

NARRATIVE



TO: City of Mesa Design Review

DATE: 05-31-2022

RE: Sunbelt Rentals Mesa

PROJECT NARRATIVE:

Woudenberg Properties and Threaded Studios Architecture and Planning are pleased to present for your review a new equipment rental and maintenance facility for Sunbelt Rentals.

This project was presented to staff during our presubmittal meeting in September 2021.

-The site is located at 6617 S. Mountain and is an undeveloped parcel totaling 5.2 acres. The property is zoned GI and is situated amongst other Industrial Users. A Tire recycling facility is located directly East of the parcel, a waste transfer facility to the South. To the West of this parcel are facilities for MGC Pure Chemicals and Fujifilm and a Bridgestone tire research facility is located to the North.

We propose to develop a single-story 12,000 sf. masonry building for retail and commercial equipment rentals and servicing. The building will incorporate a public rental office along with staff offices and breakroom of +/- 4,000 sf. The remaining 8,000 sf. is dedicated to vehicle maintenance bays and a wash out bay. An 8' masonry screen wall will be erected along the perimeter of the site to enclose a vehicle/equipment storage yard. A combination of concrete, asphalt and decomposed granite rock will be used for surface materials in the storage yard. Retention basins, parking and maneuvering areas along with landscaping are included with our proposal as well.

The building architecture will incorporate both gray and integral color black split face masonry which provide an attractive visual contrast. 4" Tall grey masonry block will be used on the building to further enhance to texture and character of the exterior walls. Green metal panels provide pops of color along with dark painted parapet caps and exposed steel lintels painted white. A steel canopy is provided over the large sections of glazing on the Southwest corner of the building to provide shadow relief and help with keeping the public lobby cool.

HVAC equipment for the 4,000 sf. Office space will be ground mounted, but fully screened by the storage yard site walls and vehicle gates. No conditioning is proposed for the service areas of the building as the overhead service doors on the building will be open periodically during the day and will be closed at night. The business will operate M-F 6:00 AM to 4:30 PM and is closed on the weekends

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We are excited for the opportunity to bring this development to Mesa and look forward to working with Staff and the Board during this review process.

Respectfully,

A handwritten signature in black ink, appearing to read 'John M.', with a stylized flourish at the end.

**JOHN MEISSNER AIA, NCARB
PRESIDENT, THREADED STUDIOS**