



Date: 09/25/2025 (revised 01.12.26)
Project: Blue Sky Pest Control
RE: DRB Project Narrative
From: Vince Dalke
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This submission to the City of Mesa is for a new 26,000 SF office building located on a 2.38 acre site on the NWC of E. Ray Road and 71st Street. The project submittal is for site plan and Design Review approval of a office building with +/- 18,000 Sf of office and +/- 8,000 SF of warehouse that will be for Blue Sky Pest Control. The tenant uses noted are permitted within the current LI, PAD, AOA-2 (with a BIZ overlay) zoning district.

The site is bound to the west by a Roosevelt WCD Canal and to the north and east by an existing properties zoned the same within the existing commercial center, and to the south by Ray Road. The interior of the site has a looped vehicular circulation that works well for the use allowing for access to the warehouse from behind within a gated yard while providing adequate tenant parking, access to the ROW and maintaining the City requested 50'-0" stacking at both entry points. We have located ADA parking at the entrance side of the building.

The building orientation allows for the requested foundation landscaping on all sides of the building as well as the entry plaza requirement while providing the necessary parking screening and lot landscape setbacks while maintaining a visual presents to 71st Street. The Biz overlay (Ord. 5699) which we are keeping in place allows for the zero landscape setback on the property helping to maintain that important site circulation. This orientation helps to mitigate sun lighting within the office area along the glass facing east and south while addressing all the zoning requirements on the site. Pedestrian circulation is located along the east side of the building which we have provided canopies within the building design along this entry side adding additional shading as well. The back (west side) of the building allows for staff to access the warehouse and this is a non-public access side of the building.

The building is designed with a clean majestic theme with lighter tone stucco material laid within a fabric of gray toned masonry with different finish textures to provide an authentic and stately headquarters design while addressing the Cities material percentages and wall offsets needed to allow the four sided architecture to work integrally with the interior office space experience for an overall cohesive office and exterior building design that portrays this clients unique services to the surrounding area and valley. The massing of the project identifies the main entry height with an element allowing for the tenant signage and identity. The design has deeper wall offsets and returns which also allows for the metal awnings to have adequate finishing and intent within the fabric of the 4 sided architecture. The main material of the building is exposed masonry block with two different textures as well as metal awnings and stucco. All changes in material occur at changes in building plane, which further helps to visually breaks up the mass of the building. All parapet returns will return onto the roof at least 12" or more in length.



The signage for the building will consist of future tenant signs above the main entry as well as on the southwest corner of the building taking advantage of the site's unique position facing west over the Roosevelt Canal and the alignment of Ray Road. All signage is proposed for concept only at this stage with all signs to be permitted separately.

The lighting for the project consists of building-mounted wall packs as well as pole-mounted lighting as needed for the parking field. LED down lighting will be used as part of the lighting at the entries. All lighting will meet the City of Mesa requirements for lighting and light levels.

The landscape design for the project has been designed to be consistent with the other projects in the area. The streetscape has been designed to blend with that already installed and designed for a consistent street vision of the area. All the plants will be per the City of Mesa landscape requirements and the xeriscape needs of our community, with trees planted to meet the town code to help mitigate the heat island effect. The planting in front of and along 71st Street will follow the neighboring sites within the complex and HOA requirements.

We will be submitting this project concurrently to the HOA for their approvals of the site and building design.

We are excited about this new project and look forward to your review. Please let me know if you have any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read 'V. Dalke', is positioned above the printed name.

Vince Dalke
President
vince@dalkedesigngroup.com