

**DEVELOPMENT DESIGN REVIEW
DESIGN REVIEW NARRATIVE FOR
ACERO HAWES II
MESA, AZ
A 372 UNIT APARTMENT COMMUNITY**

September 7, 2021
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LOCATION: NEAR SEC OF ELLIOT RD & SOSSAMN RD

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Introduction

A. Project Overview

The subject property is located near the southeast corner of Elliot Road and Sossaman Road and encompasses approximately 18.59 gross acres of vacant land (the “Property”). The Property is currently zoned RM-5 (multiple residence) allowing the proposed use.

The proposed development is a residential rental community that is current, relevant, and integral to Mesa’s live, learn, work, and play community. The planned 372-unit luxury residential community is close proximity to Loop 202 and is uniquely placed in a jobs orientated core within the desirable Mesa submarket. The Project will appeal to working professionals, employees, and young families that desires a unique, amenity rich, and pedestrian friendly lifestyle near major employment hubs and distinctly local restaurants and retail. This project provides a needed housing option that is currently underserved in this area.

The luxury community will include a clubhouse with business and lounge area, swimming pool and spa, an outdoor lounge, barbeque areas, a fitness center, and recreation area. Other amenities provided around the property are children’s play area, additional barbeque areas, covered seating areas, dog park, and a recreational gathering area.

B. Site Design

Building placement has been developed to interact with the streetscape and adjacent developments by varying the roof lines, styles, and orientations, providing spacious courtyards, amenities and landscape features, a variety of stories, and architectural detail.

As a multifamily residential community, enhanced amenities have been provided for the residents. The amenities include patio amenities with barbeque and seating areas, swimming pool, an outdoor lounge, a dog area for dog owners, fitness center, and an indoor lounge area. Adjacent to many of the amenities is open space, which is also provided between buildings, creating enjoyable gathering areas for residents. The pedestrian walkways connect individuals to various areas of the site, buildings, and parking areas.

C. Parking

The site will have a total of 782 parking spaces consisting of open, covered and enclosed parking spaces. Parking space dimensions are 9' wide by 18'-0" long. There are 21 compact spaces, measuring 9' wide by 16'-0" long in front of buildings 3 and 15. These compact spaces are to provide for a 10' landscape base along that elevation.

D. Vehicular Access and Circulation

A main entrance with full movement will be provided along a future road leading to a gated entry and guest parking in front of the clubhouse. A secondary shared driveway will be provided along the same future road for a resident only entrance and full exit gate. These two connections will provide seamless connectivity and safety.

E. Pedestrian Circulation

Pedestrian circulation is a key feature provided by the proposed site plan. Off-site access is provided via sidewalks along the local streets, and on-site pedestrian circulation is well-defined and interconnected between the different buildings and uses to ensure that those living in this community as well as those visiting the development, have safe and convenient access throughout the property. Attention will be given to provide quality shade on pedestrian circulation connections.

F. Architectural Design & Theme

1. Building Massing and Articulation

The proposed project consists of luxurious apartments with five various apartment building types, one clubhouse building type, and one maintenance building type that are arranged as a group of various masses. The architectural theme is a modern contemporary style of different sized layered volumes, materials, and strategically placed linear horizontal elements.

The building masses are organized as a series of elements that include, patios, and balconies; thereby adding a great deal of variety and visual interest to the elevations. Most of the buildings on the site are arranged around open spaces where residents may gather, these courtyards contain spacious and aesthetically pleasing environments with various amenities. The distinctive architecture features a combination of two, and three stories with architectural elements at

different elevations. The various elements of the development harmoniously blend a modern architectural style with color, form, and texture.

2. Building Materials

The project utilizes a large variety of materials. Included in our palette of materials are:

- Stucco system with various paint color options and a trim color
- Decorative metal railings, gates, and accents.
- Deep overhangs
- Architectural masonry at patio walls and select building locations, and throughout the site at amenity areas.

3. Unit Design

There are five dwelling unit types in the project. Two of the unit types have one bedroom, two of the unit types have two bedrooms, and one of the unit types has three bedrooms. The development will include 150 one bedroom's units, 186 two-bedroom units, and 36 three-bedroom units, for a total of 372 units provided.

G. Compliance with Multifamily Design Standards

The Quality Development Design Guidelines sets forth suggestions for residential development to encourage creative and innovative design techniques, quality, and merit. The multifamily development complies with the following:

1. Open Space

Private and common open space areas are provided as follows:

- a. Usable common open space and recreation area will be a minimum of 30% of the net site area.
- b. A private exterior open space will be provided for each unit.

