

Eastmark Row Towns • Pre-Plat Narrative

March 25, 2019

Overview: This narrative has been prepared in conjunction with the Pre-Submittal Conference request for a 121-unit townhome community located at the northwest corner of Point Twenty-Two Boulevard and Eastmark Parkway. The approximately 8.56-acre project is being proposed by Lennar Homes and will be a high-quality, fee-simple single-family attached residential development. The property is currently vacant and was previously part of the Mesa Proving Grounds. The site is now designated as DU $\frac{3}{4}$ -18 in the Eastmark Master Plan. The property is currently zoned PC with the proposed development option LUG D and will not be rezoned as a part of the request. The overall density proposed with this request is 14.14 dwelling units per acre.

Product: The proposed product is a two-story townhome product that features two-car garages and private porches and balconies for each unit. Units arranged in 3, 4, 5 and 6-packs. Each unit is designed to “front” onto pedestrian greenbelts linking the site. Units’ balconies and front porches will serve as private open space. The townhome units are approximately 1,300 square foot three-bedroom units. Figure 1, below, provides a rendering of the buildings’ front elevation.



Figure 1: Building Front Elevation

Site Plan: The Site Plan has been designed to prioritize green space and pedestrian linkages throughout the site. The divided entry drive opens onto the amenity area which will be programmed with “outdoor room” type amenities including a communal outdoor kitchen and several options for outdoor games and lounging. This area is intended to serve as an outdoor gathering space where residents can connect and enjoy the Arizona weather. Additional open space will be provided throughout the site in the form of 30’-wide green belts. These green belts will serve as pedestrian paseos and communal front yards to be shared by the units fronting onto them. Figure 2 shows how the units will be accessed via vehicular alleys and will front onto the pedestrian-only green-belts running through the site.



Figure 2: Product Rendering

Vehicular Circulation: Units will be accessed via 24'-wide public accessways. Each unit will have two garage parking spaces which will be accessed off these accessways. All internal roadways have been designed to accommodate fire truck and waste truck circulation and turning movements. Some units will have full 18'-deep driveways which will provide guest parking while other units will have shorter driveways which will provide access, but not parking. Additional guest parking will be provided throughout the site in convenient locations near to units. In total, 110 guest parking spaces will be provided. 36 spaces will be in driveways, 18 will be parallel spaces and 56 will be 90-degree off-street spaces.

Pedestrian Circulation: The Eastmark Townhome community will not be gated, but will feature a 42" fence along the perimeter roadways in keeping with surrounding Eastmark development. This fence will feature pedestrian gates at regular intervals to allow residents access to surrounding circulation routes and community amenities. Additionally, pedestrian links will be provided to the existing residential community to the north of the site as well as to the Eastmark Great Park which is located directly west of the site.

Conclusion: This townhome community, designed for Lennar Homes, will provide an additional housing option within Eastmark and the greater Mesa Community. Care has been taken to create a site plan that prioritizes open space and connectivity while highlighting the unique architecture that "fronts" onto pedestrian green belts. The development team and Lennar Homes is committed to creating an innovative, beautiful community that will serve future residents for years to come.