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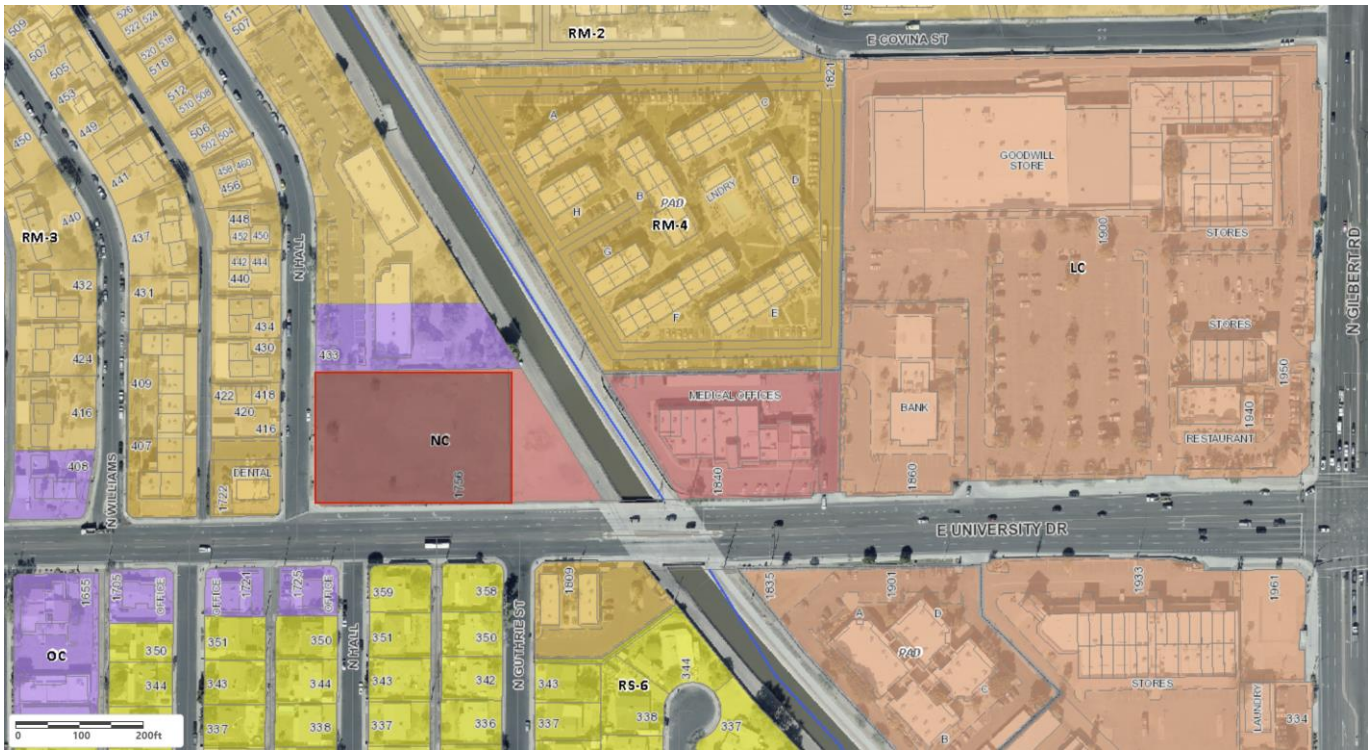
Tangerine at 421 N. Hall, Mesa Arizona

Atmosphere Architects is pleased to present Tangerine, a new high-quality residential infill development at 421 N Hall, in Mesa, Arizona. Inspired by Mesa's historic citrus growers, we have created a community that will have a unique sense of place and offer a fresh element as University continues to blossom.

Consisting of 1.45 acres on a bypassed parcel, 1300 feet west of N Gilbert Road, the lot has a canal to the east, The Academy with Community Partners (a charter school) to the north, RM-4 zoning across Hall, and variety across University to the south: RM-4, RS-6, and OC. There is a large RM multifamily development across the canal. SRP owns the land between the lot and the canal, so the only inhabited lot abutting Tangerine is the charter school. (See Surrounding Zoning figure below)

Tangerine will be made up of 3-story, attached townhomes with attached garages, a housing option not currently offered in this area. *The proposed multiple residence use conforms with the goals of the "Neighborhood Character Area" by providing variety in housing options*. Tangerine also brings in additional residents to support the areas various commercial offerings, which include various businesses, medical offices, a bank, and restaurants,

many within walking distance. *The project will take advantage of already in place infrastructure, providing additional system users without additional capital improvement outlays.*



