



**Project Description
for
A Shell Building for LFLP Greenfield, LLC**

Date: November 26, 2018

Re.: A New Shell Building for LFLP Greenfield, LLC
4418 E. University Drive
Mesa, AZ 85205
APN: 140-15-282

Owner: LFLP Greenfield, LLC
8710 N. Thornydale Rd., Suite 120
Tucson, AZ 85742
Contact: Jason Wong, CCIM, LEED-AP, CDP, CRX
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Project Description:

This project is located at 4418 E. University Drive in Mesa, east of the northeast corner of Greenfield Road and University Drive in the existing Greenfield Plaza. This project is Lot 4 and is currently vacant. All parking is shared per the Greenfield Plaza CCR's.

The proposed project is a 3,103 Sq. Ft. shell building for future tenants of 1,801 Sq. Ft. and 1,269 Sq. Ft. The 1,801 Sq. Ft. tenant space is for a future drive thru restaurant. The 1,269 Sq. Ft. tenant space is an unknown tenant and currently parked for general office, retail & services. The site will include outdoor patio seating and a drive thru lane for the larger tenant.

The architecture of the building complements the existing Greenfield Plaza utilizing similar materials and colors. The building entries will be highlighted with metal roofing and fascia of a copper color, to match the existing Greenfield Plaza. The masonry will be a painted masonry, complementary to the colors found within the Plaza architecture. Stucco is also found within the existing plaza and our building will match. We are also utilizing a ceramic tile that looks like wood grain to provide additional architectural texture and interest.

Additional foundation landscaping will be added around the base of the new building and in the revised parking lot islands. The existing parking area adjacent to the new building will be revised to include new H/C parking. A new trash enclosure for refuse has been added just east of the parcel within the shared parking area. All landscaping within the ROW is existing, mature and maintained. The driveway accesses to the site are all existing and will remain. Additional lights will be added to maintain a safe operating area around the building and

within the drive thru lane. The new pole mounted lights will match the existing lights found within the plaza.

The buildings architecture is enhanced at the drive thru to address any staff concerns of the drive thru along the street frontage. The drive thru window is screened and covered to provide additional shade. There is a new sidewalk from the new entries to the existing sidewalk at University Drive to allow safe pedestrian traffic to enter the new site. Wrapping the drive thru lane around the building allows for the required 140-foot drive thru stacking distance to eliminate back up of traffic into the shared parking areas.

According to the current CCR's for the Greenfield Plaza, adopted in 1985, the allowed gross floor area for Lot 4 is 4,030 Sq. Ft. The shared parking totals 455 parking stalls. This new facility requires 23 parking stalls. The existing parking accommodates those additional 23 parking stalls.