

TIMBOYLEDESIGN

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University Modern at 615 W University Street Mesa Arizona **REVISED 8.16.22**



West Mesa boasts a vast array of diverse and unique neighborhoods and housing types. As it continues to mature, new and interesting housing options are beginning to grow up. University Modern, at 615 W University, brings one such housing option- for rent, attached townhomes. University Modern provides renters a sense of private space, while offering an opportunity for community, both of which are preferred by a new generation of Mesa residents looking to live where they have grown up. University Modern, borrowing inspiration from the Main Street Station Condos on Main Street, will transform five bypassed, and underdeveloped, parcels into an attractive community of 27 attached houses, on a compact 1.3-acre site.

University Modern is a high-quality development. Some of the high-quality elements provided are-

- Attached garages- a highly sought-after feature than provides secured parking and entry into the dwelling.
- Private and community space increase- this quality site design provides 239% of the required open area, 9,817 Sf more than is required.
- Unique “sense-of-place,” holistic design, based on the “modern” motif.
- Shared walls- more sustainable (less construction materials) and more energy efficient; and,
- Higher compatibility to adjacent detached dwelling units in the surrounding neighborhood.

The five parcels to be combined into one parcel with RM-4 PAD zoning consist of three parcels with LC, and two with RS-6 zoning. University Modern replaces, a lone single-family house sitting across the three LC zoned parcels. The requested zoning is more compatible to what is still primarily a residential neighborhood and recognizes that current and future commercial use is unlikely, as the need for commercial space has fallen due to changing business needs and shopping practices.

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University Modern will be less dense than is allowed for the requested RM-4- 27 units versus 39. The PAD request is to secure the flexibility to provide higher quality living space- in size and design, with attached garages, in a well-designed, and constructed community.

General summary of requested deviations-

- Reduction of setbacks/yards along east, west, and south sides.
- Flexibility in the amount of covered private space.
- Reduced landscaping features- foundation base, parking islands, and perimeter areas.
- Reduced garage overhang.

Many of the zoning requirements applicable to this type of project work well on projects with significantly larger tracks of lands but hinder the success and viability of infill projects like University Modern. For infill projects, where property cost is higher per unit, it is necessary to reduce some of the required yard, setback/landscape buffers, to provide sufficient living space for potential tenants and offer a high-quality product at a rate the market will support.



University Modern will be a great fit for this area where there are large RM-2 projects a few blocks to the west, and various RM-4 projects to the north and east across University Dr. The large Wright House is just across University Dr. to the north of the site. Just as the Wright House is one of many unique building types that make up the diverse street fabric of this neighborhood, University Modern will add to the unique style and fabric of this west Mesa community.

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Planned Area Development Overlay qualifications:

MZO Section 11-22-23 (size)

A: The site, while under 5 acres, will have 27 dwelling units, exceeding the 20 minimum for a PAD overlay.

MZO Section 11-22-1 (purpose)

This creative and high-quality development incorporates-

A: A site that is well designed, including integrated open space and recreation facilities open to residents.

D: Building and site design, combined with amenities creating a unique and more sustainable alternative to conventional development through shared walls between buildings, which, in addition to reducing energy demand, also reduce the demand for building materials and maintenance which support sustainability.

MZO Section 11-22-4 (supplemental regulations)

B: Common open space is a major element of the plan and provides efficient, aesthetic and desirable usage.

Landscape Architecture includes many native and adapted species of plants that encourage biodiversity.

The central amenity space has turf, a ramada, and a splash pad sized for this small site.

Enhanced sustainability features

Multifamily projects, such as this one, with joined walls, see reductions in 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 outer perimeter units and create a cooler sidewalk area on the North.

PAD deviation request table followed by explanations/support (deviations are highlighted)

Table 11-5-5: Development Standards- RM Residential Multiple Dwelling Districts		
Standard	RM-4	PAD request
Minimum Lot Area (sq.ft.)	6,000	57,578 (1.32.AC)
Minimum Lot Width (ft.) (multi-res.)	60	263
Minimum Lot Depth (ft.) (multi-res.)	94	216
Maximum Density (dwelling units/per acre)	30	20.45
Minimum Density	N/A	
Minimum Lot Area per dwelling unit (sq.ft.)	1,452	2,132
Maximum Height (ft.)	40	30

