

**NARRATIVE  
FOR  
*BB LIVING AT EASTMARK***

**Preliminary Plat**

Submitted to:

**City of Mesa**  
Planning Division  
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Bowman Project No. 050209-01-001  
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**BB Living at Eastmark – Preliminary Plat**  
**Project Narrative – Second Submittal**  
**(1/3/17)**

**HISTORY**

DMB Mesa Proving Grounds, LLC, a Delaware limited liability company (“Owner” and “Master Developer”) is the owner of approximately 3,200 acres located south of Elliot Road, north of Williams Field Road, east of Ellsworth Road and west of Signal Butte Road (the “Community”). The Community is also commonly referred to as Eastmark (formerly Mesa Proving Grounds). On November 3, 2008, the City of Mesa (the “City”) approved among other items, a rezoning of the Property to Planned Community. As part of that request, a Community Plan (the “CP”) was also approved that identified the vision for the development of the Community together with development standards and permitting processes.

**REQUEST**

This application is for a Preliminary Plat for a proposed single-family attached development, located at the northwest corner of Inspirian Parkway and Ray Road (the “Property”) also known as Tracts “SS” and “TT” of the Final Plat for Eastmark Development Unit 3/4 Parcels 3/4 -1 through 3/4 -3 within the community of Eastmark. The Property consists of approximately 11.27 acres and is located within Development Unit (“DU”) 3/4. A Development Unit Plan (“DUP”) for DU 3/4 was approved by the City on May 21, 2014. A Preliminary Plat was approved for approximately 51 acres of DUs 3&4 on October 21, 2015 and a Final Plat was approved and recorded on June 7, 2016. BB Living (the “Applicant”) proposes to develop this Property with a unique higher density residential project that will complement the developing areas to the north. A number of pre-application meetings have been held between September and November 2016 on the Property in preparation for this formal submittal for Preliminary Plat.

**VISION FOR EASTMARK AND SUBJECT PROPERTY**

**Eastmark DU 3/4**

Eastmark DU 3/4 was envisioned as a residential component of the community that represents higher density than what has been developed or planned for DU 7, DU 8 or DU 9. This general area is being planned/developed for more compact residential options consisting of auto court, green court, shallow/wide single family and in the case of the Property, a higher density, attached residential use is proposed. This proposed neighborhood would contribute towards the goal of greater product diversity for the community, consistent with the vision for Eastmark. The site is especially well located given its adjacent proximity to the Eastmark Great Park and the amenities available in the Eastmark Great Park including the community center and pool, the “Orange Monster” and other areas. DMB is currently in the process of developing a “diner” that will be located immediately east of the Property. The Preliminary Plat includes 132 single family attached units which will anchor the corner of Ray Road and Inspirian Parkway with a more urban type development appropriate for this intersection.

### **Tracts “SS” and “TT” – High Density Residential**

The Property, as a portion of DU 3/4, will be developed in conformance with the CP including the approved General Development Standards that were approved by the City<sup>1</sup>. As noted in the CP, DU 3/4 was intended to be a central neighborhood for the community. This particular area is located between the Eastmark Great Park and the future Gateway Core located at Ray and Ellsworth Roads. This area was anticipated to be a part of the collection of neighborhoods forming the core residential living environment in Eastmark. Specifically, Section 1.3.E of the Approved DUP for DU 3/4 indicates that the residential neighborhoods in this particular area may include single family or multi-family homes. The Property will play an integral role, along with the previously approved neighborhoods within DU 3/4, as they continue to form and expand the central neighborhoods of the community and will be designed as intimate neighborhoods that encourage walking and social interaction in the same fashion as the developing DU7 neighborhoods.

