



atmosphere

architects

Mesa AZ 85201

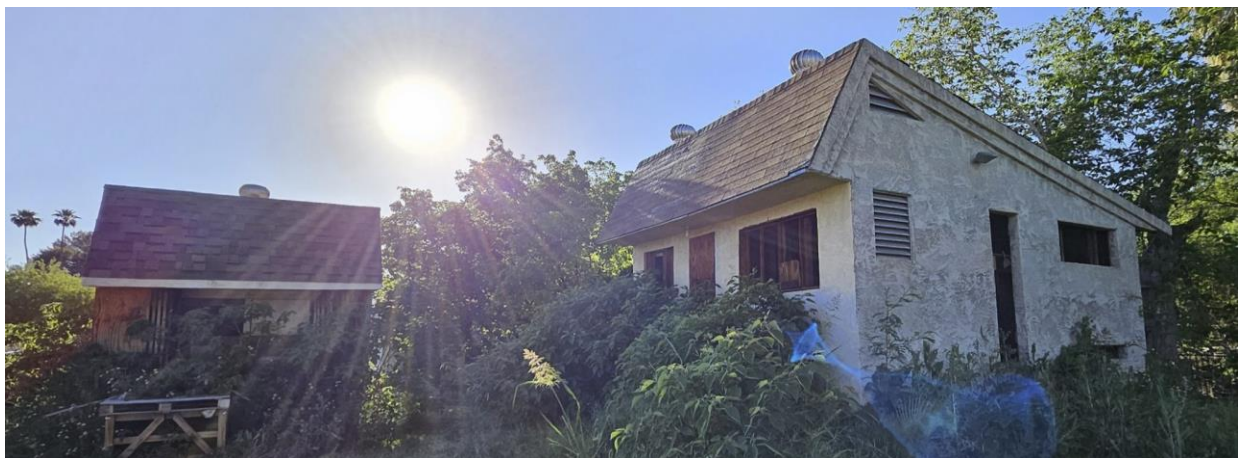
602.888.4671 [www.atmosarch.com](http://www.atmosarch.com) tim@atmosarch.com

## Lofts at 121 N Beverly Narrative



Our client is interested in developing his childhood home lot into a multifamily project. The general plan designates the area as Neighborhood with a Station Area character overlay. Neighborhood is meant for residential along with small commercial areas. The Station Area overlay is intended to allow for the development of a larger intensity of uses and densities. This project adds density to the transit corridor, but is residential use only, bridging the Neighborhood and Station Area characters. West Mesa is filled with bypassed parcels ripe for quality infill projects that will lead to a better city for everyone. Mesa has a missing middle in its urban planning: higher density projects with the comforts and qualities of a single-family home. This project helps to fill that missing middle. The surrounding neighborhood is home to many generations of families, and those who live here are always on the lookout for places for young or retired families to live. This project provides such an option.

The design of the units is inspired by the pigeon lofts currently located on the property. The developer's father, a longtime Mesa resident, kept pigeons his entire life. The unique shape of the pigeon loft roofs and vents are a historical, local cultural element that inspired the roof shape and other design elements of this project.



This oddly shaped, long infill lot is adjacent to Beverly Park, a city park that has a poor reputation in the eyes of the residents of the neighborhood. We wish to work with the city so that this project creates eyes on the street, and eyes



**atmosphere**

architects

Mesa AZ 85201

602.888.4671 [www.atmosarch.com](http://www.atmosarch.com) tim@atmosarch.com

on the park, adds additional lighting, and basically treats the park as the amenity space for the units. This could allow the park to become a safer and more desirable place to recreate for the neighbors. This project should blend or



atmosphere

architects

Mesa AZ 85201

602.888.4671 [www.atmosarch.com](http://www.atmosarch.com) tim@atmosarch.com

feather from the park and its multifamily units to the south to the single-family residences to the north. There is a full building setback from the north side.



Our landscape architect walked the site and identified many old trees that can be saved for the project, pecan trees, which are a popular historical tree in this neighborhood, and many palm trees. These are shown on the Landscape Plan. The survey gave us more space on the south side of the property, so there is room to plant additional trees to provide shade on the south side. Live Oaks were chosen to provide a canopy at the top but keep views of the park from the front doors of the units.

The site plan has been further adjusted from the pre-application submission. Now, upon entering the development the drive aisle aligns with the pool, turning that centrally located amenity space into the focal point. The solid waste containers and most of the parking spaces are concealed until arriving at the central parking corridor.

In an effort to accommodate the designer and client vision for this project, a PAD is being requested to modify a number of city standards.



atmosphere

architects

Mesa AZ 85201

602.888.4671 [www.atmosarch.com](http://www.atmosarch.com) tim@atmosarch.com

Meeting the intent of the PAD Overlay District:

- A. Well designed and integrated open space and/or recreational facilities held in common ownership and of a scale that is proportionate to the use.

