



Project Description

2230 W Ella St.
Mesa, AZ 85201
December 5th, 2016

To Whom It May Concern,

The proposed apartment project, New Frontier Senior Living ("NFSL") consists of 60 affordable independent senior living residential units in 3 stories. NFSL is a community for residents 55 and better. The project contains 3,640 square feet of community services and leasing offices on the ground floor as well as a mix of units and accessory spaces which wrap a parking garage. The 2 floors of residential units above are built around a circulation hall which surrounds a 12,814 square foot courtyard with an additional 990 s.f. community space. The project consists of one and two bedroom units.

This project will be applying for tax credits for low income housing from the State of Arizona.

The proposed projects exists within a suburban neighborhood section of the general plan, with the neighbors being predominately single-residences in nature with lots ranging from 6,000 to 18,000 s.f. There are also nearby duplexes and multi-residence properties which match the scale of the proposed project. Along adjacent arterial streets, there are commercial uses and religious institutions.

The current zoning of RM-4 allows for the proposed medium density multi-residence project. All of the immediately adjacent properties are also zoned RM-4.

Pursuant to the City of Mesa Consolidated Plan, the New Frontier Senior Living community seeks to conform to the housing policies, priority needs and goals identified in the Plan, specifically to "Increase and Maintain Affordable Housing Stock". NFSL will be new construction of quality, affordable housing targeting seniors at 40%, 50% and 60% of area medium income.

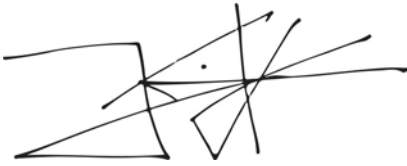
NFSL will offer a variety of free support services to the residents. The following support services will be available on-site through the 40 hour a month resident service coordinator: Computer training, a food pantry, health promotion and disease prevention, nutrition classes, life skills and adult education classes, coordination for free weekly transportation, a community garden, community outreach program and potential City of Mesa Police substation. The following is a further description of each of the support services:

- Resident Services Coordinator (RSC)- to help assistance and manage all service needs and track outcomes.
- Computer Training- word processing, spreadsheets, e-mail proficiency, internet usage and best practices
- Food Pantry- will provide nonperishable food and personal items to residents
- Health promotion services- health screening, blood pressure checks, wellness classes, disease prevention classes
- Nutrition Classes - Five daily nutrition needs, eight ways to eat healthy, importance of diet and exercise, top healthy ways to cook fruit and vegetables
- Transportation- proposed weekly transportation service for residents to doctor appointments, grocery store pharmacy, etc.
- Community activities- activities will be coordinated by the RSC and will vary based on resident preference, including space in the courtyard for shuffleboard, bocce ball, putting green, outdoor yoga, and game tables.
- Community Garden- the podium level will host garden boxes for residents.
- Community outreach- RSC will develop a program for residents to be able to integrate into the Mesa Community. It will help residents find volunteer opportunities or other ways they can participate in the greater community.

- Police Substation – We have initiated conversation to have a police substation in the community space.

The proposed building design is a simplified desert contemporary approach that seeks to balance the building layout and solar orientation with shading solutions that create comfortable and efficient indoor and outdoor space. The podium design allows for a cool, shaded parking space for each unit, and doubles as a platform for the second level courtyard space. The building itself shades much of the courtyard throughout the day, but is supplemented through significant planting throughout the space. There is also an opening in the courtyard which will allow views towards Main Street and downtown Mesa, as well as help to circulate air movement as a way to provide additional passive cooling. The exterior balconies and windows of all of the units are designed with a building massing in mind that relates to desert passive shading strategies and the “brise soleil” style popularized by French Architect Le Corbusier. Additionally, each balcony has an accent wall that comes in one of a variety of colors to help with wayfinding and to create a sense of place and ownership for each of the individual residents. To provide additional wayfinding, the vertical circulation elements are prominent masonry elements. All of these elements are designed to reinforce the buildings relationship with the desert in the context of the City of Mesa, and to create a home that is functional, efficient, and enjoyable.

Thank You,



Tristram Kesti