Specific design elements for the Property include a uniquely designed private street, Hawk Avenue, twenty-nine (29) feet in tract width, with twenty-eight (28) of drivable surface, with no parking except within designated parking spaces where an additional nine (9) feet of pavement is added for parallel parking stalls that meet the minimum dimensions required for parking stalls under the CP. The main spine road, Hawk Avenue, has been designed to handle the volume of traffic required to serve the proposed density of the parcel, while deterring higher speeds and vehicular traffic using the street as a pass through from Reliance Way to Inspirian Boulevard. The design of the private street also provides a unique streetscape, with a mix of architectural elements present including front and side architecture, with 78 of the 132 units oriented north/south or at an angle, embracing the Eastmark Design Principle of Sustainability and Solar Orientation as well as no direct, visible garage presence from the main street, in accordance with the Eastmark community vision to minimize and discourage garage dominant streetscapes. The higher density design of the units promote enhanced community interaction through the private, shared drives, shared front yard spaces, common area landscaped areas and a centrally located neighborhood park. Another focus of the Property is connectivity to the surrounding neighborhoods and Eastmark as a whole by eliminating community walls and fences, except where an existing wall was planned along the northwest boundary of the Property, which will be heavily landscaped to provide a buffer from the homes closest to the wall and enhance the pedestrian access system throughout the property which will also promote greater connectivity to the surrounding neighborhoods as well as the Great Park and Eastmark Community Center. Other basic design elements including streetlights, landscaping etc., will be designed in conformance with the Eastmark standards and completed during the Eastmark Design Review process.

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<sup>1</sup> As part of the CP, development regulations, standards and criteria which are applicable to development of Mesa Proving Grounds, are contained within the General Development Standards which include the LUG standards, design guidelines, street standards, parks and plazas guidelines, landscaping standards, storm water drainage and retention standards, parking and loading standards, lighting standards, and sign standards. Any and all development activities, which occur at Mesa Proving Grounds, are governed by and must be in compliance with the General Development Standards. The General Development Standards set forth in the CP shall replace all zoning ordinance development standards, design guidelines, as well as any future modifications or new development standards or design guidelines.

Overall, 41.10% (4.63 acres) of the site is comprised of open space areas, a significant amount of open space for a subdivision within a master planned community. Streets and private, shared drives have been designed to be consistent with the standards contained in the Eastmark CP and meet the standards required for Fire and Solid Waste services. All of these planning methods will encourage pedestrian activity within the neighborhood and to the Eastmark Great Park. It is anticipated that the Village, District, and Open Space LUGs will be utilized as contemplated and allowed in the Land Use Budget.

A previously proposed street connection from Kinetic Parkway south through the Property has been eliminated, just to the north of Tract "OO" and has been replaced with an additional small, neighborhood park which will create greater connectivity with the adjacent neighborhoods to the north and provide an enhanced common area landscape and streetscape for the property and the rest of DU 3/4 as well. This area is the responsibility of the master developer, and is currently being designed in conjunction with the Applicant, while the existing plans for DU 3/4 undergo a "Plan Amendment" to remove the previously proposed street stub and include the future neighborhood park. The area is identified on the BB Living at Eastmark site plan as being a turfed area, seamlessly integrated into the existing and planned landscaping for the Property and the neighborhoods to the north. Final identification of sidewalks and connections to the neighborhood's sidewalk system to the north will be discussed further during Subdivision Technical Review and the Final Plat process.

The High Density Residential parcel is proposed for 132 lots and is a unique product where homes are developed in an attached nature, with multiple configurations planned including 4-plex, 5-plex and 6-plex buildings. The homes are accessed from a private, shared drive at the rear of the units, which allows for the front of the units to open to private and shared landscaped areas. The gross density for this parcel is approximately 11.7 DU/AC. The various building configurations will be made up of a mix of four (4) standard floor plans, with two (2) three bedroom plans and two (2) four bedroom plans, with two and a half (2.5) to three and a half (3.5) bathrooms, ranging in size from 1,608 to 2,172 square feet in size. Each floor plan has two (2) spaces identified in the garages for the storage of the trash and recycling barrels. A sidewalk system will provide access to the front of each home and will be located throughout the community to connect to open space tracts, parking areas and the surrounding neighborhoods, where applicable.

