



BLAZE
— DEVELOPMENT —
— BUILD • PARTNER • GROW —

A TWO-STORY
PREFABRICATED
MIXED-USE
COMMUNITY
CAMPUS

Flexible by Design.
Built for Growth.
Created for Generations.

DEVELOPMENT CONCEPTS

Blaze Development



FLEXIBLE HALL /
SKATING RINK



WORSHIP +
CONVENTION CENTER



2-STORY
PREFABRICATED
DESIGN



300 SURFACE
PARKING SPACES



FLOODPLAIN &
STORMWATER
SOLUTIONS



INFRASTRUCTURE,
REVENUE &
FEASIBILITY
PLANNING



FLEXIBLE HALL / SKATING RINK



WORSHIP + CONVENTION CENTER



2ND FLOOR OFFICES / CLASSROOMS / MEDIA



ARRIVAL COURT & SURFACE PARKING



WELCOME LOBBY & GATHERING



STORMWATER / RETENTION / BIOSWALE

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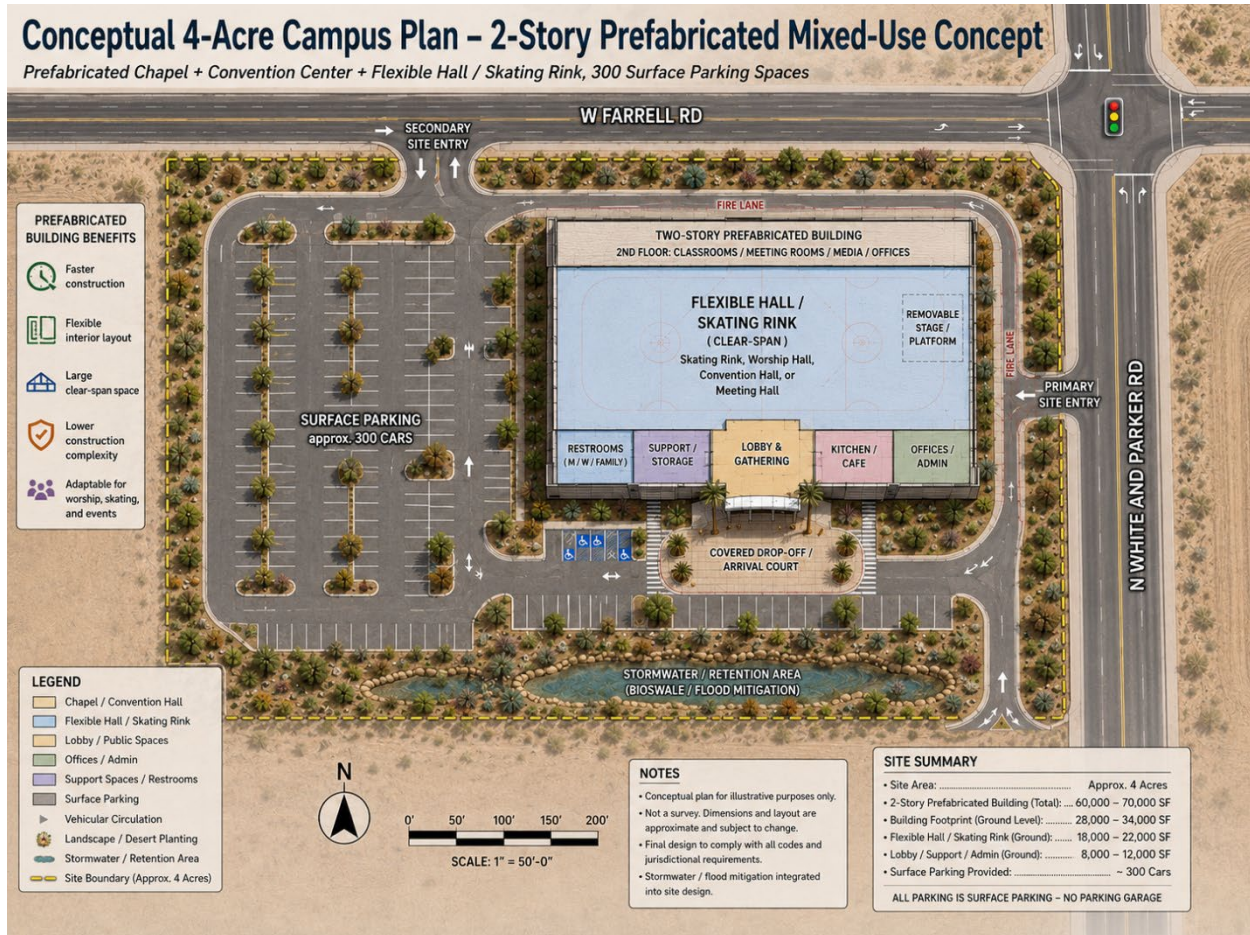
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BLAZE DEVELOPMENT



