

TIMBOYLEDESIGN

450 N EMERSON MESA AZ 85201

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Project Narrative: Countryside Modern



Just across Southern from vast grassy Countryside Park, Countryside Modern multifamily brings minimalist modern architecture to the corner of Southern and 32nd. Isolated from the rest of the city block with a medical office to the west and a church to the south, this bypassed parcel has sat vacant with RS-9 zoning for single family homes for since the 80's - the realtor's aging "for sale" sign doesn't even list an area code. Single family homes are not the best blend from a busy street corner to a neighborhood -- multifamily creates a superior buffer and blend. These 3 bedroom + bonus room, 2.5 bath, 2 car garage units with private front yard spaces are becoming a popular alternative to detached houses. Further, with their walls are shared they reduce the outside wall area of a building by 2/3, vastly improving the amount of air conditioning and building materials needed, reducing the developments and the city's carbon footprint.



The landscape architecture features a rich variety of lush colors of trees and flowers, private open space yard for each unit and a dog park to complement the vast Countryside Park to the north. Countryside Modern also offers a pool and spa for residents to enjoy, as well as shade structures and plentiful seating within the amenity spaces. With two car garages 100% of the units will have safe bicycle storage, with additional bike parking in the NW corner. The corner crosswalk to Countryside Park connects this development with one of Mesa's larger parks.

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Southern being a busy street, with almost 20,000 total cars per day in this area, Countryside Modern elected to have both the entrance and exit along much quieter 32nd street, which, with no freeway access, has only 2,800 cars per day. The northmost entry along 32nd is located 100' south of Southern but is only used for fire access.

Working with staff's recommendation we have reduced the number of units from an original design of 48 to 40. This allows a larger setback from Southern, and more landscaping there. The 2.41 acres of the site could allow 48 units for RM-3 or 36 for RM-2. Staff suggested we reduce to RM-2, but we ask for a compromise to do 10% higher than that, as RM-3 PAD.

During the neighborhood meeting most residents were positive about the development. The neighbor on the SW corner was the most concerned, and his concerns were visibility into his yard from units, location of the trash and recycling, and construction dust. Dumpsters were moved from the south to north corner and additional planting was added to that location to alleviate his concerns. There are no windows on the side of the unit closest to his yard, and the windows on the south side have trees planted between them.

MZO Section 11-21-3(B) criteria for "superior quality design."

i. Provide safe and secure storage for bicycles. ... For residential projects, safe and secure bicycle storage areas shall be provided on-site for a minimum 15% of the residents.

With two car garages 100% of the units will have safe bicycle storage. Additional bike storage for guests is included in the NW park.

iv. Provide the number of parking spaces designed to serve a development site consistent with the number of spaces required to meet the minimum parking ratio. Parking spaces over the minimum number is discouraged.

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Because there is no street parking along 32nd, we have designed 10 guest parking spaces where only 4 are required per code. The large church parking lot to the south will likely also park some guest cars, as large church parking lots often do.

v. ... For previously developed sites, restore areas with native or adapted vegetation to encourage biodiversity and for enjoyment by people. The size of the space should be appropriate for the size of the site and the activity level or use of the site.

Landscape Architecture includes many native and adapted species of plants that encourage biodiversity. The on site amenity space is appropriately sized plus there is a large park directly across Southern, adding to views and open space.

vi. Design the project to be energy efficient including, but not limited to, designed to reduce summer heat gain, reduce winter heat loss, utilize day lighting strategies and provide the opportunity for occupants to take advantage of renewable energy. The design also mitigates the effects of solar exposure for users and pedestrians. For purposes of this criterion, buildings that have efficient HVAC systems, incorporate passive solar heating, cooling and day lighting strategies within an efficient building envelope, as recommended by the Department of Energy's Energy Efficiency and Renewable Energy (EERE) section, including buildings designed to earn the EPA ENERGY STAR or designed to meet LEED™ Silver or equivalent third-party criteria are considered to be energy efficient and no higher standard shall be used.

Multifamily projects with joined walls reduces exterior wall heat gain by 2/3. Building envelopes and Energy Star compliant HVAC equipment are designed to modern and efficient energy codes. Extensive tree planting, far above the required amount per code, reduces solar exposure for all south facing units and sidewalk exposure on the North. North facing units create additional shade to the north.

The site is currently zoned RS-9. We request a rezone to RM-3 PAD, with only minor changes to existing RM-3.

RM-3 on 2.48 acres allows 49 units total, this project has 48 units.

Location	RM-3	Requested PAD	Details
Minimum building separation	30'	24'	Allows full sized interior streets for garage access and maximizes green space to benefit residents and pedestrians over cars, and allows parks between longer blocks.
Building Side & Rear Setback	30'	20'	Office to the west, Church to the south, only residential is on the SW corner, where the setback is 30' and additional screening is added
North, South & East Landscape Setback	20'	10'	10' of landscape setback combined with generous planted front patios and increased number of Trees and Shrubs creates a great space for residents to walk.
West Landscape Setback	20'	4'	Landscape creates a buffer between wall and street, much thicker planting after street curves
West Landscape			0' setback, there is no reason to hide planting behind the solid waste container walls

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at Dumpsters			
Visitor Parking	4	10	No street parking on 32nd so more spaces are preferred on site before visitors start using church parking lot, as visitors often do.
Trees	97	110	More trees provided for beauty, shade, and in exchange for reduced setbacks.
Shrubs	297	346	More shrubs provided for beauty, shade, and in exchange for reduced setbacks.
Bike Parking			100% of garage units allow bike parking in garage. Additional bike parking N of pool.
Garage Depth	22'	20'	We have found that 20' garages are not a hindrance to tenants seeking to rent this type of unit. Preference given to nicer homes and amenities over nicer garages.
Garage Overhang	3'	6"	On narrow infill site preference is given to pedestrian experience over car experience. Extensive walkways and paths eliminate need to walk in drive aisles
Public open space sf	7000	38,747	Reduced units and increased setback along Southern increase the amount of open space provided
Drive aisle width	24'	20'	Along west wall reduced to allow larger amenity space, pedestrians over cars. With landscape there is still 28' between garage and west wall.
Street facade horiz or vert projection	4'	3'	Angled walls along facade. Large sliding glass doors into private open space. Windows in garage doors, and every third unit stepped back creates articulation on front and back faces. Side faces have minimal articulation as a principle of bookended minimalist architectural design. See elevations and plans for details.
Unit entrance min. roofed projection	5'	3'	3' projection but is 21' wide = 63 s.f. total roofed projection in a shape more amenable to the architecture and site plan.
Landscape Setback			

Note for fire: None of the buildings in this project are over 30' high.



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3d images provided to illustrate facade articulation.

50% of facade is stucco, 15% is black tile, 10% is glass, 25% is wood panel

