

PROJECT DESCRIPTION/NARATIVE

29 W Main will be the first ZenniHome mid-rise project. This project will utilize the ZenniHome units in a stacked configuration to create two 5 story residential towers over a ground level commercial use.

The project is located at 29 W Main Street in the heart of Mesa's revitalized downtown district. The site is only 350' from a light-rail stop, City Hall, and the Mesa Arts Center.



The residential units are ZenniHome, Citizen and Denizen units designed for modern living. They are factory built and boast full kitchens, automated furniture, and floor to ceiling glass to take advantage of the panoramic views of downtown Mesa. There are 12 Citizen units per floor. These are 640 square foot, 2-bed units with full ADA accessible bathrooms. Accompanying these are 6, 320 square foot studio Denizen units per floor. In total there will be 90 residential units in two connected towers accessed by exterior walkways connecting the units and bridging the towers. Between the towers on the podium level will be an exterior courtyard space.





On the ground level, the project will remodel an existing bank building to become ground floor commercial space with a commercial basement below. A covered arcade will provide a shady place to walk along the Main Street frontage, with regular entrances to commercial tenant spaces behind floor to ceiling glass storefront windows. On grade parking will be provided under the residential units on the south (rear) end of the building.







The residential lobby will be located at the northwest corner of the building, providing a narrow mid-block accent to the pedestrian experience. The tree lined, wide sidewalk along Main Street will remain in place as will the north south pedestrian access along Drew Alley just to the west of the site. Main Street currently provides two on-street parking spaces which will remain. Access to the rest of the project parking will be from Drew Alley on the west at the rear (south) of the building. Pedestrian access is also provided via a stairs at the southwest corner of the building to provide easy access to public parking areas southwest of the site.



The building will utilize the existing T6-MS Transept of the Form-Based Zoning Code. The building form will utilize the Mid-Rise Building Type. Please see the attached Zoning Analysis of the project as including the anticipated variances that will be requested.

#### **Project Details**

APN: 138-41-024

Lot: T6

Township: 1N

Range: 5E

Lot Area: 20,367 square feet – 0.47 acres

Zoning – Form Based Code – T6MS

FAR: 4.12

Lot Coverage: 86%

Dwelling Units: 90

Density: 193 du/ac

Commercial Ground Level: ## square feet

Commercial Basement Level: ## square feet

Parking Provided: 21 on-site, 2 on-street

Building Height: 6 stories, 85 feet

This will be a truly innovative mixed-use residential project for downtown Mesa, providing another 90 homes and active commercial space on Main Street.

PRELIMINARY GRADING, DRAINAGE AND UTILITY PLAN

**Grading**

As an urban infill site, site grading will remain relatively as is in the existing condition.

**Drainage**

The project will include a stormwater storage vault below the grade level parking within the envelope of the building on the southeast corner of the site. Roof drains will be directed to this vault.

**Utility Plans**

Potable Water, Sewer/Wastewater, Gas, Fiber, and Electric services will all connect to the existing City lines in the South Main Street Alley. No connections to utilities within Main Street are anticipated. Meter banks are planned within the envelope of the building on the ground level in the parking areas (see sheet A1). Electrical transformers are planned along South Main Street Alley with clear space above and to the south for servicing.

SOLID WASTE

**Container Location**

The solid waste container for this project will be located inside a refuse room at the southwest corner of the building. This will have roll out access to South Main Street Alley. (see sheet A1)

**Access Route**

Access for solid waste collection is proposed to remain along South Main Street Alley. The solid waste container will be rolled out into the alley for collection. There are no obstacles to overhead loading at this location.