# NARRATIVE REPORT FOR RECKER GARDENS

## Located in Mesa, Arizona.

Rezoning Application for Site Plan Review and Approval

BFH Group

*Prepared By:*

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**NARRATIVE REPORT**
**FOR "RECKER GARDENS"**

## TABLE OF CONTENTS PAGE



**Appendix A:**

## 1. APPLICATION REQUEST

BFH Group is delighted to present to the City of Mesa this application with corresponding narrative and exhibits for the Rezoning Application, Design Review and Preliminary Site Plan submittal. Per request by the applicant, the purpose of the narrative is to request for review and approval for the rezoning, DRB, and preliminary site plan to the proposed 5.56 acre (4.59 acre net) apartment-style residential development located at 6147 E. Main Street, Mesa, AZ 85205, more specifically APN: 141-57-081B. The proposed development is intended to be 132 residential apartment-style units with leasing and clubhouse with a proposed gross density of 28.76 du/ac.

The Recker Gardens Apartments seeks to bring a much-needed residential option to the Mesa community: Affordable Housing. As the cost of living continues to increase, living in safe neighborhoods near places of work with easy access to schools and public transportation is becoming more of a challenge for families. Many of the available options are in poor condition. The area of Recker Gardens has very few affordable housing options at all. The project seeks to bring 132 affordable apartments for individuals and families. Recker Gardens will utilize the federal 4% Low Income Housing Tax Credit program to deliver high-quality living options for qualifying individuals and families at 60% of Area Median Income. The project includes a community clubhouse that will provide safe places for children to play and do homework, for families to BBQ and enjoy dinner outside on the provided picnic tables, and for the community to come together and get to know their neighbors.

## 2. LOCATION AND DESCRIPTION OF SURROUNDING AREA

The property is located on the south side of East Main Street approximately 650 feet west of South Recker Road. It is currently vacant undeveloped land.

Immediately west of the proposed site is an existing empty commercial building that is owned and maintained by Schroeter Family Trust as well as an occupied office building owned and maintained by ALS West Inc. To the south are offices owned and maintained by Baywood Professional Plaza I Association. To the east of the site are existing retail shops and restaurants owned by various owners. Coordination efforts have already been initiated. To the north of the site are more retail shops and restaurants all associated with the Buckhorn Center.

The local retail, offices and restaurants are considered assets to this site, not to mention a residential development of this caliber would help spur commercial activity in this area. The residential buildings have been arranged around the perimeter of the site with a central drive aisle. The drive loops around the entirety of the site allowing required fire and trash access. This design also opens the entire site to pedestrian access to the adjacent commercial and offices. The proposed development boasts 3-story garden apartment style units. Each apartment unit features private patios on the ground floor and balconies on the upper levels. The apartment units will be a mix of 1, 2, 3 & 4 bedroom units (full breakdown in Unit Matrix below). The project consists of four buildings containing 24 units each and one building with 36 units. A combined leasing, maintenance and clubhouse structure is located along the south side of the site, providing a variety of amenities to the future residents. The structures are designed using low-maintenance, durable materials including stucco, brick veneer, and fiber cement faux-wood. Parapet roofs are featured on all the buildings, along with an extended gable on the clubhouse to highlight it. Throughout the development are accessible landscaped paths that interconnect the residents from their homes to all areas of the development as well as the corresponding adjacent sidewalk system. Required open space will be provided to every residential unit with a private patio or balcony and well over an acre will be available to the community for open space. The apartments are intended to be leased as affordable housing and meet Arizona Department of Housing's LIHTC program requirements (See provided QAP).

## UNIT MATRIX

**Recker Gardens**

| # of Building Type | Building Type | | | | | |
|---|---|---|---|---|---|---|
| 4 | 24 Units (Bldgs 1, 2, 4, 5) | # per Building | Total Units | % Unit Type | Unit SF | Total Unit SF |
| | | | | | | |
| | 1 Bedroom | 0 | 0 | 0.00% | 625 | 0 |
| | 2 Bedroom | 12 | 48 | 50.00% | 850 | 40,800 |
| | 3 Bedroom | 12 | 48 | 50.00% | 1,075 | 51,600 |
| | 4 Bedroom | 0 | 0 | 0.00% | 1,200 | 0 |
| | | | | | | |
| | | 24 | 96 | 100.00% | | 92,400 |

| # of Units - Project | |
|---|---|
| | % of Unit Type |
| | |
| 9 | 6.82% |
| 57 | 43.18% |
| 57 | 43.18% |
| 9 | 6.82% |
| | |
| 132 | |

| # of Building Type | Building Type | | | | | |
|---|---|---|---|---|---|---|
| 1 | 36 Unit (Bldg 6) | # per Building | Total Units | % Unit Type | Unit SF | Total Unit SF |
| | | | | | | |
| | 1 Bedroom | 9 | 9 | 25.00% | 625 | 5,625 |
| | 2 Bedroom | 9 | 9 | 25.00% | 850 | 7,650 |
| | 3 Bedroom | 9 | 9 | 25.00% | 1,075 | 9,675 |
| | 4 Bedroom | 9 | 9 | 25.00% | 1,200 | 10,800 |
| | | | | | | |
| | | 36 | 36 | 100.00% | | 33,750 |



BFH Group

## 3. COMPLIANCE WITH GENERAL PLAN & ZONING

As already discussed, the property is surrounded on three sides by existing developments. All surrounding properties, including the subject parcel, fall under the City of Mesa General Plan designation as "Mixed Use Activity District". On the north, are found several existing multi-family residential subdivisions including Villas Tuscany and Dreamland Villas, which are currently RM-2 and R-4 (County) zoning, respectively. On the south and west, are found more existing multi-family residential developments that are all currently zoned RM-4. (See Figure 3 – General Plan Land Use; Figure 4 – Zoning Map)

The property is currently zoned RM-3-U per the City of Mesa. Based on previous discussion with City staff and per the development standards for RM-3-U, it is the intention of the developer to propose rezoning from RM-3-U to RM-4 PAD and Site Plan Approval for this property to be developed as a multi-family residential use with 132 apartment-style residential units. It is further understood by the applicant that the property has been vacant undeveloped land for well over three decades.

Based on review of the area, both the current zoning and General Plan Land Use, residential development is an agreeable use for this property. The location is ideal as it sits adjacent to existing shops and restaurants, central to several schools and high schools within the Mesa School District, close proximity to both the US 60 and 202, near the Frequent bus line 40; the proposed plan provides a unique residential product that is much needed within the City and this area. The property has sat vacant for well over 30 years, aggregating trash, debris, transients, as well as nuisance vegetation. Development of this property will not only be a tremendous boost to the character of the area, but also will make the area safer and more appealing to current and future Mesa residents. The proposed development *Recker Gardens* will continue to support the City of Mesa's goals, policies, development standards and strategies as set forth in the General Plan and Zoning by promoting a safe, superior and unique living experience.

It is important for the developer to note that there are several zoning ordinance standards that will be slightly deviated from through this zoning application. Below is a list of each standard, why the deviation is requested, and how the developer intends to compensate for the variation.