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TWO-STORY PREFABRICATED MIXED-USE CAMPUS CONCEPT FEASIBILITY STUDY

Proposed Location: Southwest Corner of W. Farrell Road and N. White and Parker Road, Maricopa, Arizona

Approximate Site Area: 4 Acres / 174,240 Square Feet

Development Concept: Two-Story Prefabricated Multi-Use Facility + Approximately 300 Surface Parking Spaces

Primary Uses: Skating Rink / Worship Hall / Convention & Event Hall / Community Meeting Facility

Prepared by: Thomas Ford

Nexoria Enterprise Research and Consulting

1. EXECUTIVE SUMMARY

The preferred Blaze Development concept is a compact, two-story prefabricated mixed-use facility designed to maximize the usefulness of an approximately four-acre property while maintaining approximately 300 **surface parking spaces**.

The project would no longer consist of several separate recreational and institutional buildings.

Instead, the development would concentrate the principal activities within **one highly flexible prefabricated structure**.

The first floor would contain a large clear-span multipurpose hall capable of being transformed between:

- Roller-skating rink
- Worship sanctuary / chapel
- Convention hall
- Conference facility
- Community meeting hall
- Banquet/event venue
- Concert venue
- Exhibition space
- Training facility
- Graduation venue
- Youth facility
- Special-event facility

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The second story would primarily accommodate the functions that do not require large clear-span floor areas, including:

- Executive offices
- Administrative offices
- Meeting rooms
- Classrooms
- Media center
- Production/control rooms
- Conference rooms
- Counseling rooms
- Staff rooms
- Storage
- Ministry offices
- Flexible business or coworking space

This strategy places the land-intensive uses on the ground floor and moves administrative functions vertically.

The proposed building would be principally **prefabricated/off-site manufactured and pre-engineered**, with building components delivered to the property and assembled on a site-built engineered foundation.

The proposed development strategy is therefore:

One building.

Two stories.

Multiple uses.

Approximately 300 surface parking spaces.

Maximum flexibility.

Minimum unnecessary building duplication.

2. OVERALL FEASIBILITY POSITION

The concept is **potentially feasible**, but the four-acre parcel must be engineered very efficiently.

Four acres equals approximately:

174,240 square feet

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The principal competition for that land will be between:

- Building footprint
- Approximately 300 surface parking spaces
- Drive aisles
- Fire lanes
- Drop-off area
- Site entrances
- Setbacks
- Landscaping
- ADA parking
- Loading/service access
- Utility areas
- Stormwater retention
- Floodplain mitigation

For that reason, the project should not attempt to maximize the building footprint.

The objective should instead be to create the **smallest ground-floor footprint capable of performing the greatest number of functions.**

A preliminary planning target should be approximately:

Ground-floor footprint: 25,000–30,000 SF

Second floor: approximately 12,000–18,000 SF

Total usable building area: approximately 37,000–48,000 SF

Those numbers should remain conceptual until the architect and civil engineer complete an actual scaled site plan.

The greatest advantage of the concept is that the developer is no longer attempting to place a separate church, separate convention center and separate skating facility on the site.

They become **one facility occupying substantially the same footprint.**

3. PREFABRICATED BUILDING STRATEGY

The building should be developed using a pre-engineered / prefabricated structural system.

The project would generally involve fabrication of major structural components away from the site, followed by delivery and assembly at the property.

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Potential systems could include:

- Pre-engineered structural steel
- Factory-fabricated wall systems
- Insulated metal panel systems
- Prefabricated roof assemblies
- Modular interior components
- Factory-fabricated stairs where appropriate
- Prefabricated restroom or utility components where economical

The concrete foundation, utility connections, civil improvements, paving and significant portions of the site work would still be constructed at the property.

The building must still comply with all applicable City of Maricopa building, fire, accessibility, energy, structural, mechanical, electrical and plumbing requirements.

Maricopa's current commercial site-plan guidance requires commercial projects of this scale to submit sealed architectural and engineering plans; it specifically requires Arizona-registered professional involvement once projects exceed thresholds such as 3,000 square feet, a 20-foot span or a 20-person occupant load. The City's current commercial guide references the 2018 IBC

and associated adopted codes, although the design team should verify the code editions in effect when the project is formally submitted.

The term **prefabricated** therefore means a more efficient construction system—not exemption from normal commercial-building requirements.

4. WHY PREFABRICATION WORKS FOR THIS PROJECT

A prefabricated/pre-engineered structure is particularly appropriate because the central requirement is a large, open interior.

The building does not need numerous structural walls dividing the main hall.

Instead, the objective is a **large clear-span room**.

