



Site Plan and Design Review Narrative  
Longbow Marketplace – Pad Three of Phase 1B

**DEVELOPMENT TEAM**

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Contact: Brad Anderson

**Architect:**

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**Applicant:**

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**Landscape Architect:**

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***INTRODUCTION***

This request seeks site plan and design review approvals to construct a 3,200 square foot free standing Pad Building, Pad Three of Phase 1B as indicated on original Design Review approval documents was shown as a 5,000 square foot building. In addition to this DRC submittal we are also submitting for a Minor Site Plan Amendment due to square footage adjustment and a fully executed design for Hardscape and the building.

The completed Phase 1 of Longbow Marketplace is 9.1 acres of an overall 20 acre shopping center site in the Longbow Master Plan at the southwest corner of Recker Road and the Red Mountain Freeway.

The build out of the existing project includes a Sprouts Framers Market along with three Retail Shop Buildings, In and Out Burgers and a freestanding Heartland Dental building and all related site work. The site was designed to allow for three Freestanding Pad Buildings to be placed around the site perimeter. These Pads were identified on the Approved master Plans as Pads 1, 2 and 3. With this being the last Pad to be developed.

This submittal is for the approval on a Freestanding Building to be located on Pad 3

## ***DESIGN & SITE PLAN REVIEW CONCEPTUAL SITE PLAN and BUILDING ARCHITECTURE***

Significant effort has been put into the site and architectural design of the center. The enclosed site plan illustrates the care given to building locations and size; vehicular circulation, parking locations, attractive landscaping and strong pedestrian connections this has been continued with the development of Pad 3.

The architectural character of the center, including this Pad 3 Building, conveys a design sensitivity and attention to detailing in keeping with the Longbow Business Park & Golf Club Design Guidelines.

The Project reflects an eclectic regional design theme incorporating contemporary forms and elements is being used to create an inviting pedestrian-friendly shopping environment. Raw, natural building material from sand blasted concrete block, steel I-beam and channels and projected canopies are combined with warm natural stucco finishes of desert hues and elements to create an engaging and inviting experience for those visiting the center.

Accents elements of steel trellises and wall articulation add another layer of visual and textural interest to the experience.

Deep projecting roof overhangs, awnings elements provide plentiful shading for pedestrians culminating with playful shade sail elements over the corner patio at the primary corner of the development and the people gathering places at the intersection of the pedestrian pathways off Recker Road and Longbow Parkway. Existing Pedestrian amenities, enhanced walkways and landscaping further blend with and compliment the surrounding desert environment encompassing and are continued with the addition of Pad 3.

The design of this Pad 3 building has been designed to use all the same materials and massing as was used on original project.

No additional site improvements will be provide with the exception the surround area of the Pad which included hardscape and landscaping.