**DEVELOPMENT STANDARDS COMPARISON TABLE 1.**

| | RM-4 | PROPOSED |
|---|---|---|
| **MZO Section 11-5-5 minimum yards** | Front / Street = 30 ft. (Main Street) | 10 ft. min (Main Street) |
| **MAXIMUM LOT COVERAGE** | 70% max | 74% |
| **MIN.BLDG SEPARATION MZO 11-5-5(A)** | Min Separation = 35 ft. (3-story) | 20 ft between Building 3 (1 story) and building 4 (3 story) |
| **MZO 11-33-3 (Landscape Yard)** | 30 ft min Main Street (6 lane arterial) | 10’ ft min (Main Street) |
| **MZO 11-5-5 (Minimum Yards)** | 15 ft per story = 45’ | East: 15’-0”<br>South: 15’-0”<br>West: 15’-0” |
| **MZO Section 11-5-5 MINIMUM OPEN SPACE** | 120 sf per 3+ bedroom unit, minimum depth of patios 10’ | 100 SF maximum patio / balconies per QAP. Balconies and patio minimum proposed<br>Patio Depth: 6’-2” minimum depth |
| **MZO Section 11-5-5 landscape yard encroachments** | Required landscaped areas shall be maintained free from encroachment by any use, structure, vehicle, or feature not a part of the landscaping design, except as specified in Chapter 33. | Patios to encroach slightly into landscape yards. Maximum encroachment proposed = 1’-4 ft |
| **MZO Section 11-5-5 Covered parking canopies** | Per Table 11-5-5 of the MZO, detached covered parking canopies are required to be 20 feet from an adjacent building. | Detached covered parking canopies to be located at a minimum 10 ft from adjacent building. |
| **MZO Section 11-33-5(a) Foundation Base** | Exterior Walls with Public Entrance. A 15-foot-wide foundation base shall be provided, measured from face of building to face of curb along the entire length of the exterior wall. | Building 2: Reduce to 7’-10”<br>Building 4: Reduce to 7’-10”<br>Building 6: Reduce to 5’-0” |
| **MZO Table 11-31-3.A Required Parking Spaces by Use** | 2.1 stalls per DU | Reduce to 1.63 per DU |

**FRONT AND STREET BSL**

With the RM-4 and Transit Corridor, it is intended that the proposed residences be placed as close as possible to the streets that they front. The purpose of this is to convey a more cohesive pedestrian connectivity. Considering this, the developer requests deviation to this standard in order to maintain the integrity of the landscape setback. The proposed plan will locate 10 ground floor, 10 second story and 10 third story units facing E Main Street to meet with the Transit Corridor goals.

**PRIVATE PATIO MINIMUM DIMENSION**

Based on unit layout, the patios are 12'-6" x variable depth (ranging from 6'-4" – 8'-2") and the balconies are 12'-6" x appx 8'-0". This provides for adequately sized private outdoor spaces (appx 100 sq ft each) however we recognize this does not meet the minimum depths required by Mesa. The 12'-6" width is consistent with the building unit grid and provides a natural flow from the exterior elevations. We recognize that Mesa's guidelines require 60 sq ft, 100 sq ft and 120 sq ft minimums based on number of bedrooms for private space, however, based on the project being affordable housing, no patio or balcony is allowed to exceed 100 sq ft (per Arizona Housing Development's QAP). All patios and balconies have been designed to be as close to 100 sq ft without going over in order to accommodate the Arizona Housing QAP regulations. The minimum required open space per unit is 150 sf, per MZO Table 11-5-5, which this project exceeds with the combination of private and shared open spaces. Exterior common spaces include two playgrounds, dog park, open picnic/bbq area, shared covered patio, and outdoor recreation area. These planned communal spaces equate to an additional 90 sq ft per unit. Additionally, the project maintains a 15'-0" buffer along all shared property lines, providing the ground floor patios extended exterior space with lush vegetation between their building and the fence line, along with community paths connecting the buildings and community areas. In view of the compensation for the deviation, reducing the minimum standard to 100 sq ft maximum and patio depth to minimum 6'-4" is a mutually beneficial compromise and expands the overall open space presented to the community as a whole, thus offering a superior community experience.

**STRUCTURES NOT ALLOWED IN LANDSCAPE SETBACK**

The site poses several challenges and opportunities. One of which the developer perceives as positive is the interconnectivity that the residences can and will enjoy along E. Main Street. The intent of the Transit Corridor and "Urban" designation of the proposed zoning is to promote pedestrian connection along the City's existing infrastructure. This is why the zoning ordinance requests the units to be located no more than 10 ft from the street. This request is more consistent with the City's intent for the Transit Corridor and "Urban" designation.

**PROPOSED PARKING**

The City of Mesa Zoning Ordinance Table 11-32-3.A, the required on site parking would be 2.1 x 132 =277 stalls. The site is located in a very advantageous area for community parking. It is understood that this location is found on the future light rail system which will benefit this site tremendously. Bus line #40 found appx 800 ft away from the site, which runs every 15 minutes, allows tenants a 5 mile ride to the metro rail station, or a 2 mile ride to the transit station where they can transfer to an express line. The site is less than ¼ mile radius from the future proposed light rail station. The proposed parking will be 215 total stalls, including 6 ADA designated stalls (one designated to each building). Parking ratio proposed is 215 / 132 du = 1.63 stalls/du. The reduction to the parking is supported by an additional parking study provided by Matrix Design Group. The project proposes 132 covered stalls utilizing photovoltaic structures.

A full parking analysis was completed for the project. ITE data determined that a project of this type was likely to require 127 parking stalls, while Phoenix's parking code would require 198 parking stalls – both below the 215 proposed.

The Development team was able to sit down with Councilmember Spilsbury to talk about the parking reduction. She voiced her primary concern with parking reductions is garages (which might be used for storage instead of cars, and which is generally not used for guests), and with tenants parking in residential neighborhoods outside their own (which she agreed would not be an issue with this particular project as there are no residential within a reasonable walking distance). Additionally, it was discussed that the developer is a long-term stakeholder, meaning that it is in their best interest to have adequate parking for their tenants. Their lease agreement states each unit may have one designated stall and, for units with three or more bedrooms and a minimum of two driving adults, a second stall may be assigned when available. Councilmember Spilsbury recognized that the project would likely be primarily families and felt this was an area that would benefit from a LIHTC project of this type; she did not object to the parking reduction.

**PROPOSED ARCHITECTURAL ENHANCEMENT**

Affordable Housing design is a delicate balance between quality design and affordable construction. In order to be built, the design needs to be cost conscious, but the project also does not want to stand-out as being affordable. The ultimate goal is to provide the best quality of life at an affordable rent. In order to do so, the project balances aesthetic finishes with high-quality spaces. Instead of using a lot of accent materials, color, texture and modulation are used to create interest in the design. Different options for patio and balcony facing offers variety (horizontal rail, perforated panel, brick wall and open patio). The parapet roof combines classic adobe style edges with contemporary coping. Each modulated section contrasts from the next to create a vertical, urban feeling, while also creating an Architectural cadence in the rhythm. While the project heavily utilizes stucco in its material palette, it also brings in small areas of accent brick and faux-wood (fiber-cement) to provide a contemporary feel at an affordable rate. All materials utilized are durable and low-maintenance to ensure the project will last for years to come. The covered parking is done with photovoltaic canopies to further improve the sustainability and longevity of the project, as well as to help reduce the cost of living for the project's residents.

