



EVERGREEN INVESTMENT COMPANY LLC

600 Winslow Way East | Suite 247 | Bainbridge Island, WA 98110

January 17, 2023

Planning Department
City of Mesa
55 N. Center Street
Mesa, AZ 85201

Re: Introduction and Written Project Description for Evergreen on Hawes – the 4.87 acres north and east of the NEC Hawes Rd. and Desert Ln. (APNs 304-03-946 & 304-03-845A) (“Property”)

Greetings:

As an introduction, Evergreen Investment Company is a privately owned real estate development company based in Bainbridge, WA. The Evergreen Investment team has extensive experience in delivering quality projects in Arizona and has over 100 collective years of development experience with multifamily, shopping centers, industrial and planned communities. Current Arizona holdings and development projects include shopping centers, neighborhood centers, multifamily and built-to-rent neighborhoods. Evergreen Investment Company’s goal is to develop thoughtfully designed multifamily communities that redefine the way people live.

We are pleased to apply for rezoning, PAD, and Site Plan review for the above-referenced Property to allow for a gated residential professionally managed community with 1-2 story patio homes. Located on a challenging, remnant flag lot, this project makes use of an infill site that transitions from more intense uses to the adjacent single-family subdivision. Thoughtful site planning incorporates buffers that exceeds standards and factors in the citizen participation into the project design. For example, 1-story homes are proposed along the eastern and western boundaries, and an enhanced buffer that meets or exceeds standards for comparable uses is proposed to the north. Quality architecture, emphasis on single-family design, and generous landscaping and open space design with both private and common open space contribute to a rich lifestyle for future residents. This project includes all the features of a quality development that will create immense value to the community in terms of the economic benefits as well as a quality development at this unique location.

Request

PAD Rezoning

A. The specific request is as follows:

- Rezone approximately 1.54 acres (67,334 sq. ft) parcel identified as APN 304-03-946 from OC, Office Commercial to RM-2, Multiple Residence; and
- Apply a PAD zoning overlay on the entire 5.15 gross acres/4.87 net acres that make up the Property. The resulting rezoning enables compatible RM-2 zoning for the entire subject Property which will allow for residential use and development on the vacant infill site.

B. Site Plan

Site Plan Review is requested for the vacant 5.15-acre Property to allow for infill, residential development. The proposal is for a 58 unit/31 building community consists of detached and duplex one, two and three bedroom units. Included is a central community amenity area with a pool, hot tub, and covered grill/picnic area, clubhouse/leasing office and dog park. The site plan meets the parking requirements of 122 parking spaces required and provided in garages and surface parking. The Spanish Revival architecture and height (28'-3" max.) are compatible in design the existing, surrounding residential neighborhoods which are also zoned RM2/PAD.

Development Team

Developer

Evergreen Investment Company
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Applicant Representative/ Legal Counsel

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Existing Site Conditions and Surrounding Land Uses

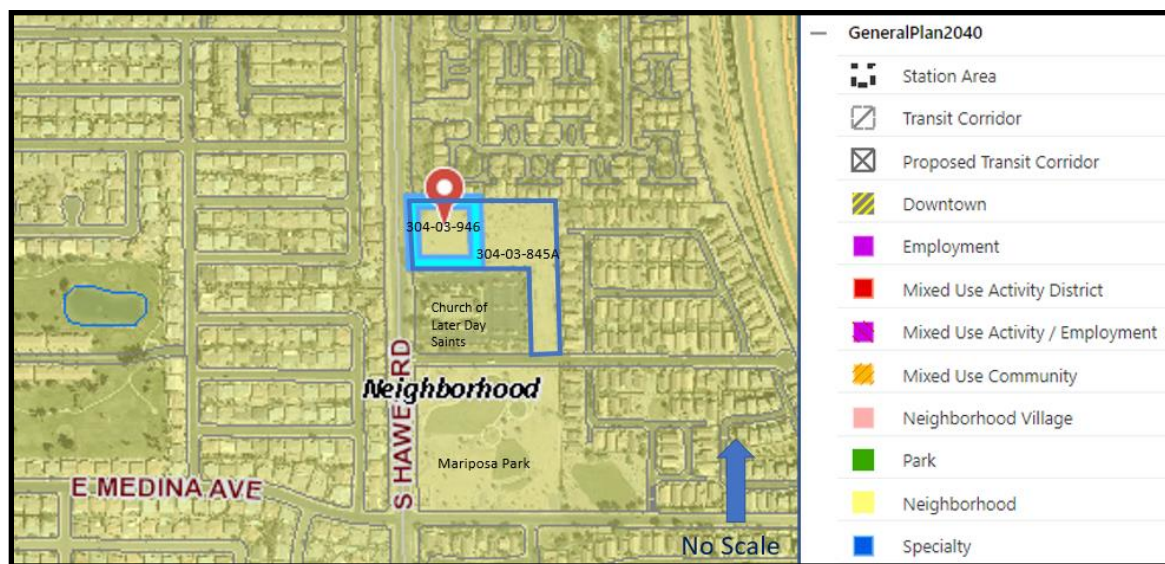
Submitted with this request is an exhibit that provides photos and information regarding the surrounding land use context. Both parcels that make-up the Property are vacant, cleared land with relatively even topography. Hawes Road borders the western street frontage, followed by single family homes. Desert Lane abuts the southern boundary, and a Church of Jesus Christ of Latter-day Saints church facility is located on the immediate corner of the intersection of Hawes and Desert Lane. A park is located south of Desert Lane. Single-family homes are located to the north and east.

Direction	General Plan Character