

DESIGN REVIEW BOARD NARRATIVE

The Den on Rio Salado

2630 W. Rio Salado Parkway, Mesa, AZ 85201

Project No. 25-018

Design Review Board Submittal

1. PROJECT OVERVIEW

The Den on Rio Salado is a proposed two-building lodging campus located on a 3.14-acre property at 2630 W. Rio Salado Parkway (APNs 135-38-001N and 135-38-001M). The development consists of:

1.1 Multiple Residence (Building 1)

- 5 stories, 36 units, approx. 67,000 SF
- Approx. 13,400 SF of first-floor common, administrative, and support spaces
- Designed as a private residential facility for seasonal baseball players affiliated with the adjacent Chicago Cubs Minor League / Spring Training complex
- Maximum building height: 65 feet

1.2 Candlewood Suites Hotel (Building 2)

- 4 stories, 103 guestrooms, approx. 54,725 SF
- Select-service hotel intended for general public use and occasional team-related lodging
- Maximum building height: 57 feet

Both buildings form a unified lodging campus with shared circulation and parking, while maintaining independent operations and dedicated amenity areas tailored to their respective programs.

2. SITE CONTEXT & SURROUNDING DEVELOPMENT

The site is currently **vacant land**.

North: City-owned surface parking

East: Chicago Cubs Minor League & Spring Training complex

South & West: Commercial uses typical of the Rio Salado corridor

The site's proximity to the Cubs facilities makes it ideally suited for specialized player housing and hotel functions that support sports tourism.

3. SITE DESIGN & ACCESS

3.1 Vehicular Access & Circulation

- Maintains the existing access on Rio Salado Parkway
- Adds a new access driveway on Cubs Way to improve circulation and reduce turning conflicts
- Provides a shared parking area, with 40 gated stalls dedicated to Multiple Residence residents and staff

3.2 Parking

- Parking required: Based on combined hotel + Multiple Residence use
 - Parking provided: meets 89% of the minimum requirements. PAD deviation is requested.
 - ADA stalls, loading zones, fire lanes, and 2-way drive aisles are designed per City standards
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4. ARCHITECTURAL DESIGN INTENT

The design intent is to create a cohesive, contemporary, and high-quality lodging campus that complements ongoing investment along the Rio Salado Parkway corridor.

4.1 Massing & Form

Both buildings incorporate recesses, projections, and vertical modulation to break up long façades and reduce the perceived height of the 4- and 5-story structures. Material and color changes reinforce massing breaks and highlight key building elements such as primary entries and corner articulations.

4.2 Material Palette

A unified palette of EIFS, thin brick veneer, and metal panel accents provides visual continuity across the campus and ensures long-term durability in Mesa's climate.

The Multiple Residence incorporates thin brick veneer, selected in colors and horizontal banding patterns inspired by traditional Chicago brick architecture. This design choice subtly references the heritage of the Chicago Cubs and the players who will reside in the facility, giving the building a contextual and place-specific identity.

4.3 Entry & Ground-Level Experience

Primary entries for both buildings are clearly defined through:

- Shade structures and canopies
- Enhanced paving treatments
- Ample glazing for visibility
- Clear pedestrian walkways and site lighting

The Multiple Residence maintains secure access for residents while presenting an articulated and welcoming arrival sequence.

4.4 Relationship to the Site

Buildings are positioned toward the site perimeter to frame the development, create a stronger street edge, and organize the internal circulation. A centrally shared parking field supports efficient vehicle movement.

Amenity areas are positioned away from public streets:

- Hotel: Pool and patio
- Multiple Residence: Sports court, putting green, BBQ area, outdoor lounge

This arrangement supports usability, privacy, and noise mitigation.

5. LANDSCAPE & AMENITY AREAS

The landscape design incorporates:

- Street trees and pedestrian-scaled landscaping
- Shaded walkways connecting both buildings
- Outdoor recreation zones appropriate to each use (pool for hotel, sports court / putting green for Multiple Residence)
- Plant selections appropriate for climate, shade creation, and heat-island reduction

The overall landscape establishes a unified, comfortable, and shaded pedestrian environment.

6. ZONING COMPLIANCE & PAD DEVIATIONS

The project complies with the majority of GC zoning standards. The following PAD standards deviations are requested due to site geometry, building program requirements, and fire access constraints:

6.1 Street-Facing Parking Setback

- Required: 15 ft
- Provided: 11 ft
- Reason: Fire access and site depth constraints; enhanced landscape buffer provided

6.2 Side & Rear Parking Setbacks

- Required: 10 ft
- Provided: 2'-6" side (parking); 0'-0" rear (sports court)
- Reason: Localized reductions needed to maintain circulation and access; existing CMU walls remain.

6.3 Height-Based Setbacks (Table 11-6-3)

- Required:
 - 4-story: 60 ft
 - 5-story: 75 ft
- Provided:
 - Hotel: 22'-9"
 - Multiple Residence: 15 ft
- Reason: Site width limitations; massing mitigated through articulation and materials

6.4 Commercial Floor Area Percentage (MZO §11-6-2)

- Required:

- 60% commercial total
- 65% commercial ground floor
- Provided: (calculated for the site wholistically)
 - 46% total
 - 52% ground floor
- Reason: Multiple Residence is for a specialized athletic housing use, often seasonal and based on team training needs, and operates in tandem with the hotel to support the GC district's commercial intent.

6.5 Parking Requirements, MZO Section 11-32-3(A)

- Required:
 - Hotel: 1 space per guestroom
 - Multiple Residence: 2.1 spaces per unit, including 1 covered parking space per unit.
 - Total required: 179 parking spaces / 36 covered spaces
- Provided:
 - Total: 159 parking spaces (89 % compliance)
 - 11 covered parking spaces
- The Multiple Residence is intended to accommodate seasonal visiting players during training periods. Due to the seasonal and variable occupancy of this use, reductions to both the total parking count and covered parking requirement are appropriate and we ask for them to be included for consideration under the BIZ request.

6.6 Private Open Space , Section 11-5-5(A)(3)(a)

- Required:
 - Multiple Residence 2 Bedroom Units: 100 SF of private open space. Above-ground private open space (e.g., balconies) shall be a

minimum of 60 square feet and shall not be less than eight (8) feet wide or less than six (6) feet deep.

- Multiple Residence 3 Bedroom Units: 120 SF of private open space Above-ground private open space (e.g., balconies) shall be a minimum of 60 square feet and shall not be less than eight (8) feet wide or less than six (6) feet deep.
- Provided:
 - 60 SF for balconies for each 2-bedroom and 3-bedroom units, minimum width is 5'-2"
- The Multiple Residence is intended to accommodate seasonal visiting players during training periods. The project's proposed seasonal and variable occupancy characteristics support this design approach. Therefore, we respectfully request that this condition be considered as part of the BIZ request.

6.7 Façade Materials

- Required:
 - Per MZO Section 11-6-3(B)(5)(d), no more than fifty percent (50%) of the total facade may be covered with one (1) single material
- Provided:
 - 66% for Multiple Residence
 - 70% for Hotel
- A substantial variation in EIFS and brick veneer colors is incorporated to ensure that the building façades remain visually varied and engaging. We respectfully request that this condition be considered as part of the BIZ request

7. CONCLUSION

The Den on Rio Salado is a context-appropriate, well-designed, and high-quality lodging campus that enhances the Rio Salado corridor, supports Mesa's economic and sports-tourism goals, and introduces strong architectural and landscape character to the site.

The requested PAD deviations are modest, programmatically justified, and necessary for this specialized development to function safely and efficiently.

We respectfully request approval of the architectural design, site plan, and associated deviations as part of this Design Review Board application.