Interior to the project is an approximately 20,000 sq ft of focused communal amenity space – both interior and exterior. This area will have a focus on family life and needs: a tot-lot and elementary aged playground adjacent to a teenage-focused outdoor rec area will allow older siblings to keep an eye on their younger siblings while also being able to get some fresh air and outdoor play time. Inside the lounge, families can play games, watch TV, do homework, or even get in a quick workout. The back patio extends through the landscaping to create an area where families can enjoy a meal together at the communal BBQs and picnic tables. Their bikes can be safely stored in this area as well. The area is meant to foster a sense of community between the 132 families that will reside in the complex. An additional 2,500 sq ft dog run is also located on the property for pet owners, furthering the communal connection and allowing kids and families to play with their dogs away from the busy street.

## 4. ALTERNATIVE COMPLIANCE

As the project is asking for deviations from the code, it is required to meet "Superior Design" guidelines. There are a number of ways in which the project showcases superior design and alternative compliance methods: building design, sustainability, communal amenity spaces, and its essence as an affordable housing project.

**BUILDING DESIGN**

The project uses a clean adobe look to enhance the surrounding area in its design. The parapets, which draw their form from the nearby historic buckhorn baths' adobe style, include a modern twist with metal coping. The stucco, primarily cats face in texture with an accent of sand texture in highlighting colors, has minimal score lines. Selected windows include wood lintels as a nod to the buckhorn baths. The project is broken up vertically in its colors and materials in order to create a more urban feel. All of these combined will enhance E Main Street and be the start to creating a more urban street front on the block while still recognizing the significance of the adobe style to the region.

The project requests to modify the material requirements for the buildings utilizing alternative compliance. MZO section 11-5-5(B)(5)(b) requires that each façade have a minimum 25% accent material. While the project maintains a minimum of 20% accent material on all sides, and exceeds 25% on multiple facades, it does not meet the minimum requirement on all facades.

The 24-unit buildings over double the required amount of accent material for the front façade (55%). Additionally, the balcony rails, of which there are two types, are not considered in the façade material breakdown and add additional dimension, texture and color to the both the front (55% accent) and rear (20% accent) facades, enhancing the design. On the side facades the project is at 22% accent. The central portion of the sides is made of brick veneer – the amount of veneer was determined in order to create a balance in the sections along these facades – creating a verticality that mimics a more urban area.

Similarly, the 36 unit building utilities balconies to further enhance the design. The front and back of the building exceeds the required accent material. The front (42% accent) and the back (36% accent), which addresses the street, create a rhythm utilizing the materials. The sides once again use brick veneer to create a vertical urban feel, with proportions being the reason for the

amount of accent materials (both have 21% accent). The ends of the 36-unit also both include perforated metal panels for electrical meter screening, which is not included in the façade breakdown. Additionally, though not shown on the elevations, the site includes a low (40”) stone veneer signage wall that connects to the corners of the building on both sides, extending approximately 25’-0”, extending the illusion of the building facing Main Street. These signs will further enhance the side elevations from the primary public view.

The clubhouse, which meets all the material requirements, reflects the multi-family building but also has its own style with a terra-cotta-color concrete tile roof (reflective of the color of the perforated metal deck rails color). This enhances the overall project by enhancing the views from above this one-story building, furthering the superior design of the project

**SUSTAINABILITY**

The project seeks to reach near 85% performance ratio; meaning 85% of the communities total power requirements will be delivered by the on-site solar power system. The photovoltaics being incorporated into the parking canopies consist of the latest domestically made technologies and structures; including Class A fire rated bifacial solar panels with 2 panes of glass (for higher wind load stability) and the capacity to produce power from both faces simultaneously (capturing reflected light from the ground in addition to direct sunlight). These panels are the most powerful and efficient commercially available solar panels in North America. Most shade structures and parking canopies at similar properties have a height of only 8’ or 9’ and utilize a 4-post design, making them susceptible to damage from larger vehicles (moving vans, delivery trucks, garbage trucks, etc). The solar parking canopies proposed incorporate a minimum 14.0’ clearance on the low-side (and 16’4” on the high-side) to ensure access by all vehicle types, including all delivery trucks, moving vans and emergency vehicles without the risk of hitting the structure. In addition, the solar canopies incorporate a single post/column design every 3 parking stalls, at the head of stall, instead of the more commonly used 4-post design located every 2 parking stalls. This makes parking easier and nearly eliminates the possibility of tenants hitting a post as they enter and exit stalls. The parking canopy’s high-end components, height and single column design, demonstrate superior quality, reduce the potential for accidents/damage and provide a better/more convenient user experience for tenants, in addition to the renewable energy and health benefits created for the community.

The project will also include Energy Star qualified LED bulbs on all interior, common area, and outdoor fixtures. All plumbing fixtures will be water efficient – exceeding code requirements. All appliances will be energy efficient and shall meet Energy Star rating whenever the rating is available to the appliance. By being efficient in energy usage and water usage, the project furthers its sustainable impact and reduces its carbon footprint.

The project uses xeriscape landscaping throughout to also help reduce water consumption. Xeriscape landscapes are designed to consider local climates when selecting a planting palette to choose trees, shrubs, and grasses that are drought tolerant and have low watering requirements. In the desert southwest, specifically in Mesa, Arizona, there is an average of less than 10 inches of precipitation annually. Therefore, vegetation and ground treatments should require little water, whether there is an irrigation system or not. A couple of the benefits of xeriscaping include conservation of regional water supplies, a reduction of long-term irrigation costs, and reduction of use of fertilizers which may pollute local waterways due to run-off. The species selected for this project are drought tolerant and have low watering needs while still providing an aesthetically pleasing array of colors, textures, and form to create an inviting atmosphere for community members.

**COMMUNAL AMENITY SPACES**

Recker Garden's community outdoor spaces integrate playgrounds, dog parks, communal dining areas with BBQs, and outdoor recreation games to serve as a vibrant hub fostering social interaction and well-being between the residents. These spaces not only provide children with safe and engaging playgrounds to play and develop physical skills but also cater to pet owners by offering designated areas for dogs to exercise and socialize. The inclusion of communal dining areas equipped with BBQs encourages community gatherings and fosters a sense of belonging among residents, promoting social cohesion and interaction among diverse demographics. Additionally, outdoor recreation games such as cornhole, table tennis and giant chess or open green spaces cater to active lifestyles, encouraging physical activity and healthy living. Such multifunctional outdoor spaces not only enhance the quality of life for residents but also contribute to the overall vitality and sense of community within neighborhoods, making them essential components of a thriving and connected community fabric.

