



## Nuvision Credit Union – Longbow Project Narrative

Nuvision Credit Union is looking to expand its presence in Mesa by adding its first community branch. They have recently remodeled their branch within the Boeing facility. The property selected is south of the Mesa Fat Cats on Longbow Parkway. Part of the development is to also construct a tenant space adjacent to their branch. It is hoped that the adjacent tenant as well as commercial neighbors will help drive up membership for the credit union.

The building is being sized as a 4,010 square foot building, with around 2,160 square feet being used for the branch. The remaining 1,850 square feet will be built out as a grey shell and leased at a later date. We are designing the tenant space to accommodate a non-restaurant, office use space. Tenant spaces on either side of the building have their own designated parking spaces.

The building itself has been designed to be very open. There is a lot of glass, rhythm in form and material changes around all sides of the building. The branch itself has a clerestory tower element to insure there is no shortage of natural light in the branch. Landscape planters are used to help soften screening elements and bring nature to the forefront of the architecture. Slow sloping roof lines are also used to keep the profile of the building very pedestrian and allow line of site to the anchor stores north of the property.

Material pallets will be complimentary to the rest of the development, using face brick veneer, concrete masonry, wood, metal panels, and glass to create visibility to the surrounding areas.

Parking circulation aligns with the traffic lanes of the Fat Cats parking lot, to allow easy cross traffic. A one lane drive thru for the 2-ITM's is located to the east side of the building with one way access into the queueing lanes. Trash pick-up and exiting is also provided on the Northeast corner of the property. This can be a shared driveway between Denny's and the Nuvision Credit Union building.