



# Design Review Board



# DRB24-01009

# AZ International Marketplace

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# Request

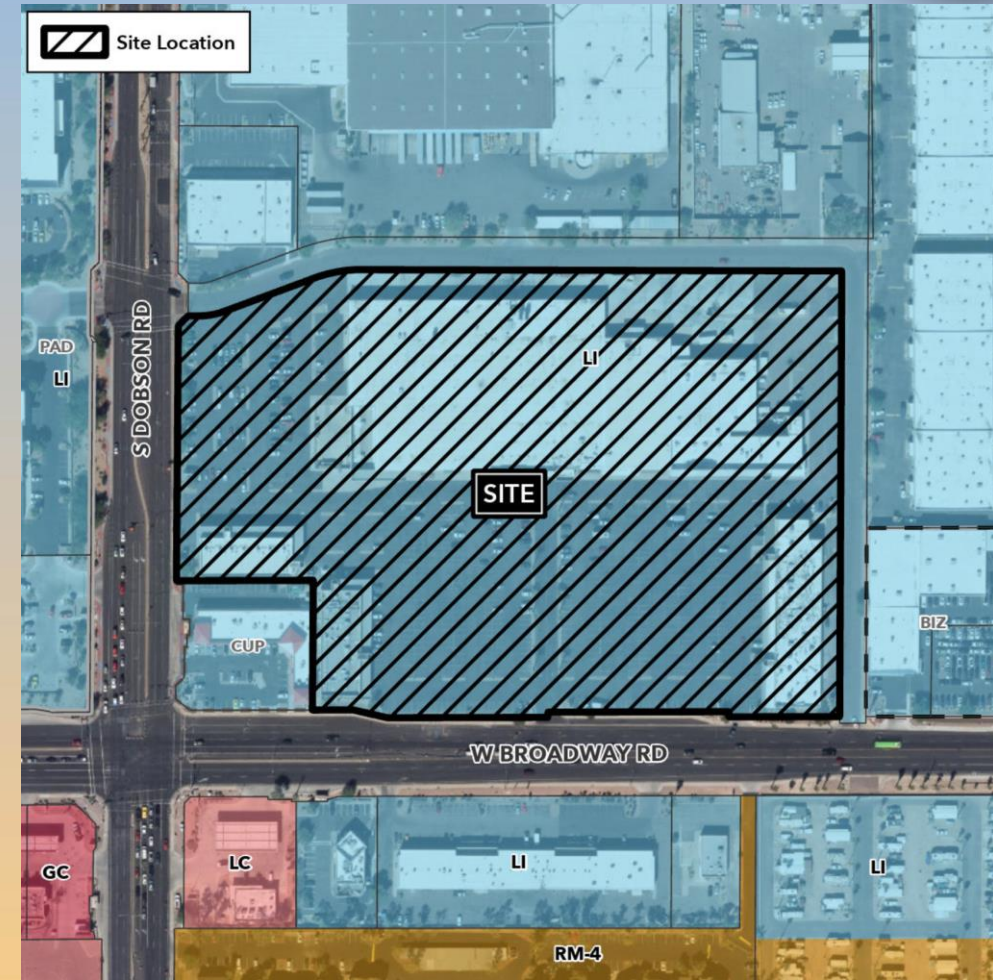
- Design Review
- For an existing multi-tenant commercial development