That can provide:

- Faster structural erection
- Repetitive construction
- Reduced field fabrication
- Predictable structural system
- Simplified building geometry
- Large column-free interior
- Future adaptability
- Easier expansion possibilities where the site allows
- Reduced construction complexity compared with highly customized architecture

The interior can then be architecturally finished so that it does not look or feel like a warehouse.

5. FIRST FLOOR — FLEXIBLE MULTIPURPOSE HALL

The first floor should be organized around one primary room.

Clear-Span Main Hall

Conceptual target:

Approximately 18,000–22,000 SF of principal flexible floor area

The room should be designed from the beginning to accommodate multiple configurations.

Configuration A — Roller-Skating Rink

The floor becomes the primary skating surface.

The facility could support:

- General skating
- Family skating
- Adult skating
- Youth events
- Birthday parties
- Church recreation
- Private rentals
- School events
- Corporate events
- DJ/skate nights

Configuration B — Worship Sanctuary

Portable or retractable seating is installed.

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A modular stage is configured at the front of the room.

The space becomes a large worship sanctuary.

Configuration C — Convention Center

Seating can be removed or rearranged.

The space can accommodate:

- Exhibits
- Vendor booths
- Conferences
- General sessions
- Workshops
- Training
- Business meetings

Configuration D — Banquet / Event Hall

Tables and chairs can be installed for:

- Weddings
- Receptions
- Award dinners
- Fundraisers
- Community banquets
- Corporate functions

Configuration E — Meeting / Assembly Hall

The room could accommodate:

- Town halls
- Community meetings
- Seminars
- Graduation ceremonies
- Educational programs
- Performances
- Cultural events

The fundamental design principle is:

The room must never be permanently committed to only one configuration.

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6. FLOOR SYSTEM — CRITICAL DESIGN DECISION

The skating/event-floor system must be selected carefully.

A conventional permanent skating floor may not automatically be ideal for every banquet, convention or worship configuration.

The design team should evaluate a commercial multipurpose flooring system capable of supporting skating while also permitting temporary protective flooring or event-floor coverings.

Potential approaches include:

- High-quality maple skating floor with protective event covering
- Specialized synthetic skating surface
- Polished multipurpose surface compatible with selected skating operations
- Removable protection panels for banquets and conventions

The final selection should be based on:

- Skating performance
- Durability
- Event conversion time
- Maintenance
- Chair/table loads
- Stage loads
- Appearance
- Lifecycle cost

This is one of the most important operational decisions in the project.

7. 20-FOOT CLEAR CEILING

The ground-floor multipurpose hall should provide **no less than approximately 20 feet of clear usable interior height** over the principal hall.

Twenty feet should be considered the minimum design objective—not merely the structural roof height.

The architect and prefab manufacturer must account for:

- Structural framing
- HVAC ductwork
- Sprinkler piping
- Lighting
- Audio equipment
- Rigging
- Electrical infrastructure

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The objective is to maintain approximately 20 feet of useful clearance below those systems wherever the principal events occur.

Greater height over the stage/production area should be evaluated if affordable.

8. MODULAR STAGE

The project should avoid a large permanent stage consuming valuable floor space.

Instead, use a:

Removable / modular / configurable stage system

This would allow configurations such as:

- Full worship platform
- Speaker platform
- Concert stage
- Graduation platform
- Runway
- Banquet presentation platform
- No-stage open floor

Stage components would be stored when not required.

The building should include dedicated stage-storage space so conversion equipment does not occupy public areas.

9. RETRACTABLE / MOBILE SEATING

Permanent fixed sanctuary seating would defeat much of the flexibility of the building.

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The preferred approach is:

- Retractable seating where practical
- Stackable event chairs
- Mobile chair-storage systems
- Portable banquet seating
- Movable partitions where useful

A seating-layout specialist should determine how many occupants can safely be accommodated in each room configuration.

The final occupancy will be governed by building/fire-code calculations, exits, plumbing fixture counts, aisle widths and other code requirements—not simply by the number of chairs that physically fit on the floor.

10. MAIN FLOOR SUPPORT AREAS

The ground floor should also contain approximately **7,000–10,000 square feet** of support functions.

These may include:

Lobby / Gathering Area

The lobby should be substantial enough to serve a large event without creating congestion.

Functions should include:

- Reception/check-in
- Registration
- Ticketing
- Security screening
- Guest services
- Coat/storage
- Waiting
- Merchandise
- Event signage

Restrooms

Provide:

- Men's restrooms
- Women's restrooms
- Family/universal restroom
- ADA-compliant facilities

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Restroom fixture counts must be determined using the eventual code-approved occupancy load.

Kitchen / Café

A modest commercial kitchen or catering-support area should be considered even if the building does not initially operate a full restaurant.

