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DALE GARDON DESIGN
Architecture. Planning. Placemaking

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# Market Street Commons
## Project Narrative

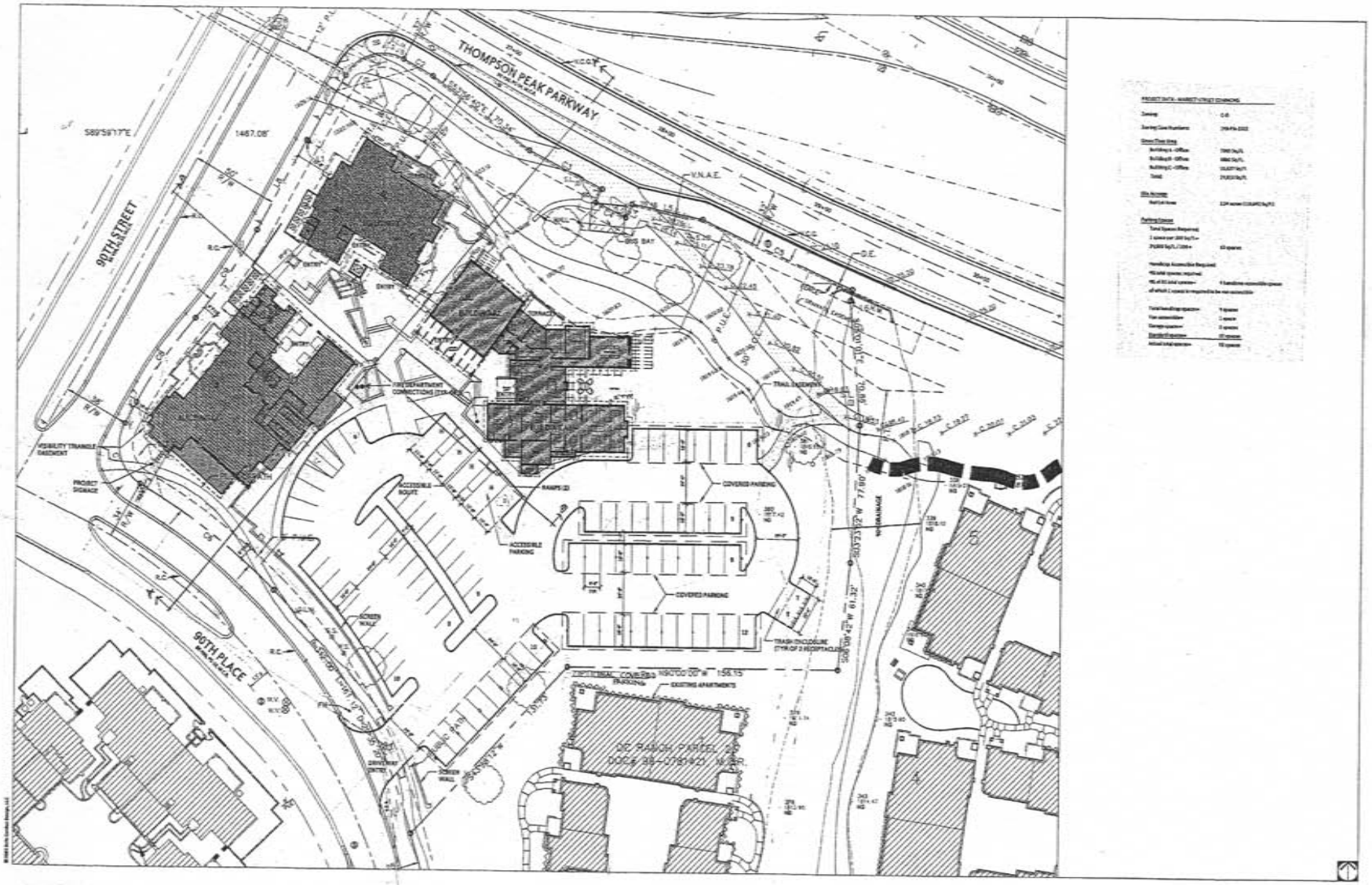
"Market Street Commons" at DC Ranch consists of three individual office buildings linked together by outdoor plazas, inviting courtyard spaces and tree-shaded walkways. The 2.54-acre property, located at the northeast corner of 90th Street and 90th Place, is undeveloped and zoned C-O. The total gross square foot area is approximately 24,910 square feet. The lower desert landscape character includes a small number of Palo Verde trees, in addition to an average amount of desert shrubs and groundcovers. A drainage wash, sloping generally to the southeast, is located at the east edge of the property. An existing transit shelter and trail stop is located along Thompson Peak Parkway along the northern boundary. Adjacent property development includes two-story apartments to the east (High Desert Village), and two-story residential (The Courtyards at Market Street) which are under construction across 90th Place to the south. Market Street at DC Ranch, a retail and office district, is located west of the property.

The three buildings are arranged to provide a strong street presence, and relate to each other by facing onto a shared series of plazas and courtyards. Architectural massing has been crafted to provide vertical emphasis in the form of raised towers and important interior spaces at street corners, vista opportunities, and building entries. Each building will have all exterior elevations designed to create an attractive appearance with individual identity and exterior material diversity, all designed with a cohesive Contemporary Western Regional Ranch character. This character is compatible with all the existing Market Street commercial architecture, although the colors and materials utilized herein will be a unique richness of color and texture. Two buildings

that will face 90th Street have exterior elevations developed to create a high quality architectural streetscape. Placement of the buildings are organized to create comfortable, and usable, outdoor environments. Terraces, porches, and patios are provided at first and second levels for private and semi-private individual tenant use.

Surface parking is located on the interior of the site with ingress and egress off 90th Place. A number of select parking spaces will have shade canopies for weather protection designed in the character and materials of this site and the adjacent buildings at High Desert Village. Site drainage flows generally from northwest to the southeast. Surface drainage will be directed to existing natural drainage washes, or into existing off-site detention areas. The parking layout has been organized into two general zones to accommodate visitor parking and handicap accessible parking nearest the building entries, and tenant parking to the southeast corner of the site. An even distribution of parking for all functions has been provided that exceeds the minimum standard for office parking requirements.

Outdoor spaces will be lush with suitable landscape and hardscape that compliment the architecture and surrounding natural context. The setting will be a comfortable environment to conduct everyday business with a direct connection to Market Street and its commercial activities.




April 21, 2003

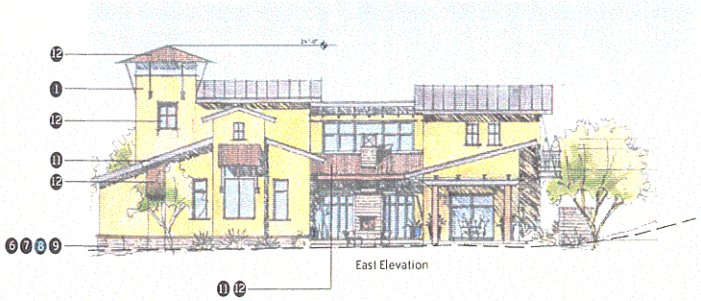
Site Plan

0 20' 40' 80'

# Market Street Commons

Schematic Design

ATTACHMENT #4




East Elevation

North Elevation

West Elevation

South Elevation

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April 21, 2003

Building Elevations

Building A1 - DGD Office

# Market Street Commons

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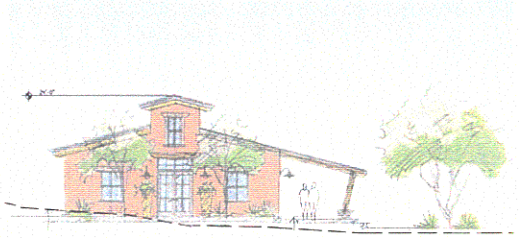
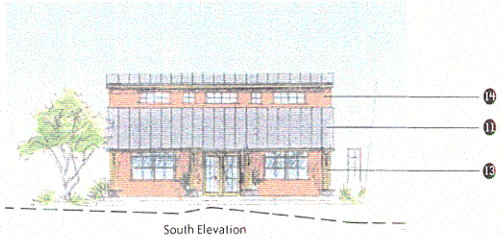
ATTACHMENT #5

North Elevation



West Elevation




South Elevation

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Building Elevations

Building A2 - DGD Office

# Market Street Commons

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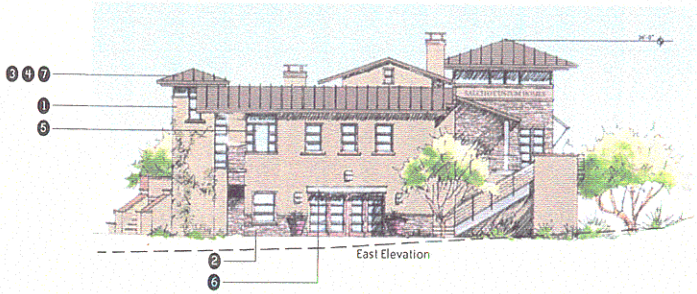
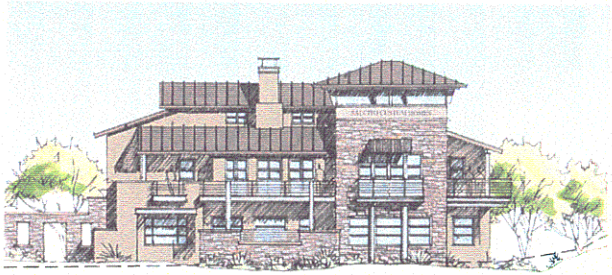
ATTACHMENT #6




East Elevation



North Elevation

West Elevation

South Elevation

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April 23, 2002

Building Elevations

Building B - Salcito Office

# Market Street Commons

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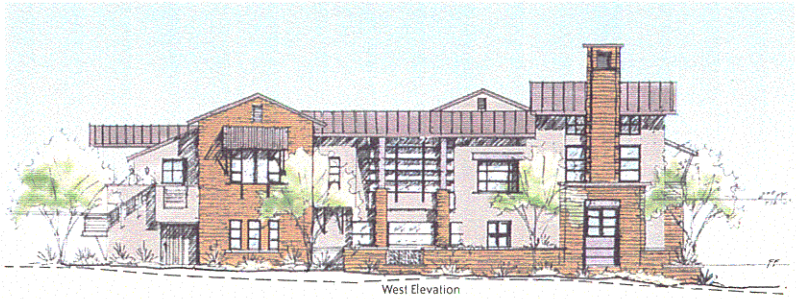
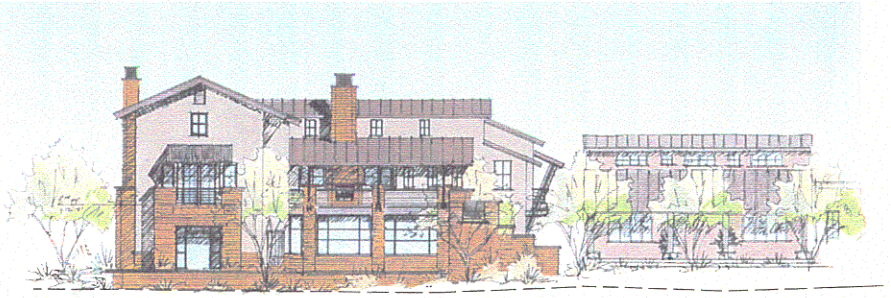
ATTACHMENT #7

East Elevation

North Elevation


West Elevation


South Elevation

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April 21, 2003

Building Elevations

Building C - Pacheco/Galyon Offices

# Market Street Commons

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ATTACHMENT #8