# Location

- On the northeast corner of Dobson and Broadway





# Site Photo



East end of building, looking north from Main St



# Site Photo



West end of building, looking north from Main St



# Site Photo

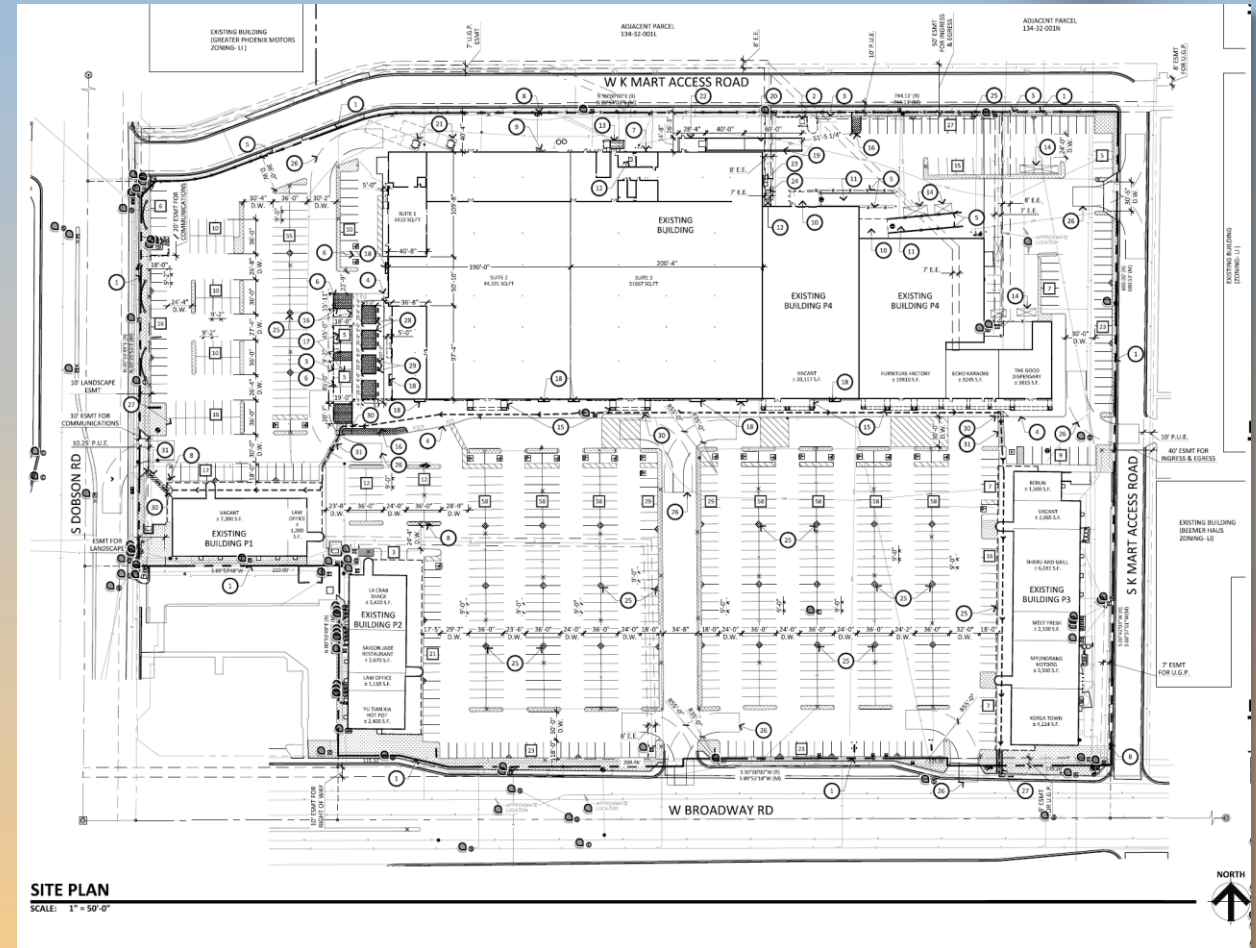


West end of building, looking northeast from Dobson Rd



# Site Plan

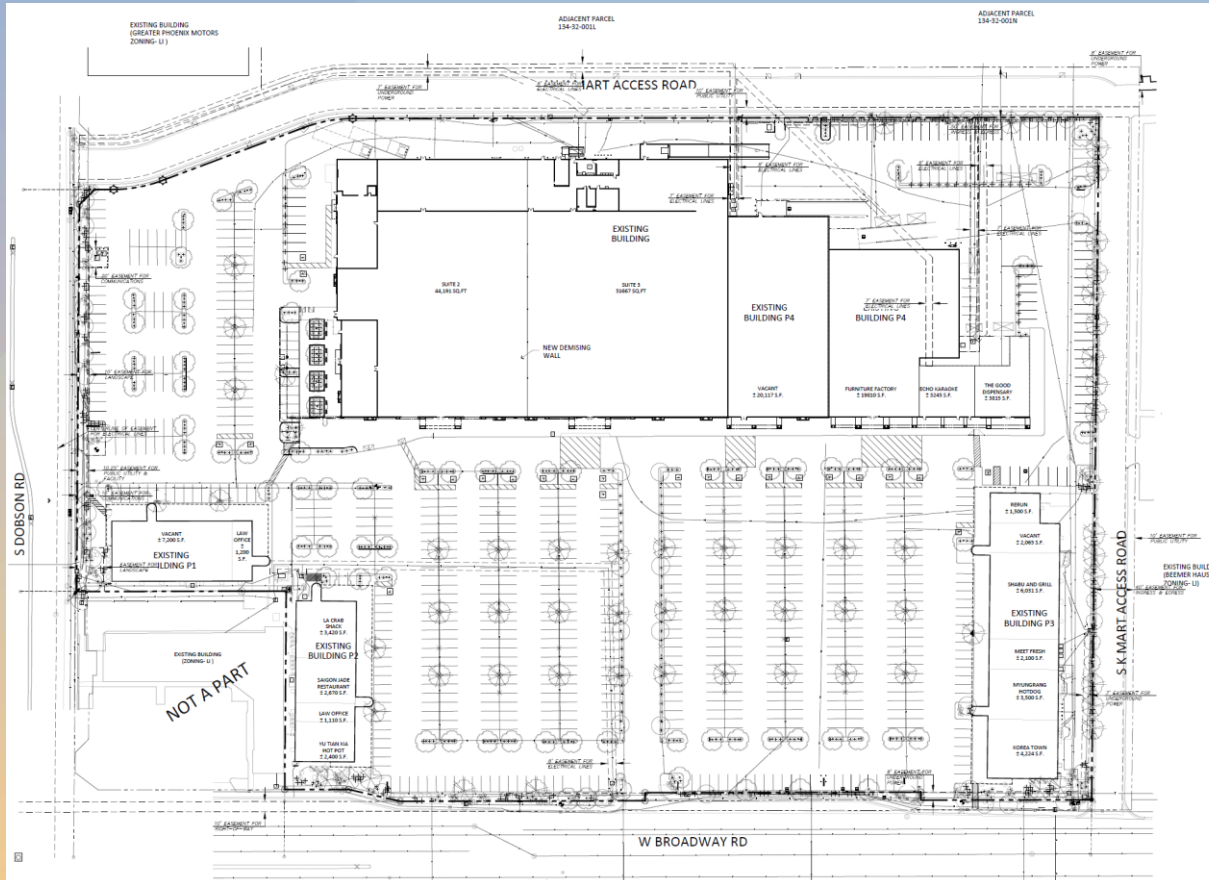
- Multi-tenant commercial development, AZ International Marketplace
- Primary access from Broadway and Dobson
- 759 parking spaces required; 834 provided







# Landscape Plan



### LANDSCAPE LEGEND

	QUERCUS VIRGINIANA LIVE OAK 24" BOX 30' mature canopy (69)		LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD' 5 GALLON
	EXISTING TREE PROTECT FROM CONSTRUCTION 30' mature canopy (87)		EREMOPHILA MACULATA VALENTINE EMU BUSH 5 GALLON
	ULMUS PARVIFOLIA CHINESE ELM (MATCHING) 24" BOX 30' mature canopy (99)		HESPERALOE PARVIFLORA YELLOW YUCCA 5 GALLON
	ACACIA ANEURA MULGA (SRP/APS APPROVED) 24" BOX 20' mature canopy (112)		HESPERALOE PARVIFLORA RED YUCCA 5 GALLON