Indoor communal spaces further allow residents to engage with one another and provide opportunities for expanded living spaces for families, children, young adults, and seniors. The

clubhouse at Recker Gardens includes a large communal lounge with comfortable seating, TVs, free wifi, desk and dining spaces, and a covered patio. Additionally, the clubhouse provides a large fitness center for the residents to encourage a healthy lifestyle. Consolidated mailroom encourages regular conversation opportunities between residents, and a free communal laundry room ensures everyone has easy access to clean clothing, regardless of if they've elected to have laundry in-unit.

**AFFORDABLE HOUSING**

Affordable housing plays a crucial role in fostering a thriving Mesa community by ensuring that all residents have access to stable and suitable living environments. Specifically, Recker Gardens will serve a resident population qualifying for 60% of Area Median Income, as defined by Arizona Department of Housing. In Mesa, affordable housing initiatives contribute to reducing homelessness, enhancing economic mobility, and promoting social equity. By providing affordable housing options, Mesa supports its diverse population, including low-income families, essential workers, and seniors, in securing housing stability and fostering a sense of community. Affordable housing also strengthens Mesa's economy by attracting and retaining a skilled workforce, supporting local businesses, and stimulating economic growth. Moreover, it fosters a healthier community by reducing stress and financial burden on residents, thus improving overall well-being. Ultimately, affordable housing opportunities in Mesa, such as Recker Gardens, are integral to creating a more inclusive and resilient community where individuals and families can thrive and contribute to the city's continued growth and prosperity.

## 5. OPERATIONAL ASPECTS OF USE

East Main Street is intended to remain as is with minor improvements that may include sidewalk and landscaping along its frontage. No significant improvements along East Main Street are anticipated at this time.

The site is a proposed multi-family residential community. It is not proposed to be gated at the entrances, and rather uses the building, low site landscaping/signage walls and planting to separate from the sidewalk and street – allowing for an urban-feel. The remaining three perimeter sides will be a 6' masonry wall, separating the site from the neighboring businesses.

The property will be managed by onsite property management. Property management will maintain internal driveways, infrastructure, buildings, landscaping, amenities, etc. Typical hours of operation will be 9 am to 5 pm, but considering the nature of the property, it is understood that these hours are not absolute.

## 6. PROPOSED INFRASTRUCTURE

Electric service is provided by SRP. Domestic Water and sewer will be provided by the City of Mesa. Refuse is by private contract. Police is provided by the City of Mesa. Fire is the City of Mesa. No natural gas is expected be used on this development. All utilities within the site will be privately operated and maintained except for water and sewer mainlines, which an easement will be provided on.

| PUBLIC UTILITIES | SERVICE PROVIDERS |
|---|---|
| Fire Protection | Mesa |
| Police Protection | Mesa |
| School District | Mesa Unified School District |
| Water | Mesa |
| Wastewater | Mesa |
| Telephone | Century Link, Cox |
| Natural Gas | NA |
| Refuse | Private Contractor |
| Electric | SRP |

East Main Street is fully developed and will include revised sidewalk along the property frontage. It is not expected that the developer will be required to make significant improvements to East Main Street except for tying into the existing water and sewer and revising the sidewalk and adding street trees. As part of the improvements to the site, the existing drainage pattern will be slightly modified, however the developer and his engineer will ensure that all onsite retention requirements are met per the City of Mesa Engineering and Design Standards. At time of the Development Application, a full Preliminary Drainage Report shall be provided for approval.

## 7. DEVELOPMENT SCHEDULE

It is not expected that this property will be developed in phases. A development schedule has not been established as of yet, however it is expected that the permit and entitlement process at the City will take approximately 8-12 months for final approvals. At which time, the developer will initiate construction and construction is expected to take another 12-18 months depending on market conditions.

## 8. CONCLUSION

Recker Gardens is ideal for this residential development. There is a demand for affordable / attainable housing in Mesa and currently there is inadequate supply. More housing in this area will generate a higher demand for commerce, including supermarkets, convenience stores, offices, retail, etc. in the close vicinity of the proposed development. It is the intent and desire of the developer to work hand in hand with the City as well as the neighbors to create a viable development that benefits not only the existing neighborhood, but also the future residents.