*The common area provides over 5,000 SF of multiple amenities and is located to integrate with the adjacent public park.*

- B. Options for the design and use of private or public streets.

*The project makes use of private drive aisles to accommodate resident and emergency circulation.*

- C. Preservation of significant aspects of the natural character of the land.

*The landscape architect noted which existing trees are able to be reused and has noted them in the landscape plan.*

- D. Building design, site design, and amenities that create a unique and more sustainable alternative to conventional development.

*The units will provide EV chargers in the garages. By rezoning the parcel for multifamily residential use, the project makes use of the existing transit infrastructure.*

- E. Sustainable property owners' associations.

*The property will be held under single, active ownership.*

- F. Maintenance of property held in common ownership through the use of recorded covenants, conditions, and restrictions.

*Maintenance of property to be provided by ownership.*

- G. Single or multiple land use activities organized in a comprehensive manner, and designed to work together in common and in a synergistic manner to the benefit of both the project and the neighboring area.

*The project benefits from being in proximity to the adjacent public park while also improving the park by creating passive surveillance. As noted above, the project also provides additional potential users of the light rail transit system.*



<b>The Lofts RM-4 PAD Request Table</b>			
<b>Table 11-5-5: Development Standards- RM Residential Multiple Dwelling Districts</b>			
<b>Standard</b>	<b>RM-4 Requirement</b>	<b>RM-4 PAD Provided</b>	<b>Deviation Rational Key</b>
11-5-5 (Table) Lot coverage	70% max.	78%	1
11-5-5 (Table) Rear/Side setbacks	15'/story	5'-2"	2
11-5-5 (Table) Min. Separation Between Buildings on the same lot	35'	7'	3
11-5-5(3)(B)(4)(f)(iii) Attached Garages	Max. 3 adjacent garages	5	4
11-32-4(A) Setback of Cross Drive Aisles	50' min. from property line	26'11"	5
Sidewalk on sides of entry drive aisle	Both	None Provided	6
11-33-3(B)(2)(a) Landscape Yards	South Property line – 15'	5'-2"	7

We offer the following rationales/supports for our specific PAD requests (see Table for applicability)

1. In providing a multifamily development of attached townhomes, well under the allowable density of RM-4, near the light rail and park, the maximum lot coverage has been exceeded. Sidewalks providing circulation through the site are more extensive and connected than seen in many of our other projects.
2. The buildings mostly are per setback standards, with the exception of the unit closest to the diagonal property line on the south side of the project, a result of this oddly shaped lot. On the East side, the units encroach on the setback. The east side adjacent parcel is a multifamily development that has a drive aisle located on their west side. Because of this, neighboring privacy isn't compromised, and the site is able to be better utilized. Other encroachments include parking and patio fencing. The encroachments that have been made are to ensure that each unit has access to private space, accommodate drive aisle requirements, and allow for a convenient pedestrian walkway system.
3. Across the layout, buildings are located close together which provides shade on walkways and to nearby buildings. This is a pre-industrial passive cooling technique.
4. Most of the building blocks contain five adjacent units. This allows for an efficient utilization of the site.
5. One of the concerns that was brought up in the community meeting was regarding vehicular speeds as many vehicles speed along this street while driving to Westwood high. By placing the buildings closer to the street, their presence will likely calm traffic speeds.
6. Sidewalks are not located along the drive aisles, instead they are separated and located on the sides of the unit entries for an enhanced pedestrian experience.
7. Similar to the building setbacks, the landscape setbacks are mostly per standard. Despite encroachments, a large amount of landscaping is provided throughout the project.



atmosphere

architects

Mesa AZ 85201

602.888.4671 [www.atmosarch.com](http://www.atmosarch.com) tim@atmosarch.com

Alternative Compliance for 11-5-5.B(4)(f)(iii).

When multiple garage doors are located within one (1) building, the maximum number of garage doors adjacent to one another shall be limited to three (3), unless there is a break in the building façade between garage doors. The break shall contain a major architectural feature, such as a building entrance or equivalent feature.

Alternative Compliance review:

- iv. The proposed alternative is aesthetically more complementary to the site, better fits into the context of the area, improves the overall architectural appeal of the area and/or meets or exceeds the design objectives as described in the City's General Plan.

On this site, having blocks of five units allows for rational pedestrian circulation as well minimizing the amount of site area devoted to vehicular circulation. It also allows the banks of units to face Beverly park to the south.

We look forward to working with the City Planners of the Mesa to create a unique project in this area.

Sincerely,

Tim Boyle RA

atmosphere architects