	EXISTING SHRUB PROTECT FROM CONSTRUCTION		PODRANEA RICASOLINA PINK TRUMPET VINE 5 GALLON
	TECOMA 'ORANGE JUBILEE' ORANGE JUBILEE 5 GALLON		LANTANA MONTEVIDENSIS 'GOLD MOUND' 1 GALLON
			1/2" MINUS MADISON GOLD DECOMPOSED GRANITE 2" DEPTH IN ALL LANDSCAPE AREAS

### CALCULATION TABLE:

**S DOBSON RD**  
PROPERTY LINE = 400'  
(1 TREE, 6 SHRUBS PER 25 L.F.T.)

16 TREES REQUIRED (36" BOX)  
16 TREES PROVIDED (EXISTING)  
96 SHRUBS REQUIRED (5 GALLON)  
110 SHRUBS PROVIDED

**W K MART ACCESS ROAD**  
PROPERTY LINE = 294'  
(3 TREES, 20 SHRUBS PER 100 L.F.T.)

9 TREES REQUIRED  
11 TREES PROVIDED  
60 SHRUBS REQUIRED (5 GALLON)  
60 SHRUBS PROVIDED (5 GALLON)

**S K MART ACCESS ROAD**  
PROPERTY LINE = 586'  
(3 TREES, 20 SHRUBS PER 100 L.F.T.)

18 TREES REQUIRED (24" BOX)  
18 TREES PROVIDED  
120 SHRUBS REQUIRED (5 GALLON)  
125 SHRUBS PROVIDED (5 GALLON)

**W BROADWAY RD**  
PROPERTY LINE = 822'  
(1 TREE, 6 SHRUBS PER 25 L.F.T.)

33 TREES REQUIRED (24" BOX)  
33 TREES PROVIDED (EXISTING)  
198 SHRUBS REQUIRED (5 GALLON)  
260 SHRUBS PROVIDED (EXISTING)

