

Sparrow Mera Greenfield

Design Review for an Age-Restricted Multi-Family Development

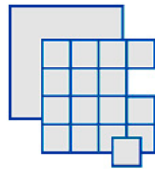
Project Narrative



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1. Introduction

Pew & Lake, PLC, is pleased to submit this narrative and related exhibits for a Design Review application for Sparrow Mera Greenfield. Sparrow Partners has extensive experience in delivering high-quality residential developments throughout the country and has various examples of high-quality developments in Arizona. Sparrow is currently under contract to purchase approximately ± 8.4 acres of land from Sunny Mesa, Inc. and is partnering with LMC, another national builder and manager of exceptional luxury apartments homes in Arizona, who intend to develop an adjacent and complimentary senior community on approximately $14.5 \pm$ acres of land. The combined project site includes approximately 23.8-acres ("Property") located at the southwest corner of 48th Street and Southern Avenue east of Greenfield Road (APN 140-54-005S, 140-54-001E, 140-55-004F, 140-54-001B and a portion of APN 140-55-004G). However this Design Review request focuses on Parcel 1, which is the 8.4-acre site at the southwest corner of Southern Avenue and 48th Street.

Figure 1 – Site Aerial



Sparrow Mera Greenfield is a resort style, (55+) active adult living multi-family gated community. The development provides an innovative, upscale extension of the age-restricted housing product located across the street from Sunland Villas. This project offers much-needed

fresh housing options in an aging neighborhood to address the needs of Mesa's households in the important age-restricted demographic. The project plans incorporate resort lifestyle amenities, buffers, and a lush landscape and plan that will bring about distinctive developments. The site aerial is depicted on the next page.

2. General Plan Designation and Zoning Classification

The General Plan designates the Property as Neighborhood, and the area has nearby mixed use, neighborhood village, and employment designations. As per the Figures below, the Property is zoned RS-43 and RS-15. The concurrent rezoning request proposes RM-4 on the Sparrow site.

Figure 3 – Proposed Zoning Map

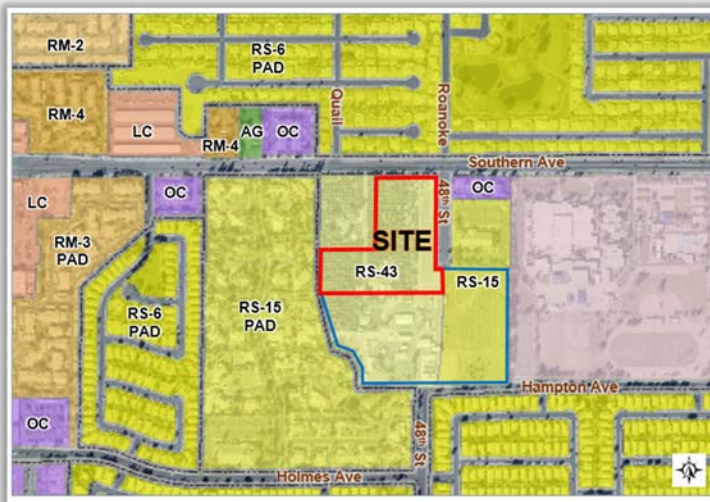
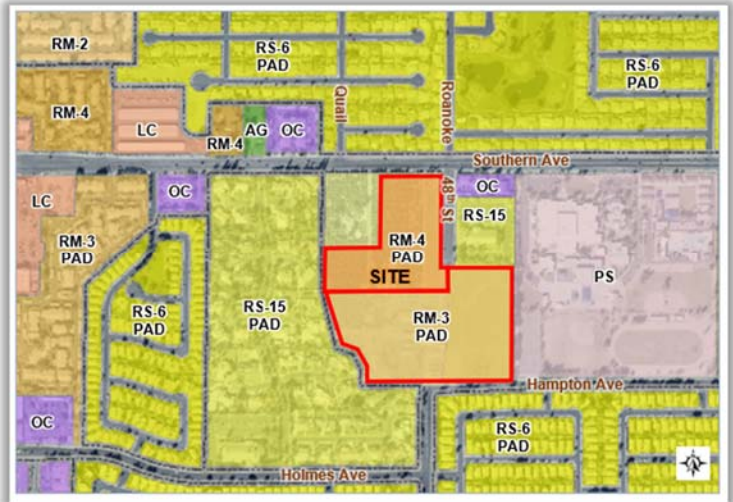


