



Date: April 20, 2023  
To: City of Mesa  
Project: Baywood Medical Collaborative II  
Project : ZON23-00129 / DRB23-00124  
RE: Project Narrative

The attached submittal is for a new office building project at the NEC of 63<sup>rd</sup> and Broadway Road. The site is a 1.64 acre parcel that is currently zoned AG (Agricultural) and as part of this submittal we will be requesting to change the zoning to OC (Office Commercial). The site conforms with the City of Mesa General Plan goals for this site with Specialty with Medical Campus sub-type, all of which this site meets the city objectives. This site appears to have been a AG (Agricultural) zoned hold over parcel with this change to OC addressing oversight to align with the other parcels in the area. The envisioned building is 5,214 SF with a parking field of 60 spaces with a lot coverage of 11.8%, well below the allowable of 80%.

The site will be combined via a city Lot Combination process with the existing Baywood Medical facility parcel to the north. Access to this site has been designed to utilize a new drive off of S. 63<sup>rd</sup> Street as well as a north/south cross access drive from the existing Baywood facility. Pedestrian access has been design to allow for a direct access south and west to the public rights-of-way from the front of the building as well as cross access to the existing development to the north. This access is over 50% shaded with trees along the main north/ south stretch of the walkway. Additionally, the crossing of this walkway in the drive lane will be a contrasting pavement color or texture as required. Parking and Bicycle parking calculations have been provided, with the bicycle parking area located in the front (east side) of the building along the access to the public way. Foundation base planting is per MZO requirements with 15' provided on the east side (front) of the building and 10' along the north side (parking lot – non-public entrance) of the building.

With regards to the materials utilized for the building, we are asking for an alternative compliance. The design of the building features an exposed block finish as well as stucco zones that have some similarity to the existing Baywood Medical building to the north. The darker color CMU has been taken directly from this existing project pallet with the other colors selected to have a subtle dynamic to the overall color scheme. The glass has been envisioned as a high-performance solar band grey color with the window frames being mill finished aluminum to match that of the north building. All of the colors are warm and meet the LRV guidelines for the city. As this site will be combined with the property to the north, it is the intent of the Owner to provide a cohesive complex both in color palette and materials. The building section provided depicts the required clear height and full screening of the roof top equipment. The lighting design provided utilizes the city standards and takes advantage of the exiting site pole lights to the north of the existing development. The mass of the building has many plane changes, three CMU materials with two colors. A base of split face block in the primary block color is provided on all four sides of the building. There are horizontal bands around the building in a complimentary, but different, block color to add dimension and variety to the building. All materials used exceed the 50% ordinance requirement. The deep canopies and material changes create an interesting small office building that we believe meets and exceeds the City of Mesa massing and design guidelines standards.

Please let me know if you have any questions or concerns and we will look forward to your review.  
Sincerely,

A handwritten signature in blue ink that reads "Vince Dalke".

Vince Dalke  
President  
[vince@dalkedesigngroup.com](mailto:vince@dalkedesigngroup.com)