Surrounding Zoning

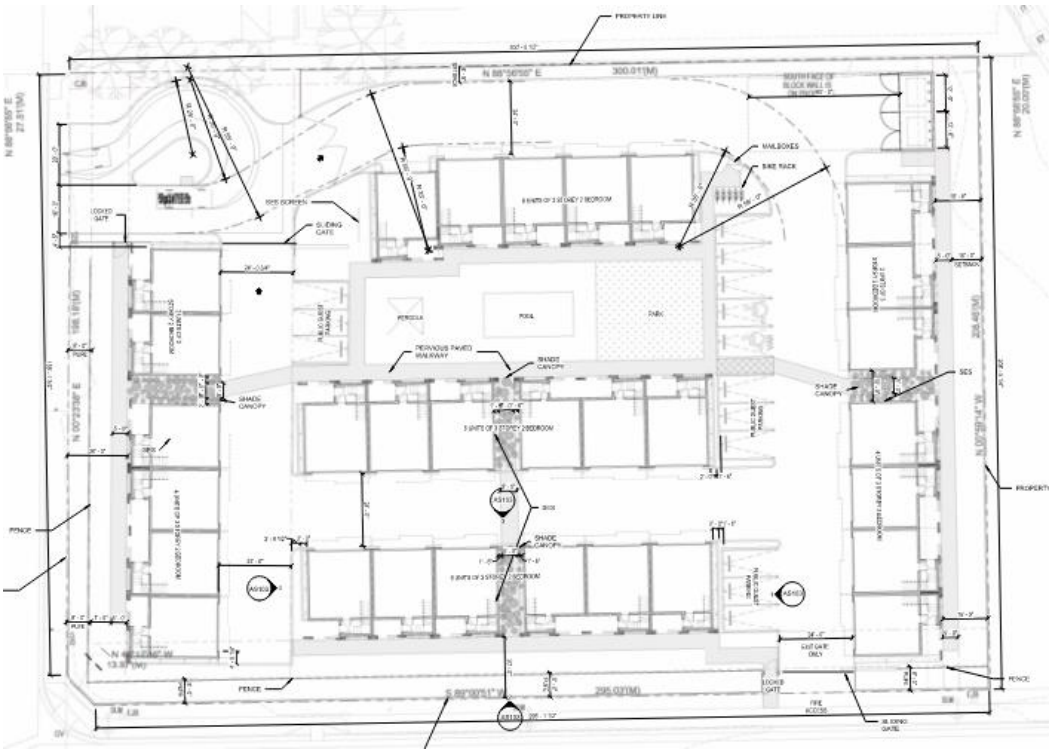
We are seeking a re-zoning from NC- Neighborhood Commercial to RM-4 PAD to bring Tangerine's high-quality community to life. This rezoning will help rebalance the economic dynamics in this area, where there are and several commercial buildings and shopping centers with vacant spaces. By bringing additional residents to the area, Tangerine will help increase the demand for goods and services at existing businesses and encourage new businesses to fill the vacant commercial spaces. RM-4 PAD is being requested over RM-3 PAD because the density provided in the project is 20.7 du/acre. This is .7 du/acre higher than RM-3 allows and having this density lowers the risk of undertaking this development.

One landscape feature of this design is that planters will be integrated into the bottoms of the façade frames. Additional planting along these faces is minimized to emphasize the planters built into the architecture. The landscaping featured throughout the project will be maintained by the developer.

Additionally, Trees and shrubbery will be placed along University to provide a

buffer between the traffic on University and the units. This will be accommodated by burying conduit in the PUFE for future use. In the meantime, this will allow for the area to be planted and to help create the neighborhood character per the general plan.

Tangerine has 30 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. We anticipate bicycle storage mainly taking place in the attached garages, but additional bicycle storage will be provided near the mail kiosk. There will be 14 visitor parking spaces dispersed through the site (3 are required per code). Walkways connect the units to the center, where a central open space with planned amenities such as a swimming pool, park, and BBQ area. The canal is less than 200 ft from the southern access gate, providing easy access to a place to walk dogs or exercise. All units have integral exterior private spaces.



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.

   Tangerine provides a well-designed, 3,549 sq ft centrally located common open space. A variety of amenities are planned to include a swimming pool, park, and shaded BBQ area. The nearby canal, less than 200' from the southern gate, is an additional amenity space.

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

   Tangerine 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, never developed property, unremarkable in natural character, however, it will become an attractive and unique development that will enhance the neighborhood set a precedent for this part University.

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

The unique, citrus inspired design and a centrally located common area will result in Tangerine being a high-quality development that we hope will be a highly desirable location to live.

E. Sustainable property owners' associations.

Tangerine 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 interior units have extensive lighting below the tree canopy, and there are security gates to pass through to have access to the front doors of all internal units. Walkways are well lit and shall be kept free of obstacles. All isolated areas are within the security fences. Trees to be trimmed 7' above the ground and shrubs shall be not taller than 3' high. The perimeter fencing is a wrought iron view fence to increase visibility.*

Consistent with the General plan, Tangerine provides an additional housing option for current and future Mesa residents.

Tangerine will provide housing into University's commercial corridor and 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 of Mesa with multiple challenges.