Figure 2 – Proposed Zoning Map



3. Existing Site Conditions and Relationship to Surrounding Properties

This section summarizes the surrounding land use context followed by an explanation of the nearby commercial uses within walking or biking distances. The Property is an irregularly shaped parcel with 2 residences, agricultural uses. It has relatively flat terrain. One of the residences and ancillary agricultural structures will need to be demolished for the proposed development. The awkward shape of the property and 48th Street location create impediments to development that this proposal resolves.

Abutting the north property line is Southern Avenue, north of which are single-family homes in Sunland Village age-restricted (55+) community, developed in the 1970s-1980s. Southern Avenue is planned as a 130-foot wide roadway that includes pavement, curb-gutter, sidewalks, and landscaping.

South of Southern, 48th Street, planned as an 80-foot collector street, runs south to reach Sparrow's secondary access. Hampton Avenue runs along the Property's southern boundary, and is currently a 34-51 foot right-of-way that will require additional dedication on the north half-

street to accommodate this development. The expected half-street dedication will be 40 feet. Hampton Avenue is followed by single-family homes developed in the 1990s. Single family homes located generally to the west also were built in the 1990s.

Adjacent to the east boundary are non-residential uses, including an office, a large church, and the Franklin Brimhall Elementary and Junior High schools.

Table 1 – Existing and Surrounding Land Use Context

Direction	General Plan Land Use	Existing Zoning	Existing Use
Project Site	Neighborhood	RS-6 PAD	Rural residential, ancillary agricultural structures
North	Neighborhood	RS-15 PAD	Southern Avenue, Sunland Village
East	Neighborhood	RS-15 (Church) OC, PS	Office, church, elementary and junior high schools
South	Neighborhood	RS-6 PAD, RS-15 PAD	Hampton Avenue and Single-family residential
West	Neighborhood	RS-15 PAD, RS-43	Single-family residential

When looking at the layout of the area's land use context, the office, church, and large school campus are compatible with the proposed homes. The proposed uses bring a nice architectural design to the area. To the west are only 8 single-family homes, and only 2-3 are located directly adjacent to the Sparrow projects. This is because the parcel preserves an approximately 3.5-acre large lot with an existing on is on part of the parcel in this request, which was carved out by the property owner, who supports the proposed development. That large lot residential parcel creates an additional buffer to the remaining homes. The overall context and onsite intentional design qualities transition the proposed uses from the higher intensity non-residential uses to the east to the single-family uses to the south and west.