This could support:

- Concessions
- Church events
- Banquets
- Catering
- Skating-rink food sales
- Coffee
- Private events

Storage

Substantial storage is essential because conversion depends on storing:

- Chairs
- Tables
- Staging
- Event flooring
- Audio equipment
- Decorations
- Skating equipment
- Portable partitions
- Production equipment

Skate Operations

Provide:

- Skate rental
- Skate storage
- Equipment counter
- Lockers
- Party support
- First aid

11. SECOND FLOOR

The second floor should concentrate smaller rooms and administrative uses so the ground floor remains open.

Potential second-floor functions include:

Administration

- Executive office
- Pastor/director office
- Operations office
- Finance/accounting
- Administrative workspace

Meeting & Education

- Classrooms
- Conference rooms

- Boardroom
- Counseling rooms
- Training rooms
- Ministry meeting rooms

Media & Production

A state-of-the-art media component should remain part of the project.

Potential facilities include:

- Production control room
- Livestream control
- Editing stations
- Podcast studio
- Recording room
- Graphics workstations
- Audio production
- Video storage/server room
- Camera equipment storage

The main hall should be wired to connect directly to these facilities.

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Building Operations

- Security/CCTV room
- IT room
- Staff break area
- Additional storage
- Facility management office

12. SECOND-FLOOR STRUCTURAL STRATEGY

The second story should preferably occupy the perimeter/support portion of the building rather than spanning unnecessarily across the principal clear-span hall.

One possible configuration is a **partial second-floor/mezzanine structure** over:

- Lobby
- Offices

- Restrooms
- Kitchen
- Storage
- Support areas

while the primary hall remains open vertically to the roof.

This provides:

- 20+ foot clear hall
- Reduced structural complexity
- Lower second-floor framing cost
- Efficient vertical development
- Good separation between administration and events

The architect and prefab manufacturer should study this approach closely.

13. APPROXIMATELY 300 SURFACE PARKING SPACES

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The developer's objective is to provide approximately **300 surface spaces with no parking garage**.

This is the most space-sensitive aspect of the plan.

The objective is achievable only through extremely disciplined site planning.

The parking plan should investigate:

- Efficient 90-degree parking modules
- Double-loaded parking aisles
- Minimal unnecessary internal roads
- Carefully placed landscape islands
- Compact building footprint
- Shared event parking
- ADA spaces near the entrance
- EV-ready spaces where appropriate
- Bus/rideshare drop-off separate from parking
- Dedicated service/loading location

The parking count must ultimately be demonstrated on a **dimensioned civil site plan**.

A conceptual rendering should not be treated as proof that exactly 300 code-compliant stalls will fit.

14. PARKING COUNT VS. REQUIRED PARKING

The developer wants approximately 300 spaces regardless of the minimum zoning requirement.

That is acceptable as a planning objective.

However, the architect and zoning consultant should still calculate the actual requirement because the facility has several potential operating modes.

Historically, Maricopa's parking regulations have calculated requirements according to use and provided for zoning-administrator consideration of mixed-use reductions where peak demands occur at different times. Because the City's zoning code continues to be amended, the current requirements should be confirmed directly during the City's pre-application process rather than relying on an older parking table.

This matters because if the final requirement is materially below 300, the developer may decide to:

- Keep all 300 spaces;
 - Reserve part of the site for future parking;
 - Increase landscaping;
 - Increase stormwater capacity; or
 - Use some land for additional revenue-producing amenities.
-

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15. SETBACKS — MUST BE VERIFIED BEFORE FINALIZING THE SITE PLAN

The conceptual drawing should **not** be interpreted as establishing the final legal setback lines.

Setbacks depend on factors including:

- Current parcel zoning
- Overlay district, if applicable
- Adjacent land uses

- Right-of-way
- Utility easements
- Drainage easements
- Building height
- Fire access
- Landscape requirements
- Future roadway dedication
- Parcel-specific development conditions

The City's commercial site-plan checklist specifically requires development plans to show setbacks from all structures to property lines, building dimensions, right-of-way, washes, access points, fire hydrants, accessible parking and other site information.

Solution

Before locking the footprint:

1. Obtain current title.
2. Obtain ALTA/boundary/topographic survey.
3. Confirm the exact zoning classification.
4. Identify every recorded easement.
5. Identify any future right-of-way requirement.
6. Obtain written or documented setback interpretation from the City.
7. Reposition the conceptual building and parking accordingly.

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The City specifically encourages developers with a site and business concept to submit a **preliminary application / pre-app** with a narrative and site plan. Planning, Building Safety, Engineering, Fire, Economic Development and other divisions then review the project and provide coordinated feedback through the City's Project Liaison process.

This should be one of the project's immediate next steps.