The proposed private, shared driveways are designed with a tract, twenty-four (24) feet in width, twenty (20) feet of drivable surface, with no parking allowed. The majority of the private, shared drives will not be identified as "Fire Lanes" nor will they be accessed by Solid Waste collection.

The two (2) "loop roads", however, have been designed with a tract, twenty-four (24) feet in width, twenty (20) feet of drivable surface with no parking allowed, except in specifically identified locations where an additional eighteen (18) feet of pavement are provided for parking stalls. The "loop roads" have been designed and meet the standards and requirements for Solid Waste collection and will serve as "Fire Lanes", allowing a Fire Truck to access the entire loop road.

Homes will have two (2) car garages, providing a total of 264 garage spaces. Additionally, there are forty-seven (47) designated "on-site" parking spaces, including four (4) "on-site" ADA spaces and a total of seventeen (17) "on-street" spaces along Reliance Way (7 spaces) and Inspirian Parkway (10 spaces) within the Property's

frontage along these roads. Together, there are a total of 328 total parking spaces dedicated to the project (including garage spaces, on-site and on-street parking), for a parking ratio of 2.48 spaces per home, which exceeds the Eastmark CP standard of 2.10 spaces per home as well as the City of Mesa preference of 2.33 spaces per home. Furthermore, there are a total of fourteen (14) designated “off-site” spaces which are located within the adjoining “Green Court” lots to the northeast of the project, which are not included in the parking count, but are identified on the Parking Exhibit and can be used for additional guest parking to serve the project. Additional public parking is allowed along Kinetic Parkway to the north of the project, but is not included in the parking ratio for the project.

Solid waste collection areas are identified for each home along the main private street, Hawk Avenue, and the two (2) “loop roads”, which will allow for easy access for solid waste collection vehicles. Two (2) trash pad locations will be identified for each unit on the Plat and the Applicant will follow the CP standards for marking and identifying the specific trash pad locations for each unit.

While some homes will have trash collection locations greater than the City of Mesa Solid Waste guideline M-62.06, 100’ or less from unit, all trash collection locations and driveways are less than 200’ in length from the homes, (consistent with the Eastmark Community Plan (Section 10, Exhibit 10.21)). In accordance with discussions between City Staff, the Master Developer and the Applicant, issues relating to trash barrels not placed correctly, regardless of pull length, will be added to the ongoing “Maintenance Agreement” between the City of Mesa and the Master Developer. Additionally, solid waste collection issues related to trash barrel placement will be dealt with internally through the Homeowner’s Association, the Master Developer and the Applicant. Below is a table illustrating the trash pull lengths for each unit, with two (2) trash pads identified per unit:

<b>Pull Length (ft)</b>	<b># of Units</b>	<b>% of Total Units</b>
<b>&lt; 100</b>	97	73.49%
<b>100-110</b>	15	11.36%
<b>111-120</b>	11	8.33%
<b>121-130</b>	3	2.27%
<b>131-140</b>	2	1.52%
<b>141-150</b>	0	0.00%
<b>151-160</b>	3	2.27%
<b>160+</b>	1	0.76%
<b>Total Unit Count</b>	<b>132</b>	<b>100.00%</b>

### **Pedestrian Circulation**

Pedestrian circulation is provided along tree-lined streets via attached and where possible, detached sidewalks. Sidewalks will provide connectivity within the neighborhood, to neighborhood parks and to the Eastmark Great Park. Additionally, intimate landscaped spaces are provided along the front of the homes to provide neighborhood open space areas, all which are maintained by the homeowner’s association. Within these landscape spaces, sidewalks are provided to give residents additional connectivity to the street pathway system and guest parking locations.

## **Fencing Plan**

Entry monuments have been designed in accordance with the Eastmark Fencing for this portion of Eastmark has been minimized in order to maximize the sense of open space and building architecture. Previously proposed fencing between the Green Court parcel and the Property has been eliminated and will provide for better transparency and connectedness between the residential neighborhoods. Any fencing utilized will be consistent with fencing types existing throughout Eastmark and will serve as a connecting feature, if applicable. Low, screen walls will be provided at the terminus of the private, shared drives to create a material buffer between the surrounding landscape and the private, shared drives, specifically along the Ray Road frontage of the Property. The Eastmark screen wall will be located along the north and west portions of the Property, since it serves as the rear wall for the “wide-shallow” lots to be constructed by Ashton Woods Homes.