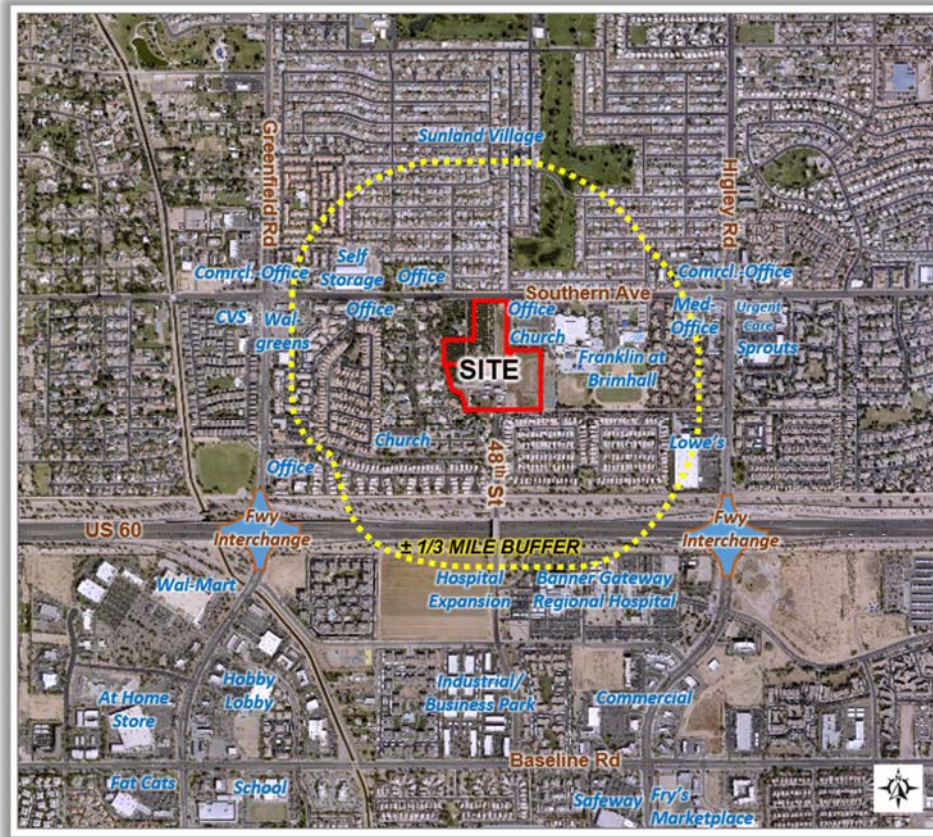
The US-60 is less than a quarter mile to the south, and a regional hospital site and expansion are 1/3 mile to the south. These intense, multi-story regional commercial uses within walking or biking distance. A variety of commercial and office developments are also located a short walk or bike ride away on Southern, such as 2 pharmacies, urgent care, medical offices, Sprouts grocery, etc. The proximity to the nearby non-residential uses makes this a prime site for multi-family uses and reduces the demand for vehicular transportation.

A little background will inform the review of this request. When this neighborhood was in its early stage of annexation and planning, the same ownership donated land and partial funding for regional drainage facilities to the City to coordinate the public improvements needed to create the Greenfield Road off ramp at the US-60. The City supported the interchange connection before this neighborhood was planned and built-out. As such, the area south of Southern for many years has become intense because freeway access points were designed at each mile. 48th Street crossed over the freeway, creating a direct connection to the regional medical, commercial and

industrial projects that came because of the interchanges. Additionally, the property ownership did not oppose the City's request to construct a large Junior High School on the eastern Property boundary and the intensity that would bring to the neighborhood.

Figure 4 below indicates the nearby commercial uses within walking distance of the larger area.

Figure 4 – Walking & Bicycling Distance to Major Commercial Areas



To illustrate the intensity this neighborhood has been proximate to for many years, the Banner Gateway Hospital is only 1/3+ mile away. The hospital is part of a regional commercial destination that qualifies for Gilbert's 150-foot building height allowance – Gilbert's most intense zoning overlay. Also, the Wal-Mart, Hobby Lobby, At Home Store, and Fat Cats big box retail are located nearby at Greenfield. This area has one of the US-60's the largest concentrations of commercial centers this side of Superstition Springs Mall.

More specifically, along Southern Avenue a dentist office and a church are located within walking distance next door. Offices are located almost across the street with financial services, legal services, and medical offices. CVS and Walgreens pharmacies are located at Greenfield Road, which is a short distance away (3 minute ride by car or 6 minute bike ride). The other side of the Greenfield intersection has more medical offices, a bank, café's, restaurants, and other commercial uses. To the east, more medical offices, including a "medicare" business, are located less than ½

a mile away before Higley Road. That commercial center has salons, restaurants and personal care services within reasonable walking or biking distance. Across Higley are an urgent care, additional offices, a Sprouts retail center. The multiple commercial centers and office projects place within walking distance a variety of services for the Sparrow Mera Greenfield project.