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Maximum Lot Coverage (% of lot)	70%	70%
Minimum Yards (ft.)		
Min. Front/Street Facing		
University	30	11.5' to 13.5' (55'ROW + 8 ft PUE)
Date	20	10'
Hosick	20	10.5'
Min. Interior Side/Rear		
Rear- West side of site, unit end wall to property line	30'	13' 7"
Rear- Middle of site, edge of parking to property line	20'	6' 7"
Rear- Dumpsters to property line	20'	10'
Rear- East side of site, end unit wall to property line	30'	32' 8"
Min. Separation Between Buildings on the same lot		
1-story	25	N/A
2-story	30	24 feet
3-story	35	
Maximum Building Coverage (% of Lot)	55	15 - 2-story 3 bdm- 917 SF/ea
		Total- 13,755 SF
		12- 3-story 2 bdm- 607 SF/ea
		Total- 7,284 SF
		Grand Total- 21,039 SF
		36%

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Minimum Open Space per unit (sq. ft./unit) Private space 2 bedroom- 100 SF; 3 bedroom- 120)	150	2-story 3 bdrm-priv. yd. 215 SF, covered 64 SF; balcony 76 SF, 28 SF covered
		3-story 2 bdrm-priv. yd. 170 SF, covered 73 SF; balcony 92 SF covered 46 SF
Private open Space	3000 SF	7509 SF
Common Open Space Total	4050 SF	9358 SF
Total Open Space		16,867 SF
Parking 2.1 per unit	57	54 in attached garages; 9 visitor spaces; Total 63

PAD Deviation request information

Landscape yard encroachments/reductions-

1. University- requesting reduction from required 30 feet to current 11.5-13.5 feet. Project sustainability depends on 27 units. Enhanced landscaping and amenity features like shade structures and benches will be provided to enhance the street scape of the reduced area.
2. Date and Hosick- requesting reduction from required 20 feet to 10 feet. Each unit along Hosick has a minimum of 215 Sf of ground floor private space and a 76 SF balcony. Allocating some of the required front landscaping along Hosick to the private open space yard of each unit improves the usability of the space and increases the quality of the tenant experience. It also connects the private space to the pedestrian route along the sidewalk creating a stronger neighborhood feel.
3. South property line RM to RS- The required landscape yard along varies in depth from 32.5 feet to 6.5 feet. There is an encroachment 14 feet to provide the guest parking along 89 feet of the 263.5 total. There is an encroachment of 10 feet to provide a location for the waste collection facilities- 25 feet of the 263.5. There is an encroachment of 11.5 feet for maneuvering space for one unit- 24 feet of the 263.5 total. And, there is an encroachment of 6.5 feet for a length of 44 feet for one end unit. The density of the required trees will be

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increased by 25% and features such as trellises will be installed to create improved screening along the south property line.

Building setback and separation adjustments-

1. On the Hosick side of the south property line, a reduction of the required 30 foot building setback of 17.5 feet is requested. The townhome unit has been pushed back to be more in line with the front of the adjacent single family house to the south. The reduction is requested for project viability and sustainability. The previously mentioned increase in tree density along the south property line will improve the level of screening and soften the transition from the single- family house to the south to the attached single-family units to the north. The 13.5 foot separation from the south property line exceeds what would be typical in new single-family home subdivisions currently being built.
2. The required internal building to building separation requirements would have an outsized negative impact on this in-fill project. Reducing the separation to the provided 24 feet of building separation makes the project viable and sustainable as required by the General Plan and is offset by increased amounts of private open space and common open space which greatly exceed what is required. The provided 16,867 Sf of open space, private and common, is a full 100% more than what is required. The reduction in building separation also increases the positive impacts of shading on the site reducing the overall heat effects.

Other landscape features-

1. We request a general allowance to not be in 100% compliance with the landscaping requirements for foundation base and parking space islands. The size of this infill site constrains the ability to adequately meet these requirements. We believe the quality of the site design that provides for 100% more open area than required offsets the reductions in the other provided landscape foundation base and parking lot islands.

Transportation-

2. We request that we be allowed to calculate the required 50-foot setback to parking from the curb at University. We have made accommodations to the plans to achieve compliance based on using the curb instead of the property line. This is a residential project where the majority of users will be highly familiar with the dynamics of entering the site and backing out of their garages. Attached townhomes have more stable tenancies than traditional multi-family apartments and will not see the level of traffic associated with comparable multi-family projects. Mesa parking regulations do recognize that a level of familiarity with a parking site does allow for reduced spacing, etc.