## **Residential Design**

In accordance with Section 4.6 of the CP, Governance of the Property is based on a foundation of recorded covenants and restrictions (the “Covenants”) that bind all present and future owners within the Property. The Covenants are intended to preserve, continue and maintain the character of development of the Property with its special characteristics and environment. The Covenants are also intended to establish a comprehensive plan for and to uphold the quality of all future architecture, development, and land uses within the Property and are intended to create a developmental culture of the highest quality land use and development. In addition to containing the standards and guidelines for development, operation, use, and maintenance of various areas within the Property, associations and other entities have been established to vest governance roles and responsibilities in ways and at levels most appropriate to accomplishing the community objectives and development vision for the Property.

Homes will be designed to be consistent with the Eastmark Design Criteria established for DU 3/4. The Master Developer and the City of Mesa representative will review proposed architecture and submit their approval prior to submittal for building permits in order to confirm that proposed plans meet the established design guides for the community. As noted above, a representative appointed by the City Manager sits on the design review committee that reviews all plans. Home design criteria will include requirements for different elevations, paint colors, landscaping plans and plotting requirements with the goal of achieving diversity and variety in street scene.

The site plan includes a total of sixteen (16) “4-plex” buildings, four (4) “5-plex” buildings and eight (8) “6-plex” buildings for a total of twenty-eight (28) buildings in the community. The community will be comprised of six (6) different building composites, made up of the four (4) distinct floor plans ranging in size from 1,608 Square feet to 2,172 square feet. The floor plans vary from three (3) to four (4) bedrooms, with an optional five (5) bedroom plan, and 2.5 to 3.5 bathrooms. There are two (2) different “4-plex” building composites, two (2) different “5-plex” building composites and two (2) different “6-plex” building composites; each with different unit mixes of the four (4) floor plans. There are three (3) base elevation styles each with different design elements, details and massing that create a cohesive modern architectural design, while creating differentiation

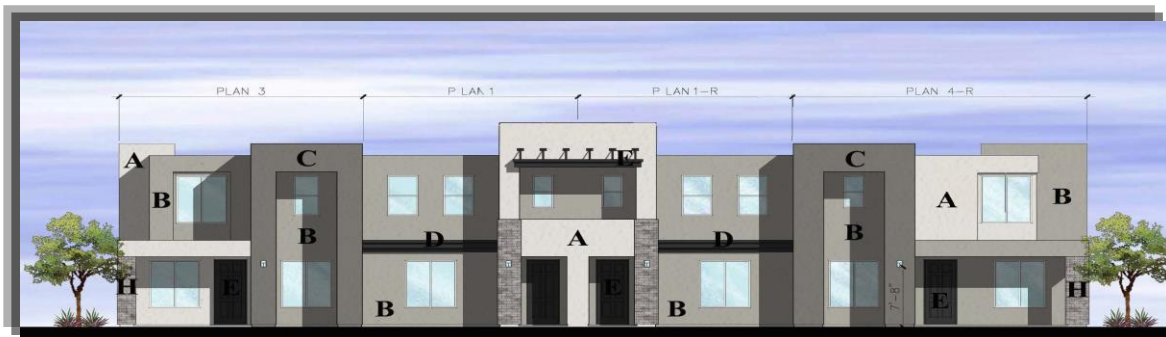
between the buildings. These elevations are further differentiated with the addition of exterior materials including wood-like tile and wire cut brick. Finally, there are two (2) paint schemes being used throughout the community, which create additional variation between the buildings. With all of the various building composites, base elevation styles, exterior material options and paint schemes, there are nine (9) diverse buildings that will be constructed in the community.