In contrast, other US-60 neighborhoods, such as midblock locations near Lindsay and Recker alignment on Southern, were planned without a connection to the US 60 each mile and without a major Junior High school. Those areas have fewer commercial uses near the midblock neighborhoods than the subject Property's location. While multi-family uses might function on those properties, such a use are more especially compatible on this Property because it is within walking or biking distance to some of the largest commercial areas on the US-60 corridor.

4. Project Description: Sparrow Greenfield

Sparrow Mera Greenfield is a gated multi-family, 55+ active adult community. Not to be mistaken for an assisted living community, this age-restricted use is for households who do not require regular medical care or assistance and are seeking a variety of lifestyle amenities and unique spaces designed with a personal touch to serve the diverse interests of these residents. The residents are generally about 70 years of age. The community will not offer food and beverage service, so residents will be utilizing nearby retail for these needs. Additionally, the community will not offer any level of healthcare, so residents will utilize local medical office uses for these needs. Sparrow's purpose is to create luxurious interior spaces, vibrant community event spaces that are designed to foster community, comfort, convenience, and connection for its residents. Its communities create an inviting maintenance-free environment lifestyle and offer an immense package of indoor and outdoor amenities, such as a resort style pool amenity, fitness and wellness facilities, pickle ball court, pet-friendly spaces, and lounges and spaces for events and informal social gatherings.

This proposal meets or exceeds the purposes and intents of the zoning ordinance. It offers a comparable quality living experience to Sparrow's existing Safe Mesa active adult living community in Mesa, which is quickly being leased up and already receiving glowing remarks from its new residents.

For this application request, Sparrow's industry recognized design team has designed a community with the specifics needed achieve a viable development with a high level of social and recreational activity. The conceptual development plan contemplates approximately 208 units at density of 25.1 du/acre (see submitted site plan). The proposed building height will be two-stories to the west near Sunny Mesa Estates, which steps up to 3-stories.

a. Site Design and Layout

Proposed design and massing for the development comply with the zoning PAD criteria and the City's Quality Design Standards, by integrating the enhanced architecture, landscaping, and open space features that exceed those of typical residential developments. Preliminary plans also meet

the City standards for engineering and infrastructure. As shown on the conceptual site plan, massing of the main 2-3-story building will be drawn away from the side and rear property lines and exceed setback and buffering standards.

Where visible to this project from Southern Avenue, the architectural features will create an attractive appearance and a strong statement about the quality nature of the community. The buildings will orient toward internal outdoor spaces comprehensively designed with outdoor recreational features. Building form and design features will transition from the physical structures to the outdoor environment, focusing on a scale and elements that are inviting at the pedestrian level. The various design features will be holistically designed to form a cohesive development.

The buffer to the west where a transition is provided to the maximum 2-story homes to the west is summarized as follows:

- Previously, 1-story cottages were located on the western boundary, however, after reviewing citizen comments, the cottages were removed and replaced with a grove of citrus trees. Now, citrus trees are proposed within an approximately 98-foot landscape buffer.
- The end of the building was pulled away from the western boundary. Where before, the 3-story building was 130 feet to the west, now it is a 2-story building that is pushed back to be ~185 feet away from the western boundary.
- Before, the transition was 1-story to 3-stories at 130 feet. Now the transition is a citrus grove, and then ~185 feet to a 2-story building that finally steps up to the tree story portion at ~220 feet. Within this 220 feet is a 3.5 acre large lot residential site adjacent to most of the homes to the west. This defined property shape limits the number of adjacent neighbors to 2-3.

This buffer is significantly greater than would occur under a single-family residential subdivision.

b. Site Access and Circulation

The main entrance is proposed on Southern Avenue, and a secondary access to the east at 48th Street will facilitate efficient circulation to and from the site. The proposed design for the project's primary entrance will include a median divided access with prominent design features that create a sense of entry. It will lead to a distinctly designed residential clubhouse and community wellness building with a porte cochère architectural feature. Branching off from the main entry are gated driveways that connect to a looped system of private drives and parking areas that will be designed in accordance with the City's fire and public safety requirements. Internal to the site, driveways are efficiently laid out to provide access surrounding the housing units. Driveway layouts minimize the need for pedestrian crossings of the drive aisles. Pedestrian connectivity is paramount in the design of the internal spaces, given the convenient access the housing units will have to all the community amenities onsite.