Tangerine 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 Rationale Key**
Min. Front/Steet Facing	20' (University)	9' 6"	Deviation Requested	1 & 2
Min. Interior Side/Rear				
3rd Story	15'/story	29' N side 15' E side 9'-6" S side	Deviation Requested	2 &
Landscape Setback	15'	2' - 2 ½" N 9'- 6" S	Deviation Requested	2
Bicycle Parking	1/10 vehicle =7.4	5	Deviation Requested	5
Fire Riser Room	Int.	Ext access panel	Deviation Requested	6
11-33-4 Landscape Islands	8' x 15'	2' x 15'	Deviation Requested	7
11-33-4.D Landscape Island Plant Materials	1 tree + 3 shrubs/Island	4 shrubs 5 shrubs	Yes	11
11-33-5 A.2.b Foundation Base	5'	4'-1"	Deviation Requested	10
Min. Separation Between Buildings on the same lot 3-story	35'	8'	Deviation Requested	2 & 3
Multiple Garage Doors in a row	3	4	Deviation requested	4
Second primary material	25% of elevation	14%-25%	Deviation requested	8
Sidewalk on sides of entry drive aisle	Both	none	Deviation	2

11-32-4.A Parking setback from property line along main drive aisle	50’	14’	Yes	9

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

1. The University setback is reduced to better engage the street, providing a more urban aesthetic as the area transitions to a higher use transit corridor. The encroaching units have their side elevations facing university. Privacy isn’t sacrificed due to the orientation and architectural design.
2. Despite placing some buildings into setback areas and their close proximity to each other, more open space is provided per unit than is required. Doing so frees up space to include in the common amenity area. Placing buildings close together provides shade, which is important, and the narrow areas of the site have added shade structures that will be integral to the design.
3. The development is for non-stacked, attached single-family dwelling units under the 2018 IRC. All units will have 13R fire suppressions systems and required unit to unit separation. End unit setbacks provided are the same as those found in current single-family home developments. Where required by code, fire-rated exterior walls will be provided.
4. In designing the site, we attempted to ensure that only 3 garages in a row were provided, but doing so created precipitously angled pedestrian walkways, to the point that it seemed a clear safety hazard.
5. We anticipate bicycle storage occurring in the private attached garages. 5 visitor cycle spaces are provided.
6. Due to the typology of attached townhomes in use, creating a fire riser room for each building block would feel out of place for the design and further complicate meeting other building regulations and requirements. We propose, similarly to how it has been done in previous COM projects, that an exterior recessed access panel be provided for each building block.
7. In previous projects using attached townhomes where most of the parking is located in private garages, city staff and neighbors have voiced concern regarding the amount of available guest parking. Here, many guest spaces are provided to address this concern. In doing so, the size of the landscape islands has been reduced.
8. The architectural design for the project is using a number of design principles to create something new to Mesa.
    a. Contrast – the contrasting orange and white colors create an interesting relationship to each other and their placement across the façade. However, the danger of contrast, or of too many dissimilar materials, is that the contrasting relationship is lost, and the appearance is cluttered. For this reason, we recommend an exception so that the dynamic between the orange and white on the stucco ‘canvas’ is maintained. Some siding has been included as a compromise, but increased use of it would make the project design less striking and generally worse.
    b. Light and shadow – the popouts create depth and a dynamic façade that changes with the day.
    c. Balance – the framing quadrants create a unifying pattern or ‘rule’ for the building.
    d. Asymmetry – the varying depth of the framing, while not breaking the pattern, roughs it up just enough to provide the desired interest.
9. Due to the minimal use of the Southeast emergency-and-service-vehicle-exit-only gate, it shouldn’t be classified as a Main Drive as referred to in Section 11-32-4.A. As such, we believe that it would be appropriate to have parking within the 50’ setback.

10. Some of the required foundation bases have been reduced below minimum to accommodate the standards for drive aisles. To minimize the impact of this, the end units feature integrated planters and an amenity space exceeding MZO open space standards has been provided.
11. Despite being over-parked, parking is consistently an issue for neighbors, DRB and P&Z boards. We are working to preempt these concerns with the amount of parking that we are providing. We have reduced the sized of the parking landscape islands and the plant material within them to accommodate additional parking and drive aisles per COM standards.

Alternate Compliance:

Garage Doors: To create a site that is efficient in its use of space, four units (and their garages) have been placed adjacent to each other. To break up the repetitive nature of garage doors in this project, garage doors are an orange metal similar to the orange feature on the facades. They are an element of the playful design of Tangerine. The garage doors have windows on one side to create additional depth and break up the metal façade. As mentioned in the PAD justifications, separating the current blocks of 4 units created a safety hazard for pedestrians by creating acutely angled walkways.

Façade Material Percentages: The elevations show facades that, while variable and interesting, do not comply with 11-5-5.B.5(b) as there is not a secondary material meeting the 25% threshold. In this case, we seek alternative compliance per 11.5.5.B.6(iv). The predominant use of stucco in contrasting colors provides a more interesting façade than would be achieved by complying with 11-5-5.B.5(b) as is explained above in the PAD rationalizations.