The buildings are of a modern architectural theme with architectural variations and unique detailing. Each elevation style compliments the others. The location of each building composite, elevation style, exterior material choices and color scheme is carefully thought out and will be specifically placed to add to and enhance the diversity of the community. This will be reviewed in greater detail during the Design Review process.

Garage doors will consist of two (2) colors (within each color scheme) to add greater variety on the rear elevations and help residents easier identify the various units within a building. A conceptual elevation is provided below:

**Figure 1: Conceptual 4-Plex Elevation**

#### Front Elevation



### Rear Elevation



### Left Side Elevation



### Right Side Elevation



Detailing variations include items such as single, double and triple cornice caps along the roof as well as buildings with no capping on the roof which will create a visually appealing yet varied roofline throughout the community. The buildings have been designed with varying massing elements on the front, rear and sides of the buildings



include column heights, width and design, building bands to break up wall planes, decorative metal awnings strategically placed on the front and rear of the buildings, 6"x36" (or similar) wood-like tile or 4"x12" (or similar) grey wire cut brick accents which wrap and enhance the column details on the various buildings. The exterior materials have also been added to match specific paint schemes, with the gray, wire cut brick added to buildings with Scheme #1 and the brown, wood-like tile added to Scheme #2, which can be more clearly seen on the material boards provided for conceptual design purposes. These items will be reviewed in greater detail during the Design Review process.

The floor plans have been designed with a variety of potential residents in mind. The interior units in all buildings (2 in 4-plex, 3 in 5-plex and 4 in 6-plex) will be three (3) bedroom units. These units are designed with maximum livability in a reduced square footage footprint. Standard, two car garages are provided for all units, which also have designated space for both the trash and recycling barrels. The exterior units in all buildings (2 in each building) are all four (4) or optionally five (5) bedroom units. Both four-bedroom floor plans are designed with a bedroom and full bathroom downstairs. The largest floor plan, Plan 4, is designed with a junior master suite downstairs, which could provide single level living, if so desired.

The buildings are designed with a minimum of twenty (20) feet from front door to front door, a significant distance that defrays the impact of high density living, creating a more inviting and livable community compared to typical higher density residential and multi-family product. The modern architecture is designed to illustrate the forward-looking nature of Eastmark as a whole, provide a departure from typical, standard single family home architecture and will tie in beautifully with the modern Eastmark Community Center, Great Park elements and the neighboring schools.

#### **Description of General Area**

The Property is located in the central portion of Eastmark in the area of the Eastmark Great Park. Surrounding properties are zoned and developed as follows:

Property	Existing Zoning	Existing Use
Subject Property	MPG CP	Undeveloped
North	MPG CP	Developing with single family homes (Green Court, Auto Court and shallow-wide) as part of DU 3/4 Phase 1

East	MPG CP	Eastmark Great Park, Schools, undeveloped
South	MPG CP	Developing with single family homes as part of DU-3 South
West	MPG CP	Developing with single family homes (Green Court, Auto Court and shallow-wide) as part of DU 3/4 Phase 1

### **Infrastructure Plans**

Infrastructure master plans for drainage, water, sewer and transportation have been approved as part of the DUP for DU 3/4. Ray Road has been developed to six (6) lanes. Inspirian Parkway immediately adjacent to the Property has also been constructed in conjunction with the development of previously approved neighborhoods within DU 3/4. In accordance with the City process, infrastructure improvement plan addendums for the Property will be submitted as part of the final platting process.