**APPENDIX A**

# AERIAL MAP


April 1, 2024

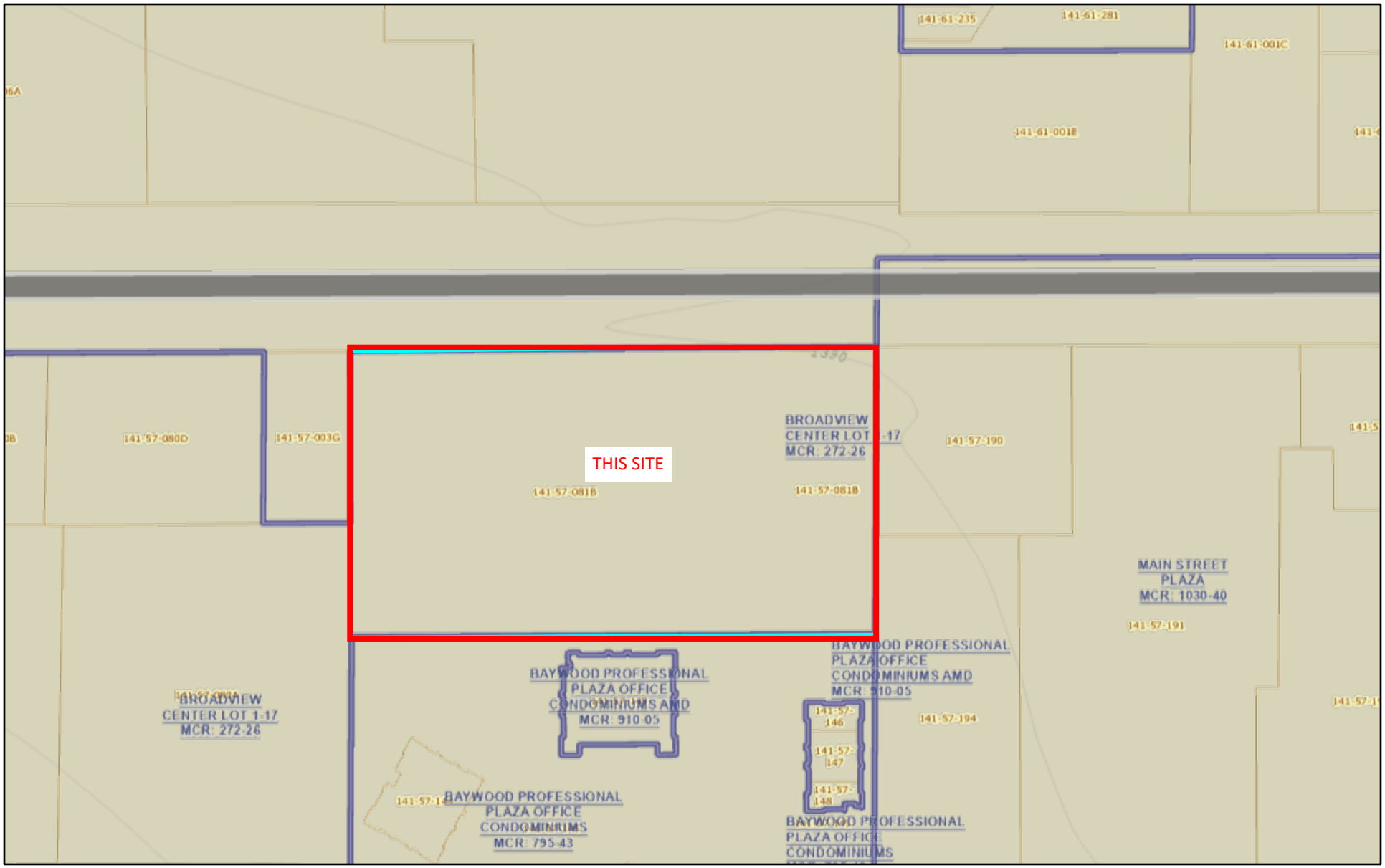
1:2,257

0 0.01 0.03 0.06 mi

0 0.03 0.05 0.1 km

Maricopa County GIO, Maricopa County Assessor's Office

# PARCEL MAP




April 1, 2024

1:2,257

0 0.01 0.03 0.06 mi

0 0.03 0.05 0.1 km

Maricopa County GIO, Maricopa County Assessor's Office

mesa·az **Planning & Zoning** GENERAL PLAN MAP


0.1 0 0.03 0.1 Miles

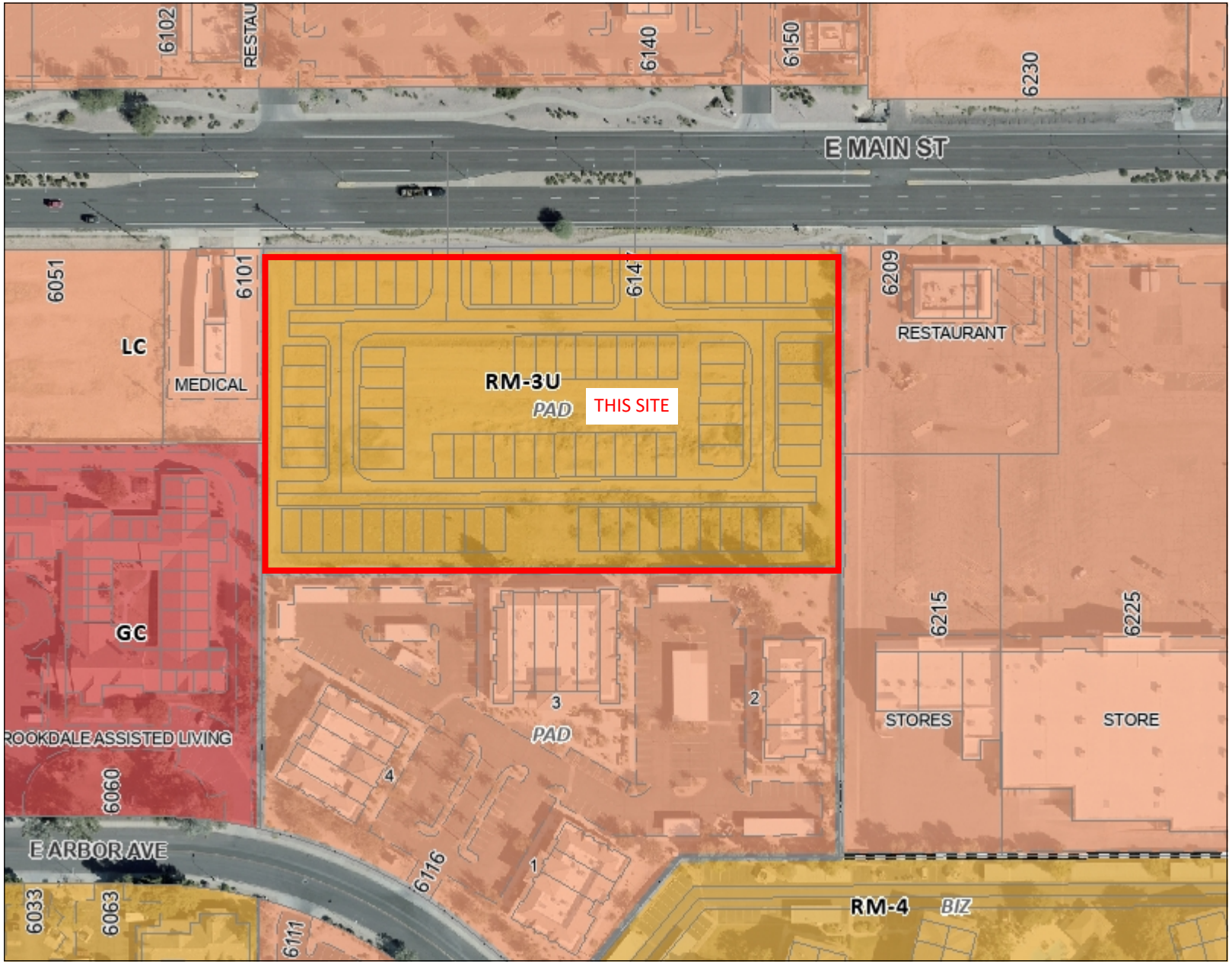
This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

## Legend

- Planning Area
- Arterials
  - FRWY
  - ARTL
  - RAMP
- GeneralPlan2040
  - Station Area
  - Transit Corridor
  - Proposed Transit Corridor
  - Downtown
  - Employment
  - Mixed Use Activity District
  - Mixed Use Activity / Employment
  - Mixed Use Community
  - Neighborhood Village
  - Park
  - Neighborhood
  - Specialty
- High Resolution
- Standard Resolution
- Regional

