



**July 16, 2021**

## **PROJECT NARRATIVE**

### **12West Brewing Company**

This Pre-submittal application is for a new ground up building and site development for 12 West Brewery Company located at Parcel 2 at the existing Long Bow development at Recker Road and Longbow Parkway, Mesa Arizona.

The new proposed building will be +/-22,000 square feet total with an outdoor patio area on the first floor along with an interior mezzanine and two balconies integrated into the building design. The site development is a total of 3.3 Acres with 158 proposed parking spaces.

The proposed use is a craft beer production facility along with a taproom and restaurant. The silos on the North side are functional and serve as aesthetical monuments which is typical for brewery production facilities.

The building elevations will be designed to closely match the City of Mesa existing zoning ordinance and Longbow design guidelines with multiple use of material and percentage as required that no single material covers more than 50% of each elevation.

Please reference the attached elevations which we intended to use at a location a few miles from this site which shows the general shape and concept. We will be making changes prior to Design Review submittal using materials more conducive to the Longbow Architectural Design Guidelines

If there are any questions, please do not hesitate to call me at 602.762.7354.

Respectfully,

**Mike Hills,**  
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