

MERRIMAN PITT / ANDERSON, INC.

architecture · interiors · planning

MARICOPA COMMERCIAL CENTER

Project Narrative:

The proposed project consists in 2 new buildings; a new 15,410+/- GSF multi-tenant Commercial-Retail building, fronting Porter Road, and a 25,600+/- GSF multi-tenant Flex-Commercial Building, both located on the same parcel in Maricopa, AZ. The individual unit sizes

We are requesting "A Rezone from CB-2 General Business zoning to GC General Commercial zoning on the entire site.

A concurrent General Plan Amendment from existing High Density Residential (HDR) General Plan Future Land Use on Parcel 1 to Employment (E)."

Tenant profiles for the building fronting Porter Road will be Retail/Commercial tenants. Small business owners expecting visual access from Porter Road, storage and showroom capability. The back building will be primarily commercial tenants comprised of small businesses requiring a small office, restroom facilities and inventory storage capability. Examples of the types of businesses we will be targeting are small business owners, construction trades, tile, plumbing and or other service-related business.

The building foundation is anticipated as a traditionally reinforced slab on grade with turn-down beams. The superstructure is anticipated as traditional wood framed walls with pre-engineered roof trusses. Mechanical systems are anticipated as roof top or split direct exchange (air handling unit with condensing unit). It is anticipated that the building will be faced with storefront glazing systems and upgraded material configuration to satisfy City's aesthetic requirements.