## Notes

mesa·az **Planning & Zoning** ZONING MAP

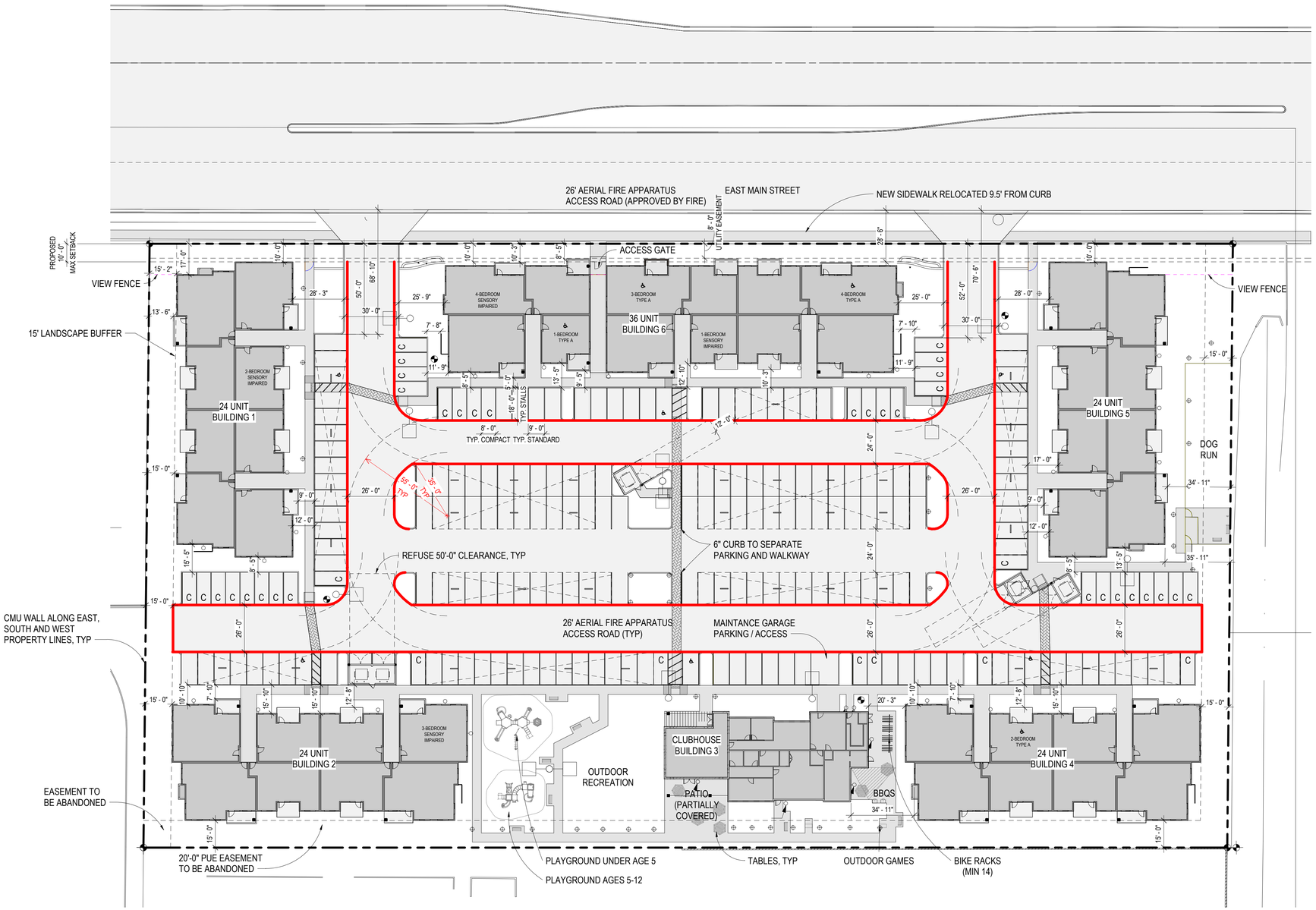



## Legend

- Planning Area
- Arterials
  - FRWY
  - ARTL
  - RAMP
- Overlay
  - AF
  - AS
  - BIZ
  - CUP
  - DE
  - DPA
  - HD
  - HL
  - PAD
- Zoning
  - AG
  - DB-1
  - DB-2
  - DC
  - DR-1
  - DR-2
  - DR-3
  - EO
  - LI
  - GI
  - HI
  - ID-1
  - ID-2
  - MX
  - OC
  - LC
  - NC
  - GC

## Notes

0.1 0 0.03 0.1 Miles




## SITE PLAN

SCALE: 1" = 30'-0"

## ZONING / BUILDING CODE SUMMARY

APPLICABLE CODES:
2018 IBC; 2018 IECC; 2018 IMC; 2018 IPC; 2017 NEC; 2018 IFC; 2010 ADA STANDARDS / FHA ACCESSIBILITY / 2009 ANSI, 2023-2024 ARIZONA HOUSING AUTHORITY QAP; ALL ARIZONA STATE AND CITY OF MESA LOCAL AMENDMENTS TO THE CODES, ALL CITY OF MESA ZONING CODES.

AUTHORITY HAVING JURISDICTION:
CITY OF MESA
PLANNING DIVISION
55 N CENTER ST
MESA, AZ 85201
480-644-2385

ASSESSOR'S PARCEL NUMBER:
141-57-081B

LEGAL DESCRIPTION:
A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 1 NORTH, RANGE 6 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING A PORTION OF LOT 2, BROADVIEW CENTER, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 272 OF MAPS, PAGE 26, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 2;

THENCE NORTH 89°11'16" EAST, ALONG THE NORTH LINE OF SAID LOT 2, A DISTANCE OF 598.80 FEET TO THE NORTHEAST CORNER OF SAID LOT 2;

THENCE SOUTH 00°17'02" EAST, ALONG THE EAST LINE OF SAID LOT 2, A DISTANCE OF 333.85 FEET;
THENCE DEPARTING SAID EAST LINE, SOUTH 89°11'16" WEST, A DISTANCE OF 598.80 FEET TO A POINT ON THE WEST LINE OF SAID LOT 2;

THENCE NORTH 00°13'53" WEST ALONG SAID WEST LINE, A DISTANCE OF 133.86 FEET;

THENCE CONTINUING ALONG SAID WEST LINE, NORTH 00°13'23" WEST, A DISTANCE OF 199.99 FEET TO THE POINT OF BEGINNING.

LOT SIZE:
GROSS AREA: 4.96 AC (259,809 SF)
NET AREA: 4.59 AC (199,954 SF)

ZONING DESIGNATION AND USE:
EXISTING: RM-3-U (PAD OVERLAY)
PROPOSED: RM-4 (PAD OVERLAY)

PROJECT DESCRIPTION:
PROJECT PROPOSES TO BUILD 132 AFFORDABLE HOUSING UNITS ACROSS FIVE 3-STORY BUILDINGS. UNITS WILL BE A MIX OF 1, 2, 3 AND 4-BEDROOMS. PROJECT INCLUDES A CLUBHOUSE WITH ON-SITE LEASING AND MAINTENANCE OFFICES. EXTERIOR AMENITIES INCLUDE TWO PLAYGROUNDS, OUTDOOR GAME AREA, BBQS AND TABLES, SHADE STRUCTURES, AND COMMUNITY DOG PARK.

HEIGHT:
RM-4:
ALLOWED: 40'-0" MAXIMUM*
PROPOSED: 36'-0"

YARD SETBACKS:
REQUIRED:
FRONT: 30'-0"
SIDES: 15'-0" PER STORY
REAR: 15'-0" PER STORY
PROPOSED (PROSE TO USE RM-4-U SETBACKS):
FRONT: 10'-0"
SIDES: 15'-0"
REAR: 15'-0"

LOT COVERAGE:
ALLOWED: 70% (139,970 SF)
PROPOSED: 74% (148,242 SF)

BUILDING COVERAGE:
ALLOWED: 55% (109,974 SF)
PROPOSED: 40% (80,451 SF)

DENSITY:
ALLOWED: 30 DU/AC MAX
PROPOSED: 28.76 DU/AC

OPEN SPACE:
REQUIRED: 150 SF/DU (19.800 SF)
PROPOSED: 424 SF/DU (56,000 SF)

REFUSE / RECYCLE:
REQUIRED: 125 CY
25 X 132 = 33 CY
PROPOSED: 4 X 8 CY REFUSE + 1 X 6+ CY RECYCLE = 38 CY MIN.