16. FLOODPLAIN

Challenge

The property has been identified for planning purposes as being within or affected by floodplain conditions.

That can influence:

- Finished-floor elevations
- Building pad elevation

- Site grading
- Retention requirements
- Drainage paths
- Parking grades
- Utilities
- Construction costs

The City of Maricopa requires development proposed within a regulated floodplain to receive floodplain review and a Floodplain Use Permit before construction. For commercial projects, the floodplain review is incorporated into the development/site-plan process. The City also notes that requirements can include elevating a building above the applicable base flood elevation.

Solution

The floodplain should become part of the site engineering strategy from the beginning.

The project should investigate:

- Elevated building pad
- Finished floor at or above the elevation required by the City
- Raised electrical equipment
- Raised mechanical equipment
- Protected communications equipment
- Engineered stormwater retention
- Bioswales
- Grading away from the building
- Defined emergency overflow route
- Flood-compatible ground-level exterior materials
- Elevated utility connections where necessary

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The key principle should be:

Protect the building and give stormwater a planned place to go.

The project should not attempt to eliminate drainage space simply to reach a parking number.

17. STORMWATER RETENTION

Challenge

Surface parking creates a large amount of impervious pavement.

Approximately 300 cars, aisles and a large roof will generate substantial stormwater runoff during Arizona storm events.

Solution

The site should combine several systems rather than relying exclusively on one large pond.

Potential strategies include:

Main Retention Basin

Maintain a landscaped retention area along the lowest practical portion of the site.

Parking-Lot Bioswales

Landscape islands can be engineered to capture portions of parking runoff.

Perimeter Swales

Drainage can be routed around the building and toward designated retention areas.

Underground Detention

If necessary, underground stormwater chambers beneath selected parking areas could preserve surface parking while providing storage volume.

Permeable Areas

Selected pedestrian or low-load surfaces may use permeable systems where geotechnically appropriate.

Roof Drainage

Roof runoff should be piped or conveyed deliberately into the stormwater system rather than simply discharged next to the building.

City Engineering reviews commercial projects for drainage, retention grading, utilities and other civil improvements.

18. WATER

Challenge

The project is located in a desert environment.

Although this concept eliminates the indoor swimming pool previously discussed, the development will still require domestic water and potentially significant event-period demand.

Solution

This concept is considerably easier to serve than the aquatics concept because there is no permanent pool.

Water conservation should include:

- Low-flow fixtures
- Sensor faucets
- High-efficiency toilets/urinals
- Leak detection
- Smart meters
- Drip irrigation
- Xeriscaping
- Minimal turf
- Desert-adapted vegetation
- HVAC condensate recovery where practical

The civil engineer should verify:

- Water-main location
 - Available meter size
 - Static and residual pressure
 - Fire-flow availability
 - Connection requirements
-

19. WASTEWATER / SEWER

Challenge

A 1,000-person event can create concentrated restroom demand over a short period.

Food-service operations can add grease and wastewater loads.

Solution

The plumbing system should be designed for **peak-event occupancy**, not ordinary weekday office use.

The project should verify:

- Sewer connection location
- Main capacity
- Invert elevation
- Gravity-service feasibility
- Required line extension
- Grease interceptor if commercial food preparation is included
- Cleanouts
- Utility easements

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Locating restrooms vertically near common wet walls can reduce plumbing complexity between floors.

20. ELECTRICAL POWER

Challenge

The building may require substantial electrical capacity for:

- Arizona cooling loads
- Event lighting
- Sound systems
- Media center
- Kitchen/café
- Skate operations
- Elevators
- Exterior lighting

- IT
- EV charging

Power lines are visible near the area, but physical proximity does not guarantee that the required transformer/service capacity is immediately available.

Solution

Begin utility coordination early.

The electrical engineer should prepare a preliminary load calculation and submit it to the serving utility.

The building should use:

- LED lighting
- Variable-speed HVAC
- Occupancy controls
- Zoned systems
- Energy-management controls
- Efficient motors
- High-efficiency equipment

ED3 continues to expand renewable generation and storage resources to serve growth in the Maricopa area, including solar and battery resources.

21. SOLAR POWER

The large roof and large surface parking field create significant solar opportunities.

Potential locations include:

- Prefabricated building roof
- Solar parking canopies
- Covered pedestrian areas

A grid-connected system could reduce daytime cooling and building loads.

Battery storage could eventually support:

- Critical communications
- Security

- Media operations
- Peak-demand management
- Selected emergency systems

Solar should complement—not replace—the primary utility service.

22. ARIZONA HEAT

Challenge

A metal/pre-engineered building in the Arizona desert can become extremely inefficient if the envelope is poorly designed.

Solution

The term **prefabricated** must not mean lightly insulated.