In addition to the indoor amenities, perimeter landscape and building setbacks will be provided along all sides of the Property with trees and landscaping that will soften the feel and provide sufficient buffers to and from the surrounding properties. The landscape and open space design will provide compatible natural transitions between uses and create an aesthetically pleasing natural environment. Also of note is the double loaded parking aisle that creates a greater building setback from existing, adjacent single-family home to the west.

The adjacent carved out approximately 3.5-acre single-family lot is part of the project ownership and agrees to the proposed setbacks. The separation makes for project compatibility given that the adjacent lot has a 50-foot access easement and 25+ foot buffer that, which add 75 total feet of transition in addition to the proposed setbacks on this Property. The total separation exceeds 130 feet. Then, looking to the homes in the subdivision west of the carve-out single-family lot, minimum separation to those homes is approximately 350 feet from Sparrow's 3-story building. The carve-out lot and perimeter landscaping will adequately screen and buffer this project to surrounding properties.

d. Preliminary Design Concepts

Sparrow Greenfield's high-end, articulated building design incorporates architectural features that meet and exceed common multifamily design Standards. This is done through the following:

Varied material and color differentials – A neutral color scheme with tasteful color palette provides for an elegant design theme and compatibility and enhancements to the nearby residential communities. Sparrow Greenfield's building materials such as stone, stucco, wood form composite plank material, and metal accents are durable and require low maintenance. 5+ hues and materials offer more than the typical 3 colors. This ensures the high-quality architectural presence throughout the buildings' lifecycle. The front building's glazing, and alternative materials, and color and design features signify the quality nature of the proposed development at the most important view into the site.

Building massing techniques – The provided colored floorplans and 3D perspective renderings indicate varying wall planes, which provide visual interest. The plans clearly evidence frequent building pop outs, wall recesses, decorative window trim and grids, stone veneers, and other architectural features that create a quality appearance. The building massings are spaced and separated by large open space areas to create balance in the open space and vertical structures.

Sparrow Greenfield's projected balconies extend several feet from the building to achieve undulation in the exterior elevations. The projection of these balconies are not hidden into a single elevation, but pop out of several feet to exceed the typical few-inch movement of the elevation. These balconies will have columns that create a solid anchor to the visual balance of the design, creating both vertical and horizontal differentiation on the exterior elevations.

Roof line breaks – As for roof line break, Sparrow Greenfield's avoids massive, straight rooflines with flat appearances while at the same time avoiding a contrived, cumbersome appearance. Instead, this project uses tasteful balance of varying roof heights, jogs in the parapets which create visual interest, directions, and shapes. Tower features add additional architectural elements that reinforce the quality design. As noted above, the front building at the visible entry transitions from two stories to the three-story portions of the project.

Preliminary elevations in Figure 6 below evidence the level of design and themes anticipated based on similar types of projects. They indicate how this project will be harmonious with, and add value to, the housing and other developments in the area.

Figure 6 – Preliminary Elevations





Representative Imagery Interior Spaces (dining, lobby)



5. Development Standards

Details concerning design standards are addressed in the concurrent PAD/Rezoning and Site Planning requests (ZON22-00265), which fall under the purview of the Planning & Zoning Board and City Council. The proposed development will comply with the development standards and modifications tailored to the unique configurations and limitation of the site. The standards are supported by the project's design features that exceed standards, such as recreational amenities, building separation, and other features.

Alternate Design for Sparrow's Building Massing and Parking Areas

Since the Zoning Ordinance is not intended to include detailed provisions to address the infinite options in good, it includes the alternative design tool in section 11-5-5.B.6 for projects like this with quality housing design and unique property constraints. While these provisions appear to comply with standards, if alternative compliance is needed for Sparrow Mera Greenfield, this

section is provided for the city's consideration.

