

4/11/22

City of Mesa

Re: Cadillac Apartments SCIP Narrative

The Cadillac apartment project is a unique adaptive re-use where the owner Chad Cluff has partnered with Erwin Architecture to convert an existing 6,300 SF Class C office building into (12) studio apartments. The existing site has a variety of legal non-conforming conditions. Additionally, 90% of the current site consists of buildings or parking lot with very minimal landscaping. Cluff, a Mesa resident, owns a variety of residential and commercial properties near downtown Mesa. Cluff and Erwin have chosen to pursue the SCIP process because they want to create a sustainable and neighborhood friendly project. The new proposed development will be a significant improvement over current site conditions and shall only positively impact neighboring properties and the City of Mesa. It is the owner's objective to make this a landmark in Mesa and representative of what can be achieved through adaptive re-use of existing buildings.

The new development will conform to the General Plan and Central Main Street Area Plan. It will provide a new safe place for people to live where they can feel secure and enjoy the surrounding community. The primary feature of the new apartments is a large protected courtyard space for the tenants. This is also a unique housing option where the studio apartments have large private patio spaces unlike most other apartments that exist today. Per the Central Main Street Area plan this new building frontage will improve the streetscape significantly by lining the front of the property with trees and landscaping. In addition, a sculpture will be located on the front further enhancing the streetscape.

Per the SCIP Requirements:

- 1.) The owner will re-use the existing building shell and will not perform significant demolition or reconstruction of the site buildings. Only demolition of interior elements will occur in order to construct the new apartments.
- 2.) The owner will not cease an existing conforming use or preclude any other lawful permitted use.
- 3.) The new development will not create new non-conforming conditions.

SCIP ITEMS:

LOT COVERAGE: The maximum lot coverage in the RM-4 zoning district is 70%. Existing lot coverage is over 90%. The new proposed plan reduces lot coverage to 75%, a substantial improvement.

LANDSCAPE ISLANDS: Code requires parking lot landscape islands shall be installed at each end of a row of stalls and in between for maximum 8 contiguous parking spaces. The existing parking lot has no landscape islands. The new proposed plan complies with this requirement.

PERIMETER LANDSCAPING: Along arterial streets, provide one tree and six shrubs per 25 linear feet of street frontage. Provide a minimum of ten trees and 55 shrubs in the front landscape area along University Drive.

Three of the trees are required to be 36-inch box size or larger, and five trees are required to be 24-inch-box size. This landscaping does not currently exist.

PERIMETER LANDSCAPING: non-single residence uses adjacent to non-residential districts and/or uses shall provide a 15-foot landscape yard. This landscape yard does not currently exist. We are providing a 15' landscape area on side yard and a 5' landscape area along more than 50% of the rear yard which is an improvement. It does not create a new non-conforming condition as the condition was already non-conforming.

BUILDING SETBACK: Building setback along south property line should be 20'. Existing condition is 16' which will remain. It does not create a new non-conforming condition as the condition was already non-conforming.

PARKING SETBACK: Existing parking is not setback from the street 50'. Current site conditions have parking roughly 25' from the street. The new development shall maintain the existing condition and provide a parking setback from the street at a minimum of 25'.

ROW: Existing 36' ROW to remain. A new 8' PUE will be dedicated. On the north property line. The existing 5' wide sidewalk will be allowed to remain. Width will be increased to 6' where it crossed behind the existing power pole.

NEW DESIGN COMPLIANCE

ELEVATIONS: All visible building facades shall incorporate details such as window trim and recesses, changes in materials, or other design elements in an integrated composition...

Existing building façade is rough stucco with two windows and a brick sill/trim projection. The new building façade facing the street will be re-coated with new stucco and window trim details will be modernized with a steel bucket. In addition, a new courtyard wall will be added providing a change in material that did not previously exist. View portals will be built into the courtyard wall providing an additional architectural element. This wall will incorporate a recessed area for display of a sculpture. It will also be highlighted by new landscaping as demonstrated by the landscape plan.

BUILDING ENTRANCES: Building entrances shall have a roofed projection. The owner shall re-use existing roof projections at the entry to the buildings and these exist over the new studio apartment entries where accessed from the new courtyard. In addition, a new covered walkway/trellis is being created which will project over the courtyard wall towards the parking area in dramatic fashion.

OPEN SPACE: Public and private open space shall be provided as required per current code. In fact, public open space is being provided beyond what the code requires. This project will highlight landscape and a courtyard amenity space which will be a huge benefit to tenants.

Sincerely,

William Erwin, AIA, LEED AP BD+C

PRESIDENT

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