The facility should use a high-performance envelope including:

- Insulated metal panels or equivalent
- High-performance roof insulation
- Reflective roof membrane/coating
- Thermal breaks
- High-performance doors
- High-performance glazing
- Limited western glass
- Deep overhangs
- Covered entrance
- Vestibules
- Zoned HVAC
- Energy-recovery systems where appropriate

A well-designed prefab building can be energy efficient.

A poorly designed one can become expensive to cool.

The building envelope is therefore a critical investment.

23. HVAC

The hall should not operate like a conventional office building.

A 20-foot-high assembly room has a large conditioned-air volume.

Solution

Create separately controlled HVAC zones for:

- Main hall
- Lobby
- Offices
- Second-floor classrooms
- Media center
- Kitchen
- Restrooms/support

When only offices are occupied, there should be no need to cool the entire event hall to full event conditions.

When a 1,000-person event occurs, the system should automatically increase outside air and cooling based on occupancy and load.

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24. FIRE & LIFE SAFETY

Because the building is intended to switch between worship, skating, conventions and other assembly activities, life-safety design must be established early.

The design team should evaluate the building using the most demanding reasonably anticipated configurations.

Issues include:

- Occupant load
- Number of exits
- Exit widths
- Exit travel distance
- Fire apparatus access
- Fire sprinklers
- Fire alarm
- Emergency lighting

- Accessible egress
- Stage requirements
- Interior finishes
- Maximum seating
- Crowd management

The City's development process includes review by Building Safety, Engineering and Fire, which is another reason to hold the pre-application meeting before finalizing the prefab building order.

The prefabricated structure should not be ordered until the architect and fire/code team approve the fundamental geometry.

25. ACCESSIBILITY

The entire campus should be designed around ADA-accessible circulation.

Provide:

- Accessible parking nearest the entrance
- Accessible passenger loading
- Accessible route from parking
- Accessible entrance
- Elevator to second floor
- Accessible restrooms
- Accessible seating locations
- Accessible stage route/lift where required
- Appropriate door clearances
- Accessible drinking fountains
- Accessible service counters

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The City's commercial site-plan requirements specifically call for accessible parking information and total parking counts on the site plan.

26. TRAFFIC

Challenge

The parking lot may hold approximately 300 vehicles, and large events can cause most vehicles to arrive or depart within a relatively short period.

Solution

Maintain two controlled access points where approved:

Primary Access:

N. White and Parker Road

Secondary Access:

W. Farrell Road

The final locations will be determined through City/traffic review.

The site should include:

- Clearly marked one-way circulation where useful
- Dedicated drop-off
- Ride-share area
- Pedestrian crossings
- Bus/shuttle accommodation
- Service/loading separation
- Event traffic attendants
- Exit signage

Large events can also be scheduled with controlled release patterns to reduce departure congestion.

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27. SERVICE / LOADING

The main event entrance and service entrance should not compete for the same curb.

Provide separate access for:

- Food deliveries
- Event equipment
- Trash
- Maintenance
- Stage equipment
- Skating supplies

A rear or side service zone should connect directly to:

- Storage
- Kitchen/café

- Stage
 - Mechanical areas
-

28. NOISE CONTROL

Challenge

Skating, concerts, worship services and conventions can generate substantial sound.

Solution

The prefabricated shell should incorporate:

- Acoustic wall assemblies
- Roof acoustic treatment
- Absorptive ceiling elements
- Acoustic wall panels
- Vestibules
- Isolated mechanical equipment
- Sound-lock doors where appropriate

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Good acoustics are especially important because the same room needs to perform both as a lively skating facility and as an intelligible worship/conference venue.

29. CONVERSION STRATEGY

The success of the concept depends upon how quickly the building can change uses.

The development should target conversion procedures rather than improvised conversions.

For example:

Skating → Worship

1. Stop skating operation.
2. Clean floor.
3. Install protective floor system where required.
4. Deploy portable/retractable seating.
5. Install/configure modular stage.

6. Change programmable lighting scene.
7. Activate worship/media configuration.

Worship → Convention

1. Retract/remove sanctuary seating.
2. Reconfigure stage.
3. Install convention seating or booths.
4. Change lighting.
5. Change audiovisual layout.

Convention → Banquet

1. Remove booths.
2. Deploy banquet tables/chairs.
3. Activate catering stations.
4. Adjust stage and lighting.

Storage, equipment carts and building circulation should be designed around those conversions.

30. MEDIA CENTER

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The media center should remain one of the signature features.

The building can support:

- Livestreamed worship
- Convention broadcasts
- Podcasts
- Event recording
- Corporate video
- Interviews
- Digital productions
- Social-media production
- Remote conferences

The production facility can provide both an operational asset and an independent revenue source.