Main Entry - Section 11-5-5.3.b requires that units' primary entry face the right-of-way unless the street is a 4-lane or 6-lane arterial. Projects facing arterial streets can have the units face internal courtyards. Sparrow Mera Greenfield complies with this standard because the main entrance and porte cochère are located facing the main street – Southern Avenue. Units also face 48th Street, and units orient toward the internal courtyards.

Parking Areas – Zoning Ordinance Sub-sections 11-5-5.4. c and 4.d recommend that large parking lots be visually and functionally segmented into several smaller lots to provide short and direct access to the units. The code suggests that guest parking spaces be located near the primary amenity area or clubhouse and that guest parking be provided for the clubhouse amenities. Landscaping should be broken up by buildings, landscaping and drive aisles. Also, parking areas are suggested to be located primarily to the side or rear of buildings with less than 30% of frontage.

Sparrow Mera Greenfield achieves the intent of the zoning code to break-up parking areas into smaller elements to make the architecture and landscaping the predominant project elements. Parking areas are broken up by the buildings and landscaping with open parking areas and buffering designed to facilitate buffers to surrounding properties. No parking field exceeds 2 rows of parking, which eliminates the feel of large parking fields and intentionally provides more closer access to the units.

This project is designed as a high-level hospitality kind of use with special attention drawn to porte cochère enhanced entry, larger-than-typical clubhouse, and long list of recreational amenities. While a majority of parking is offset from Southern, some parking is provided along Southern and 48th Street. This site has 2 street frontages, making it more challenging to provide easy access to the units by concentrating all the parking behind buildings. It is noted that 48th Street dead ends into the cul-de-sac and functions more as a private access to the project. Parking in this sense is drawn away from Southern Avenue, thus fulfilling the objectives of the code.

6. Coordination of Existing Improvement Issues

There are also several significant interior and perimeter "existing improvement issues" that will require close and careful coordination in order to properly integrate the proposed development to become fully compatible with the surrounding contextual area – as summarized below.

a. Interior-Onsite Improvements

- Demolition and removal of existing homes and accessory structures;
- Demolition of existing chain-link fencing, flatwork and flood irrigation structures;
- Sanitary Sewer Infrastructure - City of Mesa 8-inch public gravity sanitary sewer line;
- Water Infrastructure - City of Mesa 8-inch public water line;

- Arizona Public Service lines; and
- Abandonment and dedication of utility easements

b. Perimeter Improvements

Right-of-Way at 48th Street will require a coordinated alignment of entry and egress to both projects. This coordinated alignment will be accomplished with the improvements on South 48th Street. A 42 ft. minimum paved cul-de-sac radius on-center of a 50 ft.- radius access easement is proposed at the southern terminus of South 48th Street. Furthermore, East Hampton Avenue may also require a dedication to accommodate the existing skewed connectivity to the east of our south ingress / egress.

The scope of the Project will generally include demolition and removal of the existing two homes and ancillary improvements, mass grading of the site along with connection and distribution of new water and sanitary sewer infrastructure, primary and secondary electrical power, telephone, cable TV, highspeed internet facilities to serve the proposed residential uses. The storm retention system will incorporate both surface and below grade retention structures as necessary to comply with the City required retention volumes.

The planned project improvements will be thoughtfully and carefully integrated with the adjacent surrounding area. More particularly, the grading, drainage and paving improvements of the Project will be designed to match the existing grades and tie into historic drainage patterns and retention requirements.

7. Conclusion

The proposed Sparrow Mera Greenfield development will bring a quality addition to the area and establish a unique, high quality option for residential development. The conceptual designs, housing types, and generous open space areas proposed are designed to be compatible with the surrounding properties and create value for the area. The proposed plans meet or exceed standards and possesses the elements of a viable and sustainable place in which to live.