

The Five Six 108 N 56th Street, Mesa Arizona

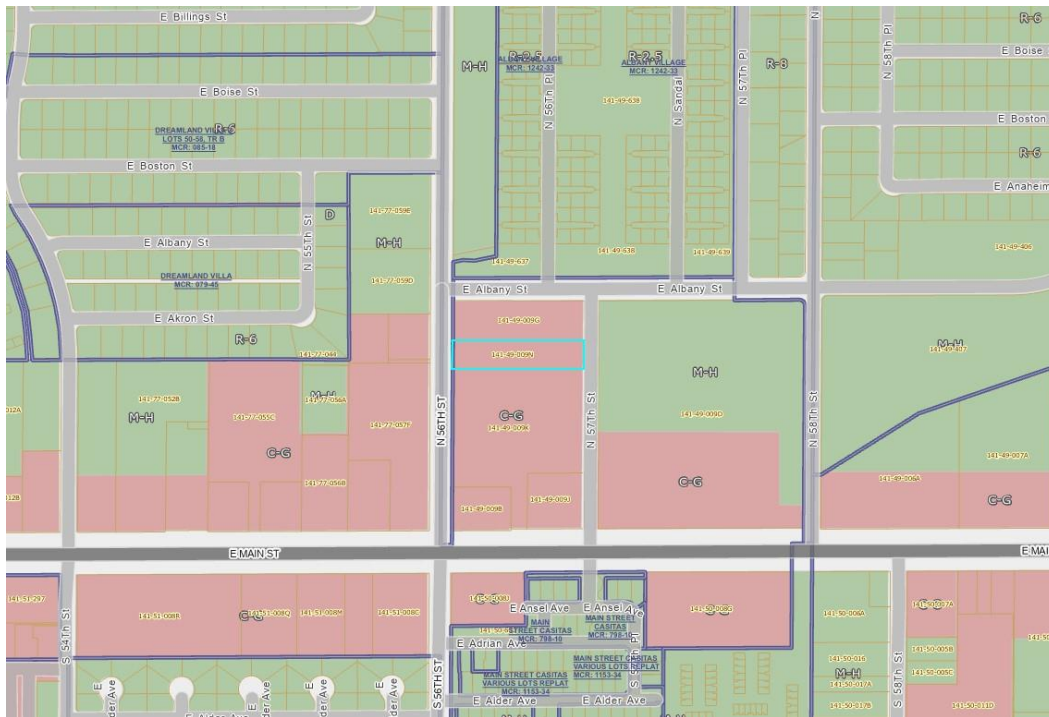


Atmosphere Architects is pleased to present The Five Six, a new high-quality residential infill development at 108 N 56th Street, in Mesa, Arizona. In this project, the new development seeks to replace what formerly facilitated overflow parking. Of a dual purpose, volumes of the structure are both individuated and lent continuity by a band of warm tactile wooden exterior which winds itself through the levels of the project. The materiality of the project creates a compatibility with the project to the north, which is a separate project but also done by AtmosArch. Having the two projects together allowed us to design the two projects to blend despite being under separate permits and different clients.

Consisting of 1.07 acres on an underutilized parcel, 600 feet north of N Mesa's Main Street, one half mile east of the canal, less than a half a mile walk west from the historically notable Buckhorn Baths, and a quarter mile from fire station 220. The Five Six is bordered to the south by a LC zoned shopping center, a mortuary chapel and the Velda Rose Methodist Church to its west, residential RM-4 PAD to the east, and the separate but compatible multi-housing development to the north.

The Five Six is made up of mirrored 3-story attached townhomes with attached garages, a housing option unique to atmosphere's projects for the area. The separate project to the north is 2-story while

The Five Six provides 3 stories, giving residents a view and also creating a transition from low-intensity residential to the higher intensity commercial area. The Five Six also brings in additional members to the community to support the area’s various commercial offerings, which include various businesses along Mesa’s arterial Main Street and future transit corridor. The project will take advantage of already in place infrastructure, providing additional system users without additional capital improvement outlays.



Surrounding Zoning

We are seeking a re-zoning from LC to RM-4 PAD to bring The Five Six’s high-quality community to life, as well as fulfill its intended neighborhood overlay. This rezoning will help rebalance the economic dynamics in this area, where there are several commercial buildings and shopping centers with vacant spaces. By bringing additional residents to the area, The Five Six will help increase the demand for goods and services at existing businesses and encourage new businesses to fill the vacant commercial spaces. The proposal, with the requested rezoning, conforms to the goals of the Neighborhood Character Area regarding zoning, land use and building form, as well as into the future with the Transit Corridor’s expectations of future station locations.

The Five Six consists of 32 3-story 2-bedroom units. All units will have attached 2-car garages at the Mesa required dimensions of 22 ft. L x 20 ft. Bicycle storage will typically take place in residents’ garages, however, additional parking will be centrally located. 4 visitor parking spaces are provided as required per code and are also centrally located. There is a perimeter walkway, and a central open space with a ramada, splash pad, and playground. A minute walk to the north exists a large, landscaped retention area perfect for dog walking. All units have integral exterior private spaces.



We aim to be in harmony with the multifamily development just to the north – aligning the amenity spaces and unit volumes. The colors and design are planned to be complementary. These units are 3 stories in order to allow views towards the mountains from the upper floor bedrooms. In the PAD table we request reduced setbacks because we feel like these two units are similar and can work in harmony. (See below - the Albany Townhomes are located to the north, the Five Six to the south.)