**PARKING LOT**  
PARKING STALLS = 110  
110 TREES REQUIRED (24" BOX)  
110 TREES PROVIDED (36" BOX) \*\*  
330 SHRUBS REQUIRED (5 GALLON)  
330 SHRUBS PROVIDED (5 GALLON)

\*\*36" BOX USED TO COUNT TOWARDS FOUNDATION TREE REQUIREMENTS

**LANDSCAPE COVERAGE**  
LANDSCAPE AREA: 23,526 SQ.FT.  
LANDSCAPE COVERAGE REQUIRED: 11,763 SQ.FT. (60%)  
LANDSCAPE COVERAGE PROVIDED: 11,942 SQ.FT. (52%)

**MATURE TREE CANOPY COVERAGE**  
69-OAK = 62,100 SQ.FT.  
87-EXISTING TREES = 78,300 SQ.FT.  
99-ELM = 89,100 SQ.FT.  
12-MULGA = 4,800 SQ.FT.  
TOTAL MATURE CANOPY COVERAGE: 234,300 SQ.FT.

**DIAMOND PLANTERS:**  
DIAMOND PLANTERS WILL BE OVER-EXCAVATED SO THAT SUFFICIENT PLANTABLE SOIL WILL BE PRESENT FOR HEALTHY GROWTH OF THE TREES.

**PUBLIC UTILITY EASEMENTS:**  
NO NEW TREES ARE TO BE PLANTED WITHIN A PUBLIC UTILITY EASEMENT. HOWEVER, THERE ARE EXISTING TREES CURRENTLY PLACED WITHIN THE EASEMENTS AND ARE TO REMAIN UNLESS THE CITY OF MESA WANTS THEM REMOVED.

**1 LANDSCAPE PLAN**  
SCALE: 1" = 50'-0"  
NORTH



# Elevations





# Elevations



2 SOUTHWEST PERPSECTIVE



# Elevations





# Colors and Materials

<p>SW 6078 Realist Beige</p>	<p>SW 6234 Uncertain Gray</p>	<p>SW 6909 Lemon Twist</p>
<p>STUCCO COLOR: SW 6078 REALIST BEIGE MANUF: SHERWIN WILLIAMS</p>	<p>METAL PANEL/ METAL COPING/ STUCCO COLOR: SW 6234 UNCERTAIN GRAY MANUF: SHERWIN WILLIAMS</p>	<p>STUCCO COLOR: SW 6909 LEMON TWIST MANUF: SHERWIN WILLIAMS</p>
<p>SW 7017 Dorian Gray</p>	<p>SW 6379 Jersey Cream</p>	<p>SW 6094 Sensational Sand</p>
<p>STUCCO COLOR: SW 7017 DORIAN GRAY MANUF: SHERWIN WILLIAMS</p>	<p>STUCCO COLOR: SW 6379 JERSEY CREAM MANUF: SHERWIN WILLIAMS</p>	<p>STUCCO COLOR: SW 6094 SENSATIONAL SAND MANUF: SHERWIN WILLIAMS</p>
<p>FINE SAND GROOVED PANEL (HORIZONTAL) MANUF: JAMES HARDIE COLOR: SW 6078 REALIST BEIGE MANUF: SHERWIN WILLIAMS</p>	<p>ANODIZED ALUMINUM STOREFRONT SYSTEM WITH SOLARBAN MANUF: KAWNEER, COLOR: DOVE GRAY</p>	<p>8' x 4' CMU CHARCOAL SMOOTH FACE MANUF: SUPERLITE - ECHELON COLOR: CHARCOAL</p>
<p>AZ INTERNATIONAL MARKET AT NEC OF BROADWAY AND DOBSON ROAD 1832 W BROADWAY RD, MESA, AZ, 85202</p>		
		<p>TREX WOOD CLADDING COLOR: ISLAND MIST MANUF: TREX</p>



# Alternative Compliance

- ✓ Wall Articulation. No blank or uninterrupted walls exceeding 50 feet.
- ✓ Roof Articulation. Vary building height, providing at least 2 changes.
- ✓ Materials. To reduce the apparent massing and scale of buildings, facades shall incorporate at least 3 different and distinct materials.
- ✓ Materials. No more than 50% of the façade may be covered with one single material.



# Findings

Staff is seeking your review and recommendation on the following:

- ✓ Proposed building elevations
- ✓ Proposed alternative compliance

***Staff welcomes any feedback***



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