PARKING:
REQUIRED: 277 STALLS (250 x 2.1), 1 PER UNIT COVERED (132)
PROVIDED: 215 VEHICLES (1.63 PER DU)
SURFACE: 83 VEHICLES (40 COMPACT < 20% ALLOWED)
COVERED: 132 VEHICLES
ACCESSIBLE PARKING REQUIRED: 2% PARKING = 4 STALLS MIN., 6 PROVIDED (4 COVERED STANDARDS, 2 SURFACE VANS)
BIKES: MIN 14 REQUIRED, 16 PROVIDED

UNIT MIX:
PROJECT TOTAL:
132 UNITS
1-BEDROOM: 9 UNITS
2-BEDROOM: 57 UNITS
3-BEDROOM: 57 UNITS
4-BEDROOM: 9 UNITS

## PROJECT TEAM

SITE ADDRESS:
6147 E Main St.
Mesa, AZ 85205

DEVELOPER:
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CONTACT: David Bohn
davidb@matrixdesigngroup.com

## SITE PLAN LEGEND

- PROPERTY LINE
- SETBACK / LANDSCAPE BUFFER
- FIRE TURN RADIUS (55' OUTER, 35' INNER, 20' WIDE)
- "NO PARKING - FIRE LANE"
- FIRE HYDRANT
- UNDER CANOPY LIGHT
- POLE LIGHT
- WALL LIGHT
- BOLLARD LIGHT

# Recker Gardens Recker Gardens, 33.41505236194419, -111.69862646501734

## Report

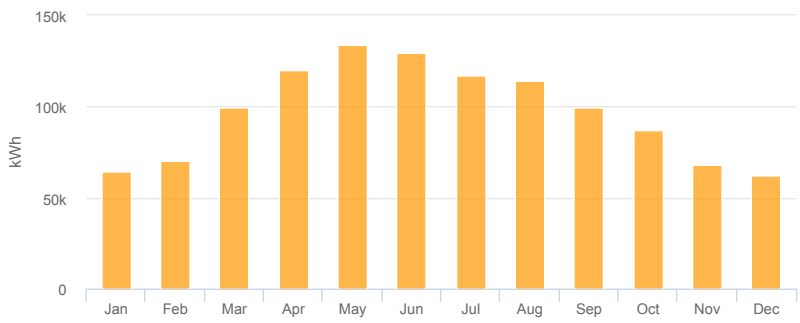
| | |
|---|---|
| Project Name | Recker Gardens |
| Project Address | 33.41505236194419, -111.69862646501734 |
| Prepared By | Neighborhood Power sgates@neighborhoodpower.com |

## System Metrics

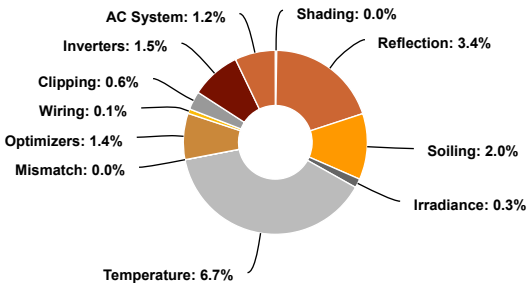
| | |
|---|---|
| Design | Recker Gardens |
| Module DC Nameplate | 635.3 kW |
| Inverter AC Nameplate | 560.0 kW Load Ratio: 1.13 |
| Annual Production | 1.165 GWh |
| Performance Ratio | 83.9% |
| kWh/kWp | 1,834.6 |
| Weather Dataset | TMY, 10km grid (33.45,-111.65), NREL (prospector) |
| Simulator Version | f24d3bf5df-e91540bc6e-b39ae5fa52-cc4f1ec199 |

## Project Location


## Monthly Production




## Sources of System Loss



## Annual Production

| | Description | Output | % Delta |
|---|---|---|---|
| Irradiance (kWh/m²) | Annual Global Horizontal Irradiance | 2,113.9 | |
| | POA Irradiance | 2,186.3 | 3.4% |
| | Shaded Irradiance | 2,185.4 | 0.0% |
| | Irradiance after Reflection | 2,111.2 | -3.4% |
| | Irradiance after Soiling | 2,069.0 | -2.0% |
| | **Total Collector Irradiance** | **2,069.0** | **0.0%** |
| Energy (kWh) | Nameplate | 1,314,682.0 | |
| | Output at Irradiance Levels | 1,311,081.3 | -0.3% |
| | Output at Cell Temperature Derate | 1,223,414.5 | -6.7% |
| | Output After Mismatch | 1,223,411.5 | 0.0% |
| | Optimizer Output | 1,206,272.7 | -1.4% |
| | Optimal DC Output | 1,204,611.7 | -0.1% |
| | Constrained DC Output | 1,197,901.7 | -0.6% |
| | Inverter Output | 1,179,877.6 | -1.5% |
| | **Energy to Grid** | **1,165,407.7** | **-1.2%** |
| Temperature Metrics | | | |
| | Avg. Operating Ambient Temp | 24.9 °C | |
| | Avg. Operating Cell Temp | 35.9 °C | |
| Simulation Metrics | | | |
| | Operating Hours | 4712 | |
| | Solved Hours | 4712 | |

## Condition Set

| | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Description | Condition Set 1 | | | | | | | | | | | |
| Weather Dataset | TMY, 10km grid (33.45,-111.65), NREL (prospector) | | | | | | | | | | | |
| Solar Angle Location | Meteo Lat/Lng | | | | | | | | | | | |
| Transposition Model | Perez Model | | | | | | | | | | | |
| Temperature Model | Sandia Model | | | | | | | | | | | |
| Temperature Model Parameters | Rack Type | a | b | Temperature Delta | | | | | | | | |
| | Fixed Tilt | -3.56 | -0.075 | 3°C | | | | | | | | |
| | Flush Mount | -2.81 | -0.0455 | 0°C | | | | | | | | |
| | East-West | -3.56 | -0.075 | 3°C | | | | | | | | |
| | Carport | -3.56 | -0.075 | 3°C | | | | | | | | |
| Soiling (%) | J | F | M | A | M | J | J | A | S | O | N | D |
| | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 |
| Irradiation Variance | 5% | | | | | | | | | | | |
| Cell Temperature Spread | 4° C | | | | | | | | | | | |
| Module Binning Range | -2.5% to 2.5% | | | | | | | | | | | |
| AC System Derate | 0.50% | | | | | | | | | | | |

| Module Characterizations | Module | Uploaded By | Characterization |
|---|---|---|---|
| | ZXM7-SHLDD144 550 (ZNShine Solar) | HelioScope | Spec Sheet Characterization, PAN |

| Component Characterizations | Device | Uploaded By | Characterization |
|---|---|---|---|
| | P650 (SolarEdge) | HelioScope | Mfg Spec Sheet |
| | SE80KUS (SolarEdge) | HelioScope | Spec Sheet |
| | P1100 (SolarEdge) | HelioScope | Mfg Spec Sheet |

