

# WARE MALCOMB

ARCHITECTURE	CIVIL ENGINEERING
PLANNING	BRANDING
INTERIORS	BUILDING MEASUREMENT

## **The Craftsman on Elliot**

RE: CASE # **ZON23-00343** | **DRB23-00342**

### **Project Narrative:**

This narrative is intended to supplement and highlight the design documents that are being submitted as part of the Application package for the project currently known as “**The Craftsman on Elliot.**” The project is located at the northwest corner of Elliot and Hawes Roads and is more specifically identified as Maricopa County Assessor Parcel (APN 304-04-031).

In response to Planning Department and Council comments, The Craftsman on Elliot is resubmitted with enthusiasm. The site layout and design highlights a vertical mixed-use development built on a unified neighborhood concept.

### **Site Overview:**

The ±22.46 gross acres (±19.26 net acres) property is currently vacant land with MX zoning. While there are a small number of multi-family and retail / commercial developments under construction within the immediate area, much of the existing development is in the warehousing & manufacturing sectors. The proposed development strives to help balance the demand for the much-needed housing supply and to provide consumer level retail options for all developments within this area of Mesa.

### **The Development:**

The proposed development is a mixed-use project with 65 percent of the site area allocated to multi-family use and 35 percent for a mixed and dedicated retail/commercial use. The site has been designed to engage the connecting roadways, commercial activity and the residential tenant in a dynamic manner that culminates with a thriving and exciting user experience. Site entries and circulation are inviting and intuitive for visitors, residents, solid-waste porter and collection services, and emergency personnel alike.

A full access entry is proposed along the Elliot Corridor to promote success of the mixed-use development requirements. Additionally, the site has been designed to consider programmatic clarity, site security, pedestrian accessibility, service vehicles, refuse and fire service accessibility. Visually contrasting hardscaped pedestrian crossings, 26’ minimum fire lanes that front buildings, an enhanced “main street” streetscape, and refuse container placement that minimizes project disruption are integral design components.

Site enhancements include Landscaped plazas, outdoor patio spaces for all users, an inviting vegetation palette, generous shading, vertical mixed-use retail neighborhood, and tenant amenities.

The multi-family, commercial, and mixed-use buildings are envisioned to utilize a consistent modern agrarian style design vocabulary. This style was selected as it provides materiality compliance per the City of Mesa’s design

guidelines and pays homage to the local agricultural and ranching history with an updated clean aesthetic.

**Open Space:** Project supports Hawes Crossing PAD requirement of 2% site area dedicated to open space. Please refer to Project Drawings, DR050 – Overall Site Plan, for site area detail.

## **Residential:**

The proposed net residential density of (386) Dwelling Units (DU) at (17.2) du/ac within the entire parcel area supports a pedestrian oriented development along the Elliot Corridor intermixed with key amenities, retail/restaurant, and an open space plan with urban parks.

Based on market studies and demand studio; one and two-bedroom; and live/work units are provided. The spacious patio design provided to each unit, coupled with extensive use of overhangs, shading and glazing further enhances residential quality of life and the visual interest.

Resident amenities feature a fitness center, clubhouse, active and passive recreation outdoor opportunities, pet parks, and private garage/storage buildings. All buildings will be access controlled for residents only. (663) dedicated spaces are provided at a (1.72) ratio to unit count in a mix of surface, covered, and detached (private) garage. The planned parking ratio is in consideration of the project's unit mix and intent of the pedestrian-oriented MX-U district.

The residential development consists of:

- (3) Apartment buildings of the same plan/configuration
  - 4-Story, (22,000) GSF residential with (88) DU each.
- (1) Mixed-use Apartment building with a two-tenant retail shell at ground floor
  - 4-Story, (19,200) GSF residential with (84) DU
- (4) Carriage House buildings of the same plan/configuration
  - 2-Story, (1,600) GSF residential over garage with (2) DU each
- (1) Mixed-use building with a six-tenant retail shell at ground floor
  - 2-Story, (11,000) GSF residential with (12) DU over retail
- (1) Live/Work building with (4) dedicated Live/Work units at ground floor
  - 2-Story, (22,000) GSF residential with (18) DU
- (5) Detached Residential Garages
  - 1-Story, (10) bay with (1) ADA bay each

Please refer to Project Drawings, DR010 and DR050 for comprehensive DU and residential project data.

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## **Retail / Commercial:**

Five retail / commercial buildings are proposed along Elliot Road. Urban Plazas and patio are set amongst the buildings to enhance the patron and pedestrian experience to and through the site. Elliot Road currently experiences a steady flow of traffic which is expected to increase as the vacant and underutilized land in this area develops making this relationship ideal for commercial activity.

The Commercial development consists of:

- (2) Office buildings of the same plan/configuration
  - 1-Story Office Buildings (A and B): (7,500) GSF each / (15,000) GSF total
- (1) Restaurant building pad along the Elliot Corridor frontage with patio
  - 1-Story (6,000) GSF restaurant with an additional (2,250) SF of outdoor patio.
- (1) Mixed-Use Building with a six-tenant retail shell at ground floor
  - 2-Story (11,000) GSF retail
- (1) Retail/Limited Restaurant
  - 1-Story (5,000) GSF split between a proposed retail and limited-use restaurant (drive-thru) tenant

Please refer to Project Drawings, DR050 for comprehensive commercial project data.

## **Council Use Permit**

Large Commercial Developments: In accordance with MZO §11-31-16, a Council Use Permit is requested. This narrative, the provided Good Neighbor policy, and Project Drawings provide verification of criteria for review in accordance with the criteria for review of council use permit.

## **In Closing:**

Ware Malcomb is looking forward to work with the City of Mesa on this high-end and exciting development. On behalf of the Client, Ware Malcomb has gone above and beyond the City's minimum application requirements so that the development's quality is conveyed early, thereby reducing overall time spent on Staff reviews. We look forward to moving ahead with the next steps in the design and entitlements process.

Sincerely,



**Cory Bruce**

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