

10/21/2024

Thiem Design Group
650 N 99th Ave Ste 108
Avondale, AZ 85323

City Of Mesa
Development Services
55 N. Center St. Mesa, AZ

RE: **PRS23-00991 Project Narrative-** Associated Retina Consultants- 755 E. Main St. Mesa, AZ

Thiem Design Group has been engaged by Associated Retina Consultants for the remodel design of above mentioned building's Exterior, Interior, and parking lot. This is an existing unoccupied building at 755 E. Main St. Mesa, AZ.

Change of use: The building will change use from Mercantile to Business for light medical.

Site Design: The proposed design will increase parking to meet the building requirements. Calculations are based on the new change of use and the suite square footages. Landscaping will be a mixture of new and existing. Deceased plants and trees will be replaced like for like, and additional like landscaping will be added where new parking layout requires per the landscape plan and city of mesa guidelines.

Building Design: The proposed design uses a mix of the existing building materials and new materials. We will modernize the face of the main entry, and the new side entries with archon towers faced with Nichiha wood look fiber cement panels in the color 'Spruce' (or Equal). The existing split face CMU surrounding the building will be painted to complement the Nichiha in a medium grey tone color. Existing EIFS field stucco will be repaired and painted a soft tan. The top of the towers will have new painted formed foam wall caps. New Black Aluminum storefronts, glazing and doors will be installed at new and existing entries. New parking spaces along the west side of the building will view pop outs, metal screen trellises and foliage.

Other Approvals: We have received prior approval removing the requirement to bury electrical lines. And received prior approval to keep the single trash enclosure but modify it to meet current city of mesa standards in lieu of adding a double enclosure as to not encroach on the fire turn radius.

Alternative Compliance: The rear of the building does not meet compliance when referring to the required 3 materials and their percentages: We believe adding a third material to the back of the building would not be aesthetically pleasing, it will potentially create a busy feel that will not look as clean as the rest of the building. We propose adding metal trellises with vines to add character, color, depth and life to the rear of the building in lieu of the third material. We believe that this design satisfies the criteria from 11-6-3(B)(7)(iv) below:
"The proposed alternative is aesthetically more complementary to the site and improves the overall architectural appeal of the area"

We have attached a SCIP chart and SCIP Narrative showing the nonconformance items that current site restrictions and conditions keep us from being able to modify.

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We believe this design will be compatible with the neighborhood by bringing life back into a long vacant site, adding interest, and vibrancy to this corner of the intersection while stimulating it economically.

With the existing site conditions we have made every reasonable attempt to bring the site into conformance. We have added parking along the west side of the building to bring the parking count to the required number. We have added landscape improvements. We are redoing the driveway on Horne to meet the city standard. We have created beautiful façade's on all four sides of the building while meeting the material percentage requirements. We have removed the iron fencing above the screen wall that borders the parking lot to lessen the visual obstruction and decrease the height. The overall new look of the building is aesthetically pleasing. With the proposed parking modifications required to meet size and landscape standards we are not creating any new non-conformities, only working within the existing site conditions. All of the items on the SCIP are listed because they would require significant demolition to elements on the site, and/or the building, or would require demolition of mature landscaping. There are also dimensional and setback constraints that will not allow for compliance without demolishing the entire building. We lost much of the ROW due to the addition of the lightrail which created a need for compliance updates. The property line was adjusted dramatically due to this, creating parking and landscape non compliances. Several of the new compliance requirements are no possible because of the lost ROW. While we were able to make many of the updated to bring the site into compliance, the SCIP chart and written explanations below will address those items that we were unable to accommodate due to existing conditions.

1. NO FENCE OR FREESTANDING WALL WITHIN OR ALONG THE EXTERIOR BOUNDARY OF THE REQUIRED FRONT YARD SHALL EXCEED A HEIGHT OF 3.5-FEET
We are demolishing the iron fencing above the wall to reduce the visual obstruction, but the existing block is 4' high.
2. PARKING LOT LANDSCAPE ISLANDS SHALL BE INSTALLED AT EACH END OF A ROW OF STALLS AND IN BETWEEN FOR MAXIMUM 8 CONTIGUOUS PARKING SPACES. 8X15 ISLAND.
The existing parking along the east side of the building does not have landscape islands. If we were to try to add them we would be dramatically reducing the parking space count and creating a new conformance issue. Those parking spaces are not in our remodel scope of work.
3. REQUIRED 24' DRIVE AISLES
The north and east drive aisles are part of the parking lot that is not being remodeled. The existing conditions show North: 23'-3" and East 20'-0".
4. 50' SETBACK FOR PARKING SPACES ALONG MAIN DRIVE AISLES.

The north and east drive aisles are existing and not part of the scope of work. There is no reasonable way to remodel this area to achieve conformance.

5. 15' FOUNDATION AT THE ENTRANCE

The existing north foundation base has a 11'-7" wide walkway and 15'-4" at the entrance. The east foundation base is 10'-0". The existing parking spaces and existing building structure do not allow for us to extend either of these foundation bases.

6. PARKING AREAS AND DRIVE AISLES SHALL BE SET BACK FROM STREET INTERSECTIONS ACCORDING TO THE STANDARDS IN TABLE 11-30-10.

The requirement is a 35' radius, we are within the 35'

7. NO WALL WITHIN THE 15' SETBACK SHOULD EXCEED 3.5' IN HEIGHT

The existing 6' wall begins at 13'-6" from the property line. The perimeter wall is not within our construction scope.

8. PERIMETER LANDSCAPE YARD REQUIREMENT IS 15' WIDE ON THE WEST & SOUTH SIDES.

The existing perimeter landscape yard is 9'. This existing condition cannot be modified, otherwise it will create new non-conformities.

9. PARKING ISLAND LANDSCAPE

Existing parking island landscapes to remain, we are adding plants as we can, around the existing living mature landscape plants.

10. PLAZA ENTRANCE AREA SHALL HAVE A MINIMUM WIDTH AND DEPTH OF 20' AND MINIMUM AREA OF 900 SQ. FT.

The existing plaza entrance is 16' x 15'-4". There is no reasonable way to create extra square footage without major demolition and creating other new non-conformities.

11. ALLOWABLE LOT COVERAGE IS 80%

With the existing site conditions and the new conformities, we were not able to get the lot coverage to be less than 82%

Thank you,

Kristen Thiem

Owner. Designer.

Thiem Design Group

Architecture & Interiors

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