## Components

| Component | Name | Count |
|---|---|---|
| Inverters | SE80KUS (SolarEdge) | 7 (560.0 kW) |
| AC Home Runs | 1/0 AWG (Aluminum) | 7 (6,204.9 ft) |
| Strings | 10 AWG (Copper) | 51 (13,418.7 ft) |
| Optimizers | P650 (SolarEdge) | 1,155 (750.8 kW) |
| Module | ZNShine Solar, ZXM7-SHLDD144 550 (550W) | 1,155 (635.3 kW) |

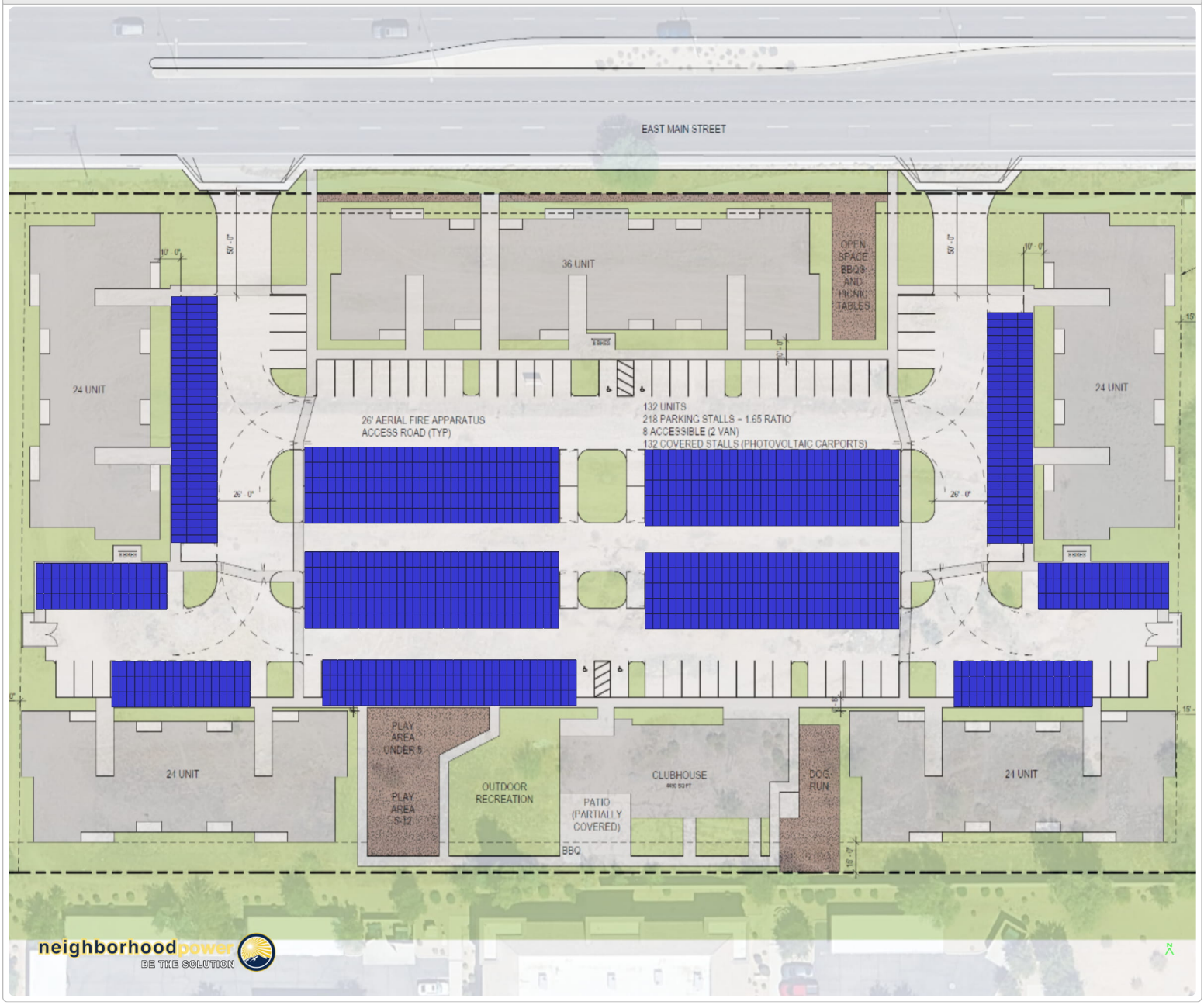
## Wiring Zones

| Description | Combiner Poles | String Size | Stringing Strategy |
|---|---|---|---|
| Wiring Zone | - | 12-23 | Along Racking |
| 24 Unit ~115kW | - | - | Along Racking |
| 24 Unit ~115kW | - | - | Along Racking |
| 24 Unit ~115kW | - | - | Along Racking |
| 24 Unit ~115kW | - | - | Along Racking |
| 36 Unit ~165kW | - | - | Along Racking |
| Clubhouse ~20kW | - | - | Along Racking |

## Field Segments

| Description | Racking | Orientation | Tilt | Azimuth | Intrarow Spacing | Frame Size | Frames | Modules | Power |
|---|---|---|---|---|---|---|---|---|---|
| Field Segment 1 (copy 2) | Carport | Portrait (Vertical) | 5° | 180° | 0.0 ft | 1x1 | 165 | 165 | 90.8 kW |
| Field Segment 1 (copy 10) | Carport | Portrait (Vertical) | 5° | 180° | 0.0 ft | 1x1 | 54 | 54 | 29.7 kW |
| Field Segment 13 | Carport | Portrait (Vertical) | 5° | 90° | 0.0 ft | 1x1 | 96 | 96 | 52.8 kW |
| Field Segment 1 (copy 12) | Carport | Portrait (Vertical) | 5° | 180° | 0.0 ft | 1x1 | 54 | 54 | 29.7 kW |
| Field Segment 1 (copy 13) | Carport | Portrait (Vertical) | 5° | 180° | 0.0 ft | 1x1 | 51 | 51 | 28.1 kW |
| Field Segment 13 (copy) | Carport | Portrait (Vertical) | 5° | 270° | 0.0 ft | 1x1 | 90 | 90 | 49.5 kW |
| Field Segment 1 (copy 14) | Carport | Portrait (Vertical) | 5° | 180° | 0.0 ft | 1x1 | 51 | 51 | 28.1 kW |
| Field Segment 1 (copy 3) | Carport | Portrait (Vertical) | 5° | 180° | 0.0 ft | 1x1 | 165 | 165 | 90.8 kW |
| Field Segment 1 (copy 5) | Carport | Portrait (Vertical) | 5° | 180° | 0.0 ft | 1x1 | 165 | 165 | 90.8 kW |
| Field Segment 1 (copy 4) | Carport | Portrait (Vertical) | 5° | 180° | 0.0 ft | 1x1 | 165 | 165 | 90.8 kW |
| Field Segment 1 (copy 11) | Carport | Portrait (Vertical) | 5° | 180° | 0.0 ft | 1x1 | 99 | 99 | 54.5 kW |

Detailed Layout




Conceptual Only - Placement to match final site plan