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Items of note:

Three of the four lots, one block west along University (between Hosick and Cherry) are RM-4, suggesting that past planners expected to have denser residential or commercial as a buffer at the end of neighborhood blocks in this area.

Consideration has been made to borrow façade materials from existing homes along Hosick and Date. The four houses on the same street, and closest to the project appear to be stucco and siding. Further down the street, some of the houses are brick, façade only, with siding running down the visible end-walls. The houses across the street are primarily a combination of heavily painted brick and siding, and one of the offices along University is brick, while another is stucco.

Our proposed design, combining synthetic “IPE” with stucco compliments older styles found along Hosick and Date, while encouraging future renovations to adopt a more contemporary look. The project balances the need to appeal to a current generation, provide a sense of place, and be sustainable through limited maintenance demands, with the need to connecting to the surrounding, more established neighborhood to the south.



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Alternate Compliance Request:

Criterion: 6.b.ii: Space Limitation: This bypassed parcel is being redeveloped in an older neighborhood.

6.b.iv The proposed alternative is aesthetically more complementary to the site, better fits into the context of the area, and improves the overall architectural appeal of the area by introducing modern architecture and contemporary materials and plantings. It also introduces eco-friendlier construction with the attached walls reducing the heat gain common between buildings and reducing the amount of construction materials. It provides a multifamily buffer between busy University and the more quiet Hosick and Date.

University Elevations on Buildings

- Section 11-5-5(B)(2) in the MZO – each facade shall utilize at least 2 of the listed articulation methods
 - Staggered and articulated walls offset from main wall, and articulation designed into main wall. Front doors added along University facade.
- Section 11-5-5(B)(5) in the MZO – buildings must contain at least 2 kinds of primary materials different in texture or masonry pattern, which each of the required materials covering at least 25% of the exterior wall
 - Proposing 1 material (stucco) covers approximately 66%-75% N/S facades
 - 2nd material, synthetic wood, covers approximately 34 - 25 % of N/S facades

Drive Aisle elevations on Buildings

- Section 11-5-5(B)(2) in the MZO – each facade shall utilize at least 2 of the listed articulation methods
 - Wall articulation and changes in materials (Stucco and Synthetic Wood)

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- Section 11-5-5(B)(4) in the MZO – In multi-story buildings that include livable floor area, garage doors located below upper-story living space shall be recessed at least 3 feet from the upper story facade
 - 3' recess for garage doors on 3 story units, 2' recess on 2 story units. This enhances the interiors and yards while still providing sufficiently sized drive aisles.
- Section 11-5-5(B)(5) in the MZO – buildings must contain at least 2 kinds of primary materials different in texture or masonry pattern, which each of the required materials covering at least 25% of the exterior wall
 - Proposing 1 primary material (stucco) which covers 33%-50% of each facade
 - Secondary materials: Synthetic lpe covers 10%-33%, Garage doors cover 33%-40%, Garage doors have windows to give them additional depth

Date/Hosick elevations on Buildings

- Building entrances and individual exterior unit entrances must have a roofed projection (such as a porch) or recess with a minimum depth of at least five (5) feet and minimum horizontal area of 50 square feet.
 - Proposed horizontal area of 5 feet and depth of 6 square feet = 30 square feet. Shade trees are provided in the landscape. If tenants need additional shade outdoor umbrellas can be used.
 -

Section 11-5-5(B)(5) in the MZO – buildings must contain at least 2 kinds of primary materials different in texture or masonry pattern, which each of the required materials covering at least 25% of the exterior wall

- Proposing 1 primary material (stucco) which covers 60%- 70%
- Secondary materials: Synthetic lpe covers 20%-30%, Aluminum Railing covers 10%

A. Well designed and integrated open space and/or recreational facilities held in common ownership and of a scale that is proportionate to the use;

The outdoor shade and seating amenity along with the splash pad create a well designed and integrated open space for the project.

D. Building design, site design, and amenities that create a unique and more sustainable alternative to conventional development;

Attached building design is environmentally friendly in that it has $\frac{1}{3}$ of the exterior walls that detached structures have. Buildings shade one another and the amenity space.

E. Sustainable property owners' associations

To be created

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F. Maintenance of property held to be held in common ownership through the use of recorded covenants, conditions, and restrictions;

To be created as part of the HOA