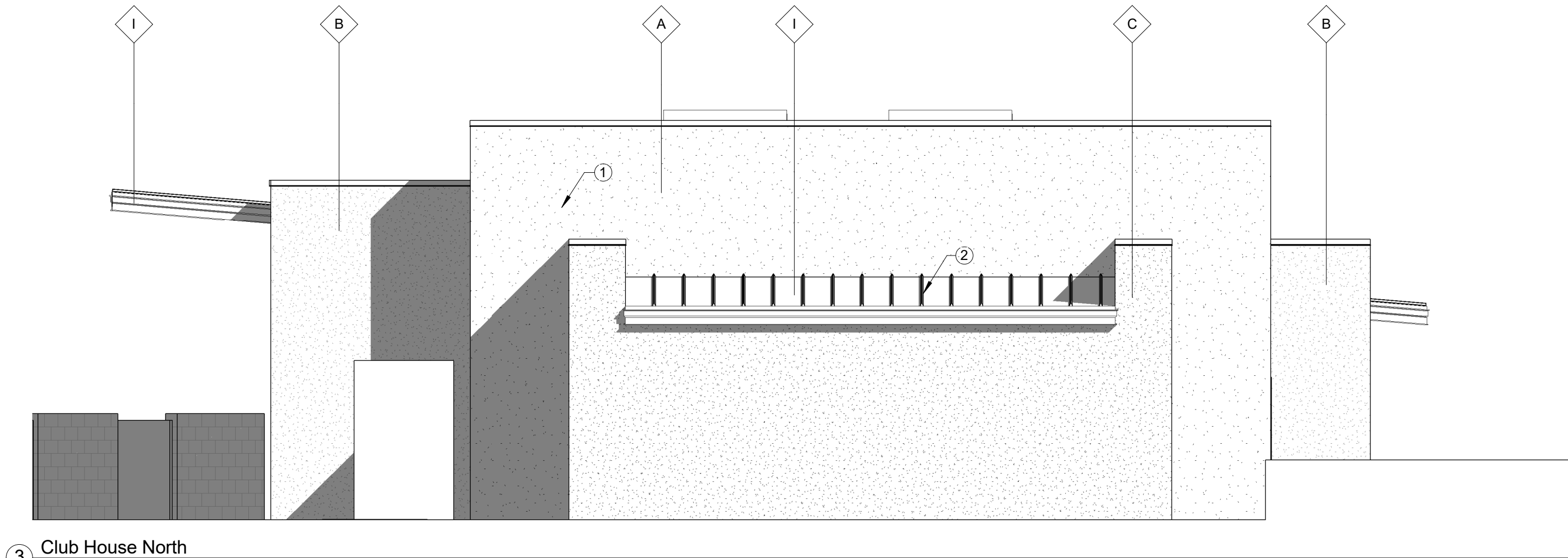
Sheet:

A3.8
EXTERIOR ELEVATIONS
BUILDING E

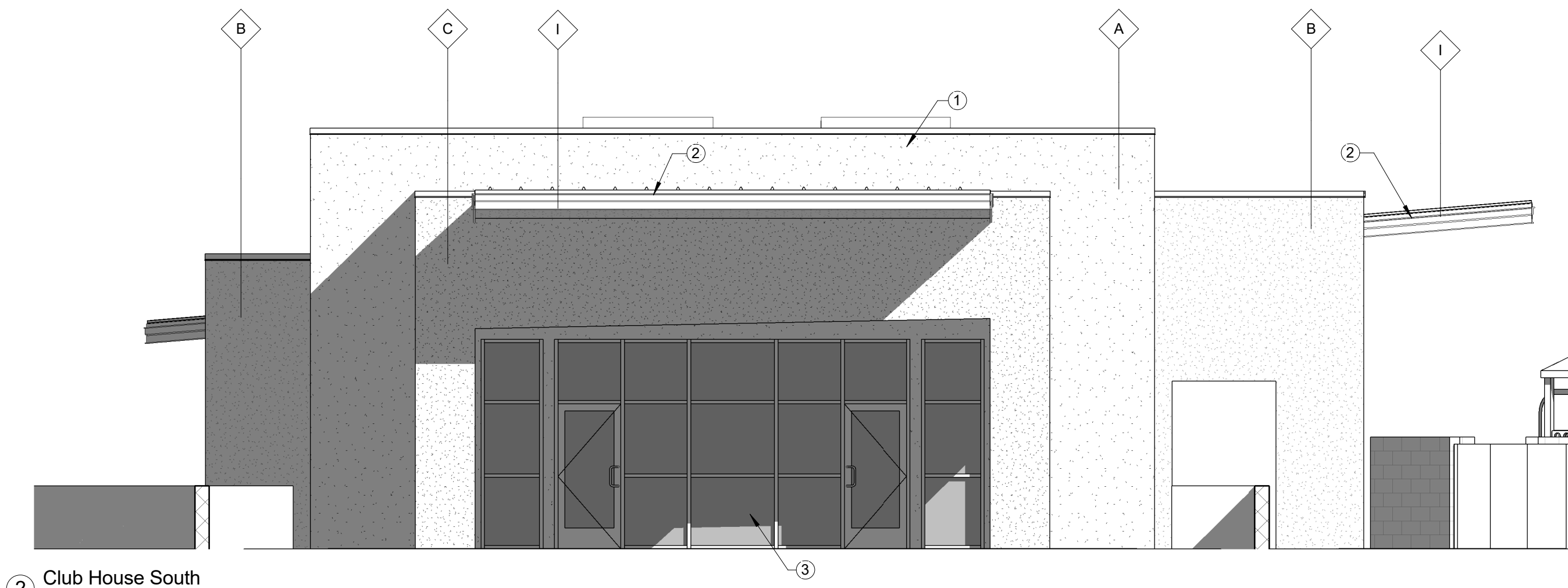
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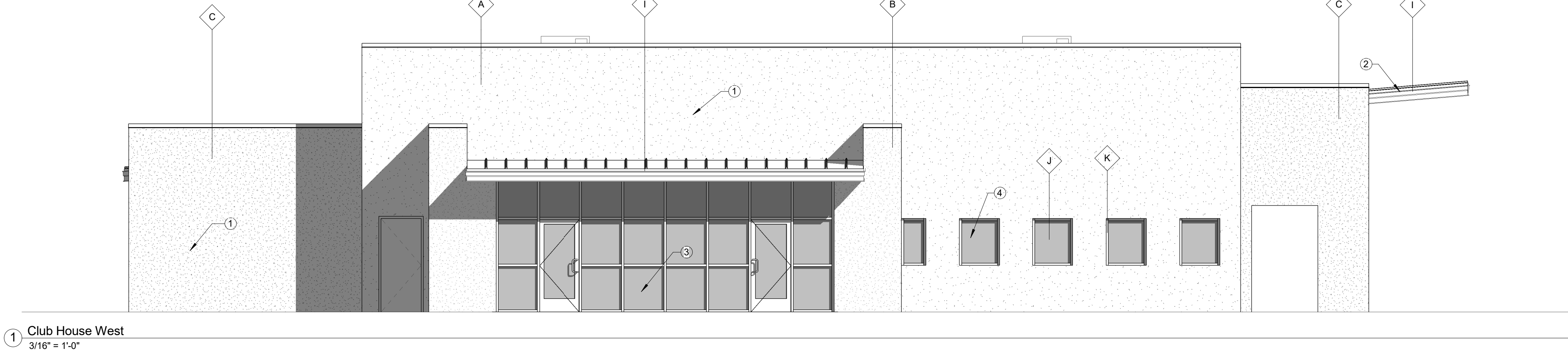
4 Club House East
3/16" = 1'-0"