2. Site Circulation and Parking

Safe and convenient pedestrian circulation to and from parking lots throughout the development is provided. Parking canopy covers are architecturally integrated with the surrounding structures, i.e., color, materials, location, and 6" minimum fascia (all four sides).

3. Common Open Space Amenities

This site provides the following onsite amenities.

- a. Two resort style swimming pools.
- b. One enclosed community building at least 1,000 square feet.

4. Specific design attention areas

The design of courtyards and pedestrian areas will relate to "human scale." Common open spaces, rather than parking lots, will be used as central features. The specific design features incorporated into the design of the development are embraced by the developer as design elements that set their communities apart from other multifamily developments.

5. Energy conservation

The development provides shade on the south and west sides of buildings by overhang and/or trees and provide shade trees on the south and west side of streets. Types of building shading will be provided through recessed patios and balconies, roof overhangs, and the use of landscape. This project will also be sensitive towards "green design" by use of, energy star appliances, programmable thermostats, water efficient plumbing fixtures and landscaping, electric car charging stations at select areas around the site.

6. Landscaping

The Property is envisioned as a luxurious multi-family residential community set in a lush environment. The main entry off of the new future road greets residents and visitors with a landscape palette that reflects the quality and character of the community. This project has been designed with a modern desert landscape featuring authentic and natural materials that will be utilized along with a patterned landscape to accentuate the development. Decorative paving enhances the entry drive aisle, announcing the arrival into the community, adding to the pedestrian experience, and leading visitors and potential residents to the centrally located leasing center. A concerted effort has been made to provide convenient and comfortable pedestrian pathways throughout the site, providing access to the clubhouse and amenities, as well as to adjacent roadways and nearby retail amenities and services. A centralized community amenity area is prominently featured within the community and includes a variety of amenities that can be enjoyed by residents of all age groups. The main amenity area features a resort style pool, spa, and fitness center with decorative paving, elegant lighting, a central fire pit, pool side shade elements, and several seating and lounging areas. A tot lot, play equipment, and a lush turf area has been provided for younger children. Finally, a generous dog park has

been provided featuring a fenced in turf area with shade trees and a closed in dog wash/grooming amenity near the dog park.

Overall, this project has been designed as an integrated whole, both functionally and aesthetically, to achieve a unique project identity that contributes to the high-quality residential development within the City of Mesa. The overall site design creates a well landscaped, comfortable, and resort like environment for residents and visitors of all ages.

We are requesting a reduction of the 15-foot wide foundation base to a minimum 8'-5" foundation base. The landscape for these areas will be enhanced beyond the standard zoning requirements utilizing the Design Principles outlined in Section 11-33-7 of the zoning ordinance in the following ways. Plant material use and patterning has been utilized to account for the microclimates created and to reflect the urban form of the architecture. Plant material has been chosen not only based on size and microclimate requirements, but also based on color, texture, and form to create a cohesive design reflective of this project. The species of plant material selected has been chosen based on its final size and characteristics to ensure it is fully compatible with the surrounding site uses. A high efficiency irrigation system will be used including drip irrigation to trees and shrubs as well as the use of a "smart" controller capable of utilizing historical and current weather data to deliver the correct amount of irrigation water to the plant material for optimum health and minimal waste. Specific conditions of the site have been accounted for in the selection of the plant material including proximity to pedestrians and pets, level of shade versus sun, and overall size and plant characteristics. Additional 36" box trees have been provided beyond the minimum required by the zoning ordinance in order to soften the urban environment and create larger pedestrian shade pockets at the time of install. All plant material choices have been made with the viability and longevity of the plant material as well as the specific context of the site in mind in order to create a cohesive and sustainable environment.

7. Building Standards

Mechanical equipment is fully screened through the use of parapet walls on the building elevations; they are concealed from view as an integral part of the building.

8. Lighting

Lighting will be compatible with the current Mesa Land Development Code, external lighting will be located and designed to prevent rays from being directed off of the property upon which the lighting is located. The parking lot lighting will be mounted 18' AFG, measured from the bottom of the fixture or fixture lens to above finish grade.

H. Summary

A multi-family residential community at this location is the ideal use for this property with the growing medical industry job market in the surrounding area. The proposed multi-family residential community will provide additional and alternative housing opportunities to address the needs of the City and future employers. The proposed community will also provide the best transitional use between the surrounding commercial, the nearby major arterials, freeway, and the single family uses to the north and east. The architecture of the project fits well into the area by both complementing the existing building materials and colors, as well as incorporating modern elements to the design that respects the significance of the surrounding commercial development. The thoughtful design of the proposed project will be an attractive entry to the overall area and provide numerous benefits to the area and the City of Mesa.