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 Five Six provides a tactfully designed, 8,000 sq ft centrally located common open space. A variety of amenities are planned within the courtyard including a playground, splashpad, and bbq area.

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

The Five Six will have private drive aisles of 24 feet and will utilize existing utility and transportation infrastructure.

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

The lot is a flat property which has been paved over and utilized as an overflow parking lot, unremarkable in natural character, however, it will become an attractive and unique development that will enhance the neighborhood set a precedent along Main Street.

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

The building and site design fit the context of the long and narrow parcel and fit with the planned development on the north adjacent parcel.

- E. Sustainable property owners' associations.

The Five Six is planned as a for-rent townhome community and will have active ownership.

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

Property maintenance will be provided by the property owner.

- G. CPTED – *The Five Six Interior units have extensive lighting below the tree canopy. Walkways are well lit and shall be kept free of obstacles to make the area visible for passive surveillance. Trees to be trimmed 7' above the ground and shrubs shall be not taller than 3' high.*

The Five will bring new customers for local neighborhood businesses.

Zoning and General Plan Requirements Table and PAD deviations

As noted, we are seeking a rezoning to RM-4 PAD to bring a very high quality, “missing middle” housing option to an area within the Mesa Transit Corridor. The Five Six will be located within one half of a mile, less than ten minute walk, to an anticipated transit station area.

The Five Six RM-4 PAD Request Table				
Table 11-5-5: Development Standards- RM Residential Multiple Dwelling Districts				
Standard	RM-4 Requirement	RM-4 PAD Provided	Deviation requested	Deviation Rational Key
Minimum Yards (ft.) Table)				
11-5-5 (Table) Front and Street-Facing Sides: Collector	25'	14' 8" E side 8' 0" W side	Yes	1
Min. Interior Side				
Multiple story: 15' per story	45'	6'-8" N side 6'-8" S side	Yes	2
11-5-5 (Table) Min. Separation Between Buildings on the same lot	35'	14'	Yes	3
11-5-5(3)(B)(4)(f)(iii) Attached Garages	Max. 3 adjacent garages	8	Yes	4
11-32-4(A) Setback of Cross Drive Aisles	50' min. from property line	E 17'-4" W 11'-0"	Yes	5
Sidewalk on sides of entry drive aisle	Both	n/a	Yes	6
11-33-3(B)(2)(a) Landscape Yards	North property line – 15' South Property line – 15'	N. - 6'-8" S. – 6'-8"	Yes	7

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

1. The street frontage yards are reduced to engage the street and to line up with the buildings of the approved project to the North. The reduced front yard is meant to be mitigated with large unit balconies having views toward the red mountains and a centrally located common space.
2. The project proposes the use of a townhome housing typology in which each unit starts at the ground floor and continues to the top. No neighbors are situated above or below another unit. In order to accommodate this housing type, it is proposed that a deviation be allowed from the standard staggered setback of floors. In addition, the site is narrow, and the setbacks would be difficult to accommodate.
3. Due to the narrow site, a number of compromises have been made in order to accommodate life safety and service vehicles as well as providing unit sizes and open space for residents to ensure quality of life. This has led to the units having a 14' separation at the third level.

4. A feature is being provided between each garage to provide a break. Providing larger breaks would eat into the amenity space currently provided.
5. By placing units with attached garages near the property lines, the street is more engaged by the project and, more importantly, a central amenity space is able to be provided to future residents.
6. While using this attached single family unit typology on this narrow parcel, placing sidewalks on either side of the drive aisle would mean pushing these units closer to the North and South property lines and reducing the amount of greenspace on those sides.
7. As previously stated, the narrowness of the site has led to deviations from municipal standards, despite this, the project will have a good amount of landscaping. This has been achieved by ensuring that all private open space is provided above the ground floor so that ground level can be devoted to landscaping.

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:

- ii. Space limitations, unusually shaped lots and prevailing practices in the surrounding neighborhood, may justify alternative compliance for bypassed parcels and for improvements and redevelopment in older neighborhoods.

On this narrow site, every move includes a give-and-take as noted in many of the deviation justifications above. By placing 8 attached townhomes together, more common space is achieved. The units have not been staggered in order to preserve green space on the North and South sides. Additionally, a material and plane change has been included between the garages in order to break them up.

Alternative Compliance for 11-5-5.B(5)(a-b).

Required primary exterior building materials shall be brick, stone, integrally tinted and textured masonry block, precast concrete, wood, natural and synthetic stone, stucco and synthetic stucco, and glazing. A minimum of seventy-five percent (75%) of all exterior building walls shall be covered with required primary building materials or other materials approved by the Planning Director or designee. Metal shall not be used as a primary exterior building material.

Buildings must contain at least two (2) kinds of primary exterior materials distinctively different in texture or masonry pattern, with each of the required materials covering at least twenty-five percent (25%) of the exterior walls of the building.

Alternative Compliance review:

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.

It is assumed that metal is not an approved material in order to avoid buildings looking like warehouses or accessory buildings. The metal screen specified and its application in this project leave no room for such an

interpretation. The screen element provides a single solution to multiple requirements; It provides shade and cover for the balconies, an additional material per 11-5-5.B(5)(b), and becomes a decorative feature that provides roof variation and screens the RTUs.