



Bramic Design Group, Inc.
10820 E. Calle Linda Vista
Tucson, AZ 85748

April 24, 2025

October 10, 2025 (Revised)

PROJECT NARRATIVE

Project title	Ground Up Office Building
Location	8008 E. University Dr. Mesa, AZ. 85207 Parcel Nos. – 218 – 08 – 100A; 218 – 08 – 100B
Architect	Bramic Design Group PLLC 10820 E. Calle Linda Vista Tucson, AZ. 85748
Owner	Dave Williamson 4400 E. Broadway Blvd. Suite 300 Tucson, AZ. 85711

SITE

The current property is vacant land at the northeast corner of 80th St. and University Blvd. It is surrounded by residential zoning to the north, residential to the west, residential to the south, and commercial to the east. The current Zoning of this property is NC (Neighborhood Commercial). In the existing ROW, there is existing sidewalks running along the west and south sides of this property. Existing utility availability is unknown at this time and will be investigated.

PROPOSED USE

The proposed use for this property is to build a ground up 24,000 office building structure. The Department of Child Safety provides various services to vulnerable abused and neglected children. Given the demands placed on the agency in the City of Mesa and the surrounding areas with increases in the reporting of child abuse cases, DCS is seeking to expand their capabilities in the East Valley. This office building is specifically intended to provide the capability for their agency to meet the critical needs of the citizens, families, and children of Mesa and surrounding communities.

Regrettably, abuse and neglect is a 24/7, 365 challenge meaning children may enter into this building for care anytime during the day, night, weekend, or holiday. The immediate efforts to care for and rescue children requires a new facility of a size as proposed to house the dedicated staff and the increasing number of case investigations and the children coming in for care.

The Department is a child welfare program established under A.R.S. § 8-451 for the protection of children alleged to be abused and neglected. The Department provides an array of services to children and families, including prevention programs, child protective services, in-home intensive services, family support and preservation services, kinship and foster care services, adoption promotion and support services, health care services for children in foster care, and other child welfare programs.

DCS operates Monday through Friday 8 am to 5 pm. This office serves as the workspace for DCS social workers that support families, children and foster families. DCS by statute must be close enough to respond within two hours to any

call from the State Child Abuse 24 Hour Hotline. This office will help cover those calls from the Maricopa County Eastern zip codes. Primary function is workspace for the social workers as the process the paperwork for individual case files of families within the DCS system. Smaller client front office area to conduct court order visitations and meetings between families and their legal representatives and our team with the Arizona Attorney General asst. AG's.

DCS schedules all of these appointments - they are not walk in services. So, we do not have high numbers of visitors from the public at our office like what would be seen at a DES office that supports food stamps processing and other economic based government services. This office sees 10 to 12 public visitors a day for court supervised child visitations. The primary goal is to be able to reunify these children with their family and the supervised visits assist towards that goal.

EXTERIOR DESIGN

Per comments received from our 1st submission and a subsequent meeting with city staff, the revised exterior design will show a more variation in materials throughout and a more 3D appearance vs a plainer façade look per the 1st submission. Materials will include painted stucco, decorative masonry and metal accents to complement the main painted stucco body of the building. Height are adjusted as well to move away from a singular top of façade look to bring more variation to the building as well.

INTERIOR FUNCTION OF BUILDING

The current staff count is 77 people. DCS requests a build out for a future higher staffing placement with will allow more future cubicles for their case workers

VEHICULAR/VISTOR/EMPLOYEE PARKING DETAILS

Visitor parking	24 spaces (DCS only needs 16 – 18, but due to redesign of the site, we're showing more)
Staff parking	71 spaces
Fleet parking	35 spaces (+/-) – these are cars used by staff for during the day client visits vs using their own cars and will consist of Ford Explorers, Chevrolet Trax, and Pontiac G6 vehicles (total parking that is in secured, fenced area is approximately 111)
Minimum required	64 (with more parking created for future, anticipated growth of the agency needs)
Total parking provided	130

(Sedan and small SUV's to be able to have a safer rear back seat for children with seat belts to transport them, no large trucks or large SUV's to be used. The fleet is eventually going to small Chevy Trax models going forward with purchased by ADOT)

(Note office and field staff are one in the same for employee count)

Anticipated number of visitors per day – they see an average of 5 visits per week. Each visit can have a few family members, sometimes both parents and with the attorney general's court mandated meetings at the extreme, they see 10 – 12 visitors per day

CODE COMPLIANCE

The site design submitted, although very preliminary in nature, will meet all parking code, bicycle code, loading zone, pedestrian access to the ROW, landscape buffer, building height, and building setbacks required by the City of Mesa should further design development of this project be allowed for this use at this location

Thank you for allowing Bramic Design Group PLLC to submit this revised project narrative and revised preliminary design site and building design for the city's review.

Gene Goldstein
President - Bramic Design Group PLLC
Architect – State of AZ - 15939