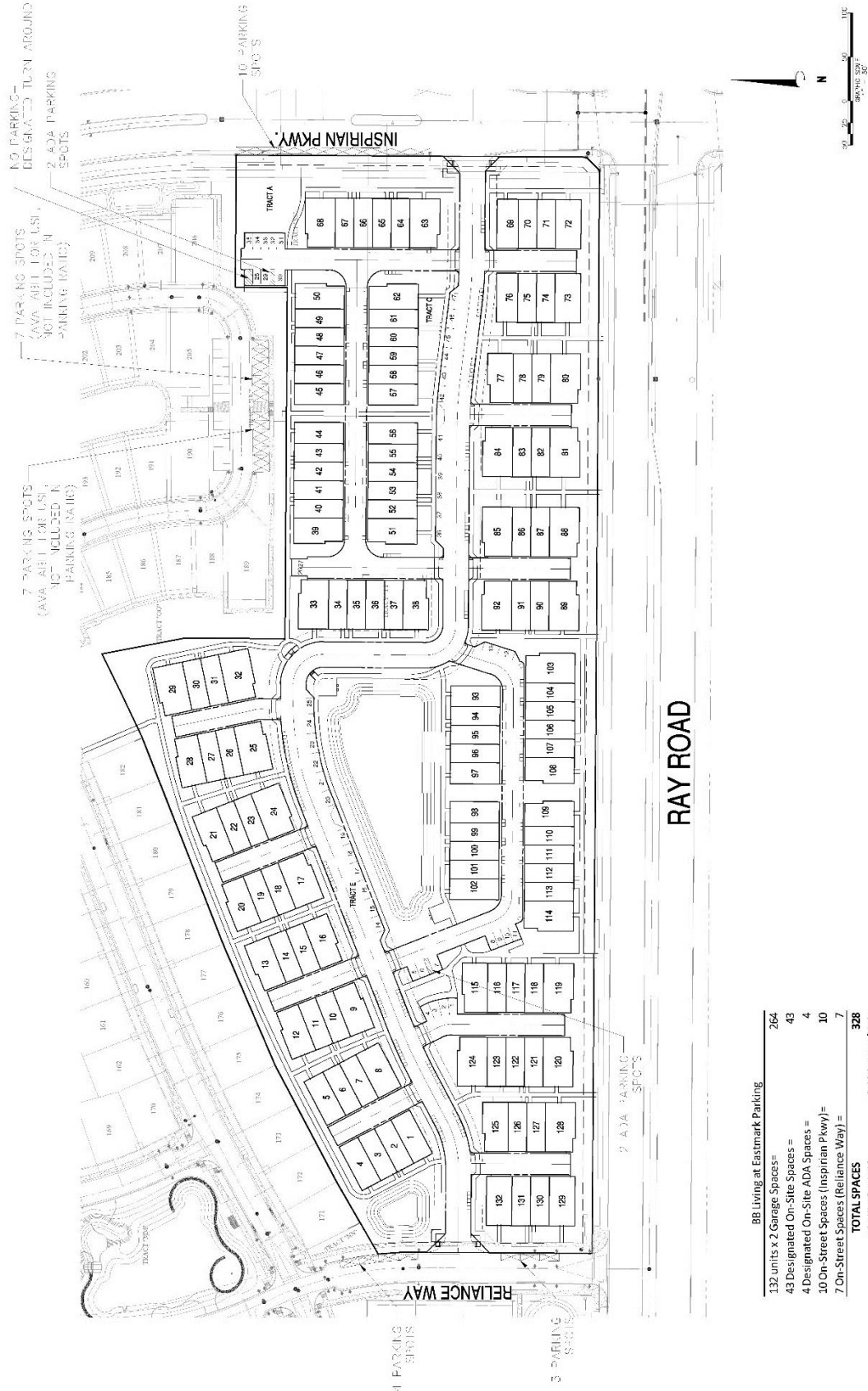




## Exhibit B: Conceptual Sidewalk Plan



# Exhibit C: On-Street Parking for BB Living at Eastmark

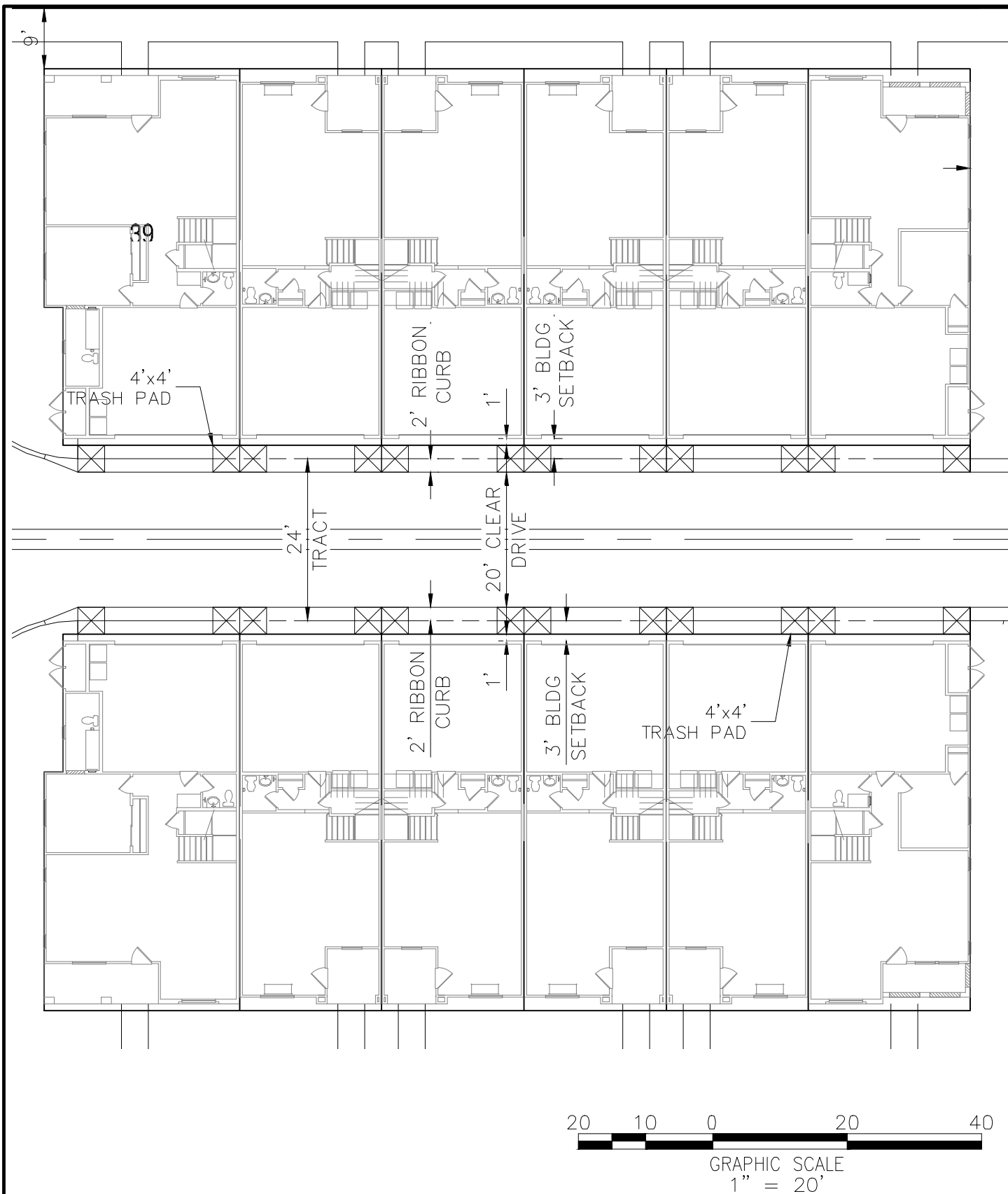


BB Living at Eastmark Parking	
132 units x 2 Garage Spaces =	264
43 Designated On-Site Spaces =	43
4 Designated On-Site ADA Spaces =	4
10 On-Street Spaces (Inspirian Pkwy) =	10
7 On-Street Spaces (Reliance Way) =	7
<b>TOTAL SPACES</b>	<b>328</b>
<b>PARKING RATIO</b>	<b>2.48 Spaces/Unit</b>

Exhibit D: Trash Pull Exhibit







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**BB LIVING AT EASTMARK**

MESA, AZ

**EXHIBIT E: LOOP DRIVE TRASH PADS**

JOB #	050209
DATE	1/4/2017
SCALE	1"=20'
DRAWN	NTL
SHT	1 OF 1