3 Club House North
3/16" = 1'-0"



2 Club House South
3/16" = 1'-0"



1 Club House West
3/16" = 1'-0"

SHEET KEYED NOTES

- 1 STUCCO FINISH SYSTEM
- 2 STANDING SEAM METAL ROOF
- 3 STOREFRONT
- 4 WINDOW, TYP.
- 5 PLAYGROUND

EXTERIOR FINISH LEGEND

A	DESCRIPTION MFR COLOR FINISH	STUCCO A TBD DET617 WINTER MORN SMOOTH FINISH	
B	DESCRIPTION MFR COLOR FINISH	STUCCO B TBD DET558 RAGTIME BLUES SMOOTH FINISH	
C	DESCRIPTION MFR COLOR FINISH	STUCCO C TBD DET595 RHYTHM & BLUES SMOOTH FINISH	
D	DESCRIPTION MFR COLOR FINISH	STUCCO D TBD DET511 DAPPLE GRAY SMOOTH FINISH	
E	DESCRIPTION MFR COLOR FINISH	STUCCO E TBD DE6399 ADIRONDACK SMOOTH FINISH	
F	DESCRIPTION MFR COLOR FINISH	STUCCO F TBD DE5216 AUTUMN UMBER SMOOTH FINISH	
G	DESCRIPTION MFR COLOR FINISH	ALUMINUM WOOD SIDING LONGBOARD (OR APPROVED EQUAL) CORDOBA CHERRY SMOOTH	
H	DESCRIPTION MFR COLOR FINISH	MASONRY BLOCK SUPERLITE (OR APPROVED EQUAL) CHARCOAL SPLIT FACE	
I	DESCRIPTION MFR COLOR	STANDING SEAM METAL ROOF MBCI (OR APPROVED EQUAL) LIGHT STONE	
J	DESCRIPTION MFR	GLAZING TBD	
K	DESCRIPTION MFR COLOR	MULLIONS KAWNEER (OR APPROVED EQUAL) #17 CLEAR (WHITE)	
LA	DESCRIPTION COLOR LOCATION	PAINT DEA108 RED POWER RAILINGS, METAL TRIM	
LB	DESCRIPTION COLOR LOCATION	PAINT DE5160 TANGERINE DREAM RAILINGS, METAL TRIM	
LC	DESCRIPTION COLOR LOCATION	PAINT DE5342 BUMBLEBEE RAILINGS, METAL TRIM	
LD	DESCRIPTION COLOR LOCATION	PAINT DEA125 IN THE TROPICS RAILINGS, METAL TRIM	
LE	DESCRIPTION COLOR LOCATION	PAINT DE5753 RIVIERA RAILINGS, METAL TRIM	

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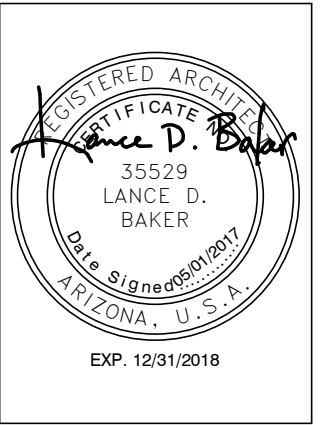
2 Overall Site West Elevation
1" = 30'-0"



1 Overall Site East Elevation
1" = 30'-0"

POWER ROAD MIXED-USE

MESA, AZ 85212

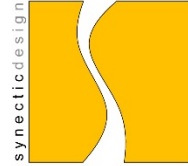


REVISIONS	

Phase: SP
Drawn By: AF
Reviewed By: DH
SDI Project No: 3601
Date: 2017/05/01

Sheet:

A3.10
OVERALL SITE
ELEVATIONS



Citizen Participation Plan Power and Williams Field Road Project

Date: 7/31/2017

Purpose: The purpose of this Citizen Participation Plan is to inform citizens, property owners, neighborhood associations, agencies, schools and businesses in the vicinity of the site of an application for the Power and Williams Field Road Mixed-Use Project. This site is located south of the Intersection of Power and Williams Field Road, Parcel #304-49-007L and is an application for the rezoning of 10.4 acres from AG to RM-4 for apartment units and LC for retail development. This plan will ensure that those affected by this application will have an adequate opportunity to learn about and comment on the proposal.

Contact:

Lance D. Baker, AIA
1111 W University Dr, Suite 104
Tempe, AZ 85281
480.948.9766
lbaker@sdi.az.us

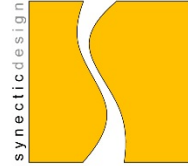
Pre-application Meeting: The pre-application meeting with City of Mesa planning staff was held on September 21, 2016. Staff reviewed the application and recommended that adjacent residents, Mesa School District and nearby registered neighborhoods be contacted.

Action Plan: In order to provide effective citizen participation in conjunction with the application, the following actions will be taken to provide opportunities to understand and address any real or perceived impacts their development that members of the community may have.

1. A contact list was developed for citizens and agencies in this area including:
 - All registered neighborhood associations within one mile of the project.
 - Homeowners Associations within one half mile of the project.
 - Interested neighbors – focused on 1,000 feet from site, but may include more
 - Mesa Public School District, ASU Prep High School – Polytechnic, Gateway Pointe Elementary School, Legacy Traditional School, Higley High School, and Higley Unified School District.
2. All persons on the contact list will receive a letter describing the project, providing contact information for the Architect and the City of Mesa Planning Division, and including a site plan and elevations. All questions and comments received by Synectic Design will be copied to the City of Mesa.
3. Upon request, presentations will be made to groups of citizens or neighborhood associations and all materials such as sign-in lists, comments, and petitions received will be copied to the City of Mesa.

Schedule:

Pre-application meeting – September 21, 2016
Design Review Board Work Session – July 11, 2017
Planning and Zoning Board Hearing – August 16, 2017



Citizen Participation Report Power and Williams Field Road Project

Date: 8/01/2017

Purpose: The purpose of this Citizen Participation Report is to update City of Mesa Planning on our efforts to inform citizens, property owners, neighborhood associations, agencies, schools and businesses in the vicinity of the site of the development of the Power and Williams Field Road Mixed-Use Project. This site is located south of the Intersection of Power and Williams Field Road, Parcel #304-49-007L and is an application for the rezoning of 10.4 acres from AG to RM-4 for apartment units and LC for retail development. This plan will ensure that those affected by this application will have an adequate opportunity to learn about and comment on the proposal.

Contact:

Lance D. Baker, AIA
1111 W University Dr, Suite 104
Tempe, AZ 85281
480.948.9766
lbaker@sdi.az.us

Action Plan: In order to provide effective citizen participation in conjunction with the application, the following actions will be taken to provide opportunities to understand and address any real or perceived impacts their development that members of the community may have.

1. A contact list will be developed for citizens and agencies in this area including:
 - All registered neighborhood associations within one mile of the project.
 - Homeowners Associations within one half mile of the project.
 - Interested neighbors – focused on 1,000 feet from site, but may include more
 - Mesa Public School District, ASU Prep High School – Polytechnic, Gateway Pointe Elementary School, Legacy Traditional School, Higley High School, and Higley Unified School District.

UPDATE: List has been created and includes 24 local neighborhood associations, homeowner's associations, interested neighbors and local schools/school districts.

2. All persons on the contact list will receive a letter describing the project, providing contact information for the Architect and the City of Mesa Planning Division, and including a site plan and elevations. All questions and comments received by Synectic Design will be copied to the City of Mesa.

UPDATE: Letters were sent out to our contact list prior to the Design Review Board work session on Tuesday, July 11, 2017 and are being sent out again prior to the Planning & Zoning Board Meeting on Wednesday, August 16, 2017. To date we have not been contacted by anyone with questions, comments, or requesting a presentation.

3. Upon request, presentations will be made to groups of citizens or neighborhood associations and all materials such as sign-in lists, comments, and petitions received will be copied to the City of Mesa.

UPDATE: We are ready and willing to give presentations to groups of citizens or neighborhood associations but to date a presentation has not yet been requested.