

Pinal County Administrative Offices in the City of Maricopa

Project Narrative

The project includes the design of administrative offices for several Pinal County departments and the expansion of the Justice of the Peace Courts building. The Pinal County departments not related to Court proceedings were grouped into a single building on the north side of the property and the Court related departments were grouped together around the existing JP Courts building to form a second larger building. The north building will contain the Board of Supervisors office, Community/Development Services offices, Recorder's office, and the Assessor's office. The south building will include offices for the Clerk of Court, Adult Probation, Juvenile Probation, Justice of the Peace Courts, and the Pinal County Sheriff.

The existing site is located at 19955 N. Wilson Avenue and lies within the Heritage overlay district. Currently, the Pinal County Justice of the Peace courts building sits in the middle of the site which is relatively flat and has no unique features except for a large storm water retention basin. The site is bordered on the north by a residential-style building being used for commercial purposes, on the east by residential development, on the south a vacant lot and along the west by Wilson Avenue. The property across the street is undeveloped except for an abandoned parking lot.

The proposed site design addresses the need for public, private, and secured or controlled pedestrian and vehicular circulation. The north public/visitor parking lot provides access to the north (unsecured) community services building entrance/lobby and the south(secured) courts building entrance/lobby. The south parking lot is gated to control access by employees and screened visitors only. The parking lots are joined by the continuation of a drive/fire lane along the east property line. This drive also creates a separation/buffer between the proposed structures and the adjacent residential and commercial properties. Landscaped open space exists on all sides of both buildings. The large storm water retention basin in front of the south building will remain but will be better integrated with a curved rusticated concrete retaining wall and desert landscaping.

Many of the design elements identified in the Heritage district design guidelines were used to create the overall project image or architectural style. The proposed development has three distinct or prominent main entrances that address the street front and convey a sense of place and/or stature relative to the building functions. Each entrance is configured differently but with similar elements. The large masses are accentuated by high sloping cmu parapet walls, tall storefront glass openings, deep overhangs, and sloped standing seam metal roofs. Lower steel canopies with closely spaced open rafters were incorporated into each of the entrances to provide shade and create a human or pedestrian scale. The main building entrances are linked by flat roof areas to create a uniform theme and integrated design. The exterior parapet wall height at both buildings was intentionally placed about 16 feet above finish grade so they do not overpower or overwhelm the adjacent residences but are still high enough to conceal the roof top equipment from public view. The architectural style is meant to convey governmental buildings rather than governmental functions within a retail/commercial building. Our

intention was to design attractive, low maintenance, functional, distinct but unpretentious buildings that are welcoming to the public, convey the importance of government, and that are compatible to the City of Maricopa’s western/agrarian/railroad theme or character. The buildings will be constructed with conventional materials including several different masonry block types and patterns, standing and random seamed metal roof and fascia panels, aluminum storefront systems with high performance low-e tinted glass, and exposed steel pipe columns and tube rafters. The color palate is made up of three primary building colors and one accent color similar to one of the palates shown in the heritage district guidelines.

Project Data

Parcel No: 510180010

Zoning: GR with mixed use Heritage District Overlay

Building Site Area: 219,994 s.f.

Building Area: Building 1 (north) – 8,314 g.s.f.
Building 2 (south) – 25,302 g.s.f.
Existing JP Courts Building – 7,066 g.s.f.

Total Building Area – 40,682 g.s.f.

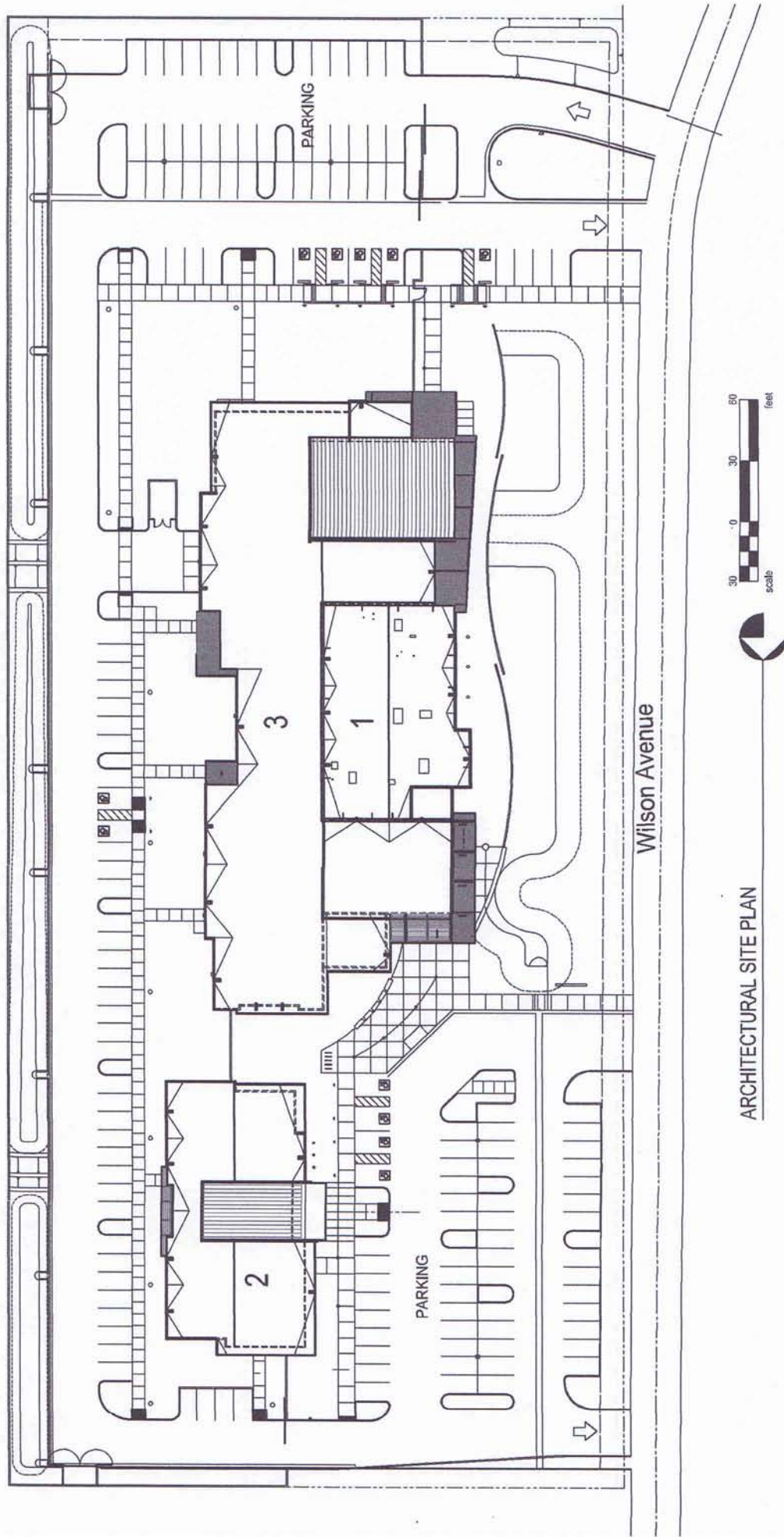
Floor Area Ratio: 18.7%

Building Setbacks:	Required:	Front -20’ max.	Provided:	Front- 73’ (existing JP Courts)
		North Side – 0’		North Side – 66’
		South Side – 0’		South Side – 185’
		Rear– 20’		Rear – 76’
Landscape Setbacks:	Required:	Front – 10’	Provided:	Front (west side) – 11’-6”
		North Side – 0’		North Side – 10’
		South Side – 0’		South Side – 12’
		Rear – 20’		Rear (east side) – 20’

Parking Required: 110 standard spaces/5 accessible spaces

Parking Provided: 141 standard spaces
11 accessible spaces

Total Parking Spaces -146



ARCHITECTURAL SITE PLAN

BUILDING LEGEND

- 1. EXISTING JUSTICE OF THE PEACE COURTS BUILDING
- 2. NEW ADMINISTRATIVE OFFICE BUILDING
- 3. NEW ADMINISTRATIVE OFFICE BUILDING ADDITION