31. REVENUE MODEL

The property's principal economic advantage is the ability to generate revenue from the same physical room in multiple ways.

Worship

- Church use
- Religious conferences
- Ministry programs

Skating

- Admission
- Skate rental
- Birthday parties
- Private rink rentals
- Family nights
- School programs
- Adult skating
- Youth programs

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Convention / Event Hall

- Conferences
- Trade events
- Corporate meetings
- Seminars
- Training
- Vendor shows

Social Events

- Weddings
- Receptions
- Banquets
- Award dinners
- Graduation events
- Memorial gatherings

Production

- Livestream services

- Video production
- Podcasting
- Studio rental
- Event recording

Food & Beverage

- Concessions
- Catering
- Café
- Event packages

Second Floor

Potential revenue-producing uses could eventually include:

- Meeting-room rentals
- Training rooms
- Coworking
- Classroom rental
- Business meetings
- Production suites

32. CHALLENGES AND SOLUTIONS MATRIX

Challenge	Solution
Four-acre site	Compact building footprint + second-story development
300 surface spaces	Highly efficient parking geometry and disciplined building footprint
Floodplain	Elevated pad + engineered drainage + flood-resilient utilities
Stormwater	Retention basin + bioswales + distributed drainage + possible underground storage
Desert water concerns	Xeriscaping + low-flow fixtures + smart irrigation
Wastewater	Early utility capacity confirmation + peak-event sizing
Power	Early ED3 coordination + efficient systems + optional solar
Arizona heat	High-performance envelope + reflective roofing + zoned HVAC
Multiple building uses	Clear-span prefab structure + modular stage + movable seating
Skating/event floor conflict	Multipurpose floor/protective event-floor system

Challenge	Solution
Traffic	Dual access subject to approval + event traffic plan
Noise	Acoustic wall/ceiling systems
Prefab code compliance	Architect/engineer reviews design before manufacturer fabrication
Construction cost	Simplified building geometry + off-site fabrication + phased fit-out
Setbacks	Survey + zoning verification + City pre-app before final footprint
Changing room configurations	Dedicated storage + documented conversion systems

The project strategy should consistently be:

Identify the constraint → design the solution into the project before construction.

33. MOST IMPORTANT FEASIBILITY ISSUE — 300 SURFACE SPACES

The greatest physical planning question is not the prefabricated building.

It is the combination of:

300 surface parking spaces + building + drainage + floodplain mitigation + setbacks on four acres.

Therefore, the first professional study should be a **scaled civil test-fit**.

The civil engineer should attempt to place:

- 300 compliant parking stalls
- Required ADA stalls
- Building footprint
- Fire lane
- Drop-off
- Two accesses where approved
- Loading
- Landscape islands
- Retention
- Setbacks
- Utility easements

within the actual surveyed boundaries.

If all 300 fit:

Proceed with the concept.

If the site is short by a limited number of stalls:

Solutions should be considered before altering the main concept, including:

- Reconfigure parking geometry
- Reduce unnecessary landscape islands while maintaining code
- Adjust building footprint
- Place more second-floor area vertically
- Use code-permitted compact stalls if available
- Investigate adjoining shared/overflow parking agreements
- Investigate acquisition/lease of adjacent parking area
- Explore City-approved shared-parking calculations

The goal is therefore **not to abandon the project if the first layout produces 270 or 280 spaces.**

The goal is to engineer the site systematically until the parking and operational requirements are reconciled.

34. DEVELOPMENT APPROVAL STRATEGY

The City of Maricopa encourages developers to begin with its preliminary-application process. A narrative and conceptual site plan can be submitted so Planning, Building Safety, Engineering, Fire, Economic Development and other departments can identify major issues early.

This project is an excellent candidate for that process.

The first City submission should clearly describe the building as:

A two-story prefabricated flexible assembly/recreation facility designed for alternating worship, convention, community-event and indoor-skating functions, supported by approximately 300 surface parking spaces.

That description makes the intended mixed-use nature clear from the beginning.

35. PRE-DEVELOPMENT CHECKLIST

Before purchasing or ordering the prefabricated building:

1. Obtain title report.
2. Obtain ALTA/boundary/topographic survey.
3. Confirm parcel acreage.
4. Confirm zoning.
5. Confirm permitted/conditional uses.
6. Confirm setback requirements.
7. Confirm height requirements.
8. Confirm landscape requirements.
9. Identify utility easements.
10. Identify drainage easements.
11. Confirm flood zone.
12. Establish Base Flood Elevation where applicable.
13. Complete preliminary drainage study.
14. Complete geotechnical study.
15. Prepare scaled 300-space parking test-fit.
16. Meet with City through pre-application process.
17. Obtain preliminary Fire comments.
18. Confirm water/fire-flow availability.
19. Confirm wastewater availability.
20. Confirm electrical capacity with ED3.
21. Prepare preliminary traffic/access analysis.
22. Select prefab/pre-engineered manufacturer.
23. Retain Arizona architect.
24. Retain structural engineer.
25. Retain civil engineer.
26. Retain MEP engineers.
27. Finalize flexible-use occupancy assumptions.
28. Finalize floor system.
29. Finalize conversion/storage strategy.
30. Develop preliminary construction budget.

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36. RECOMMENDED DEVELOPMENT SEQUENCE

Phase 1 — Due Diligence

Survey, title, zoning, floodplain, utilities and City pre-application.

Phase 2 — Site Feasibility

Civil engineer proves building footprint, 300-space parking concept, access, drainage and setbacks.

Phase 3 — Architectural Programming

Finalize:

- Hall size
- Ceiling height
- Second-floor area
- Occupancies
- Storage
- Stage
- Seating
- Media
- Kitchen
- Restrooms

Phase 4 — Prefabricated Manufacturer Coordination

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The architect provides required building geometry and performance requirements to the manufacturer.

Manufacturer develops structural package.

Architect/engineers coordinate the manufacturer's structure with the complete building design.

Phase 5 — Civil & Building Engineering

Complete:

- Grading
- Drainage
- Utilities
- Foundation
- Structural
- Mechanical
- Electrical
- Plumbing
- Fire protection

Phase 6 — Permitting

Submit digitally through the City process. Maricopa currently uses its VIP Portal for plan and permit submissions.

Phase 7 — Site Construction

Complete:

- Earthwork
- Flood mitigation
- Utilities
- Foundation
- Parking
- Drainage

while major building components are being fabricated off-site where scheduling allows.

Phase 8 — Building Assembly

Deliver and erect prefab components.

Phase 9 — Interior Fit-Out

Complete:

- Hall
- Second floor
- Media
- Restrooms
- Kitchen
- Offices
- AV
- Lighting
- Stage
- Flooring

Phase 10 — Commissioning & Opening

Test building systems and train staff in conversion procedures.

37. FINAL FEASIBILITY CONCLUSION

The revised concept is substantially more focused than the earlier multi-building alternatives.

Instead of attempting to place a church, convention center, skating rink and several additional buildings on four acres, this plan concentrates the primary activities into **one highly adaptable two-story structure**.

The first floor becomes the revenue and activity engine.

It can be:

**a skating rink today,
a worship hall tomorrow morning,
a convention center tomorrow afternoon,
and a banquet/event venue tomorrow evening.**

The second floor provides the permanent infrastructure necessary to support those changing activities without consuming additional land.

The prefab/pre-engineered approach supports the project's goal of creating a large clear-span building while reducing unnecessary structural complexity.

The approximately 20-foot clear first-floor height provides the vertical volume necessary for skating, worship, production and event operations.

The greatest physical constraint remains approximately 300 surface parking spaces.

That challenge has a direct solution:

keep the building footprint compact, move administrative functions upstairs, eliminate duplicate buildings, use an efficient parking layout, and integrate drainage rather than treating it as leftover space.

The floodplain also presents an engineering requirement rather than an automatic barrier.

The solution is:

elevated construction + engineered grading + stormwater retention + protected utilities.

Power is addressed through:

utility coordination + energy-efficient design + optional solar.

Arizona heat is addressed through:

high-performance prefab envelope + insulation + reflective roofing + zoned HVAC.

Setbacks are addressed through:

survey + zoning confirmation + City pre-application review before the prefab building is ordered.

Traffic is addressed through:

planned ingress/egress + drop-off + event circulation management.

And changing uses are addressed through:

clear-span construction + modular stage + movable seating + adaptable flooring + dedicated storage.

DEVELOPMENT POSITION

This project should move forward as a **feasibility-driven prefabricated development**, with the next critical milestone being a professional civil site test-fit.

The development team should not begin by asking a prefab manufacturer:

“What building can you sell us?”

The correct sequence is:

Determine exactly what the site can support.

Determine exactly what the building needs to do.

Then have the prefab manufacturer build the structural system around that program.

That distinction will be critical to the success of Blaze Development.

The ultimate objective is a facility that provides maximum utility from minimum land:

ONE SITE

ONE FLEXIBLE BUILDING

TWO STORIES

APPROXIMATELY 300 SURFACE PARKING SPACES

MULTIPLE REVENUE-PRODUCING USES

That is the recommended development concept moving forward.

Prepared by Thomas Ford
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Conceptual feasibility and development-planning material prepared for preliminary evaluation purposes. Final zoning, setbacks, parking counts, floodplain requirements, building dimensions, occupancy, utilities, structural systems and development approvals must be verified by the City of Maricopa and appropriately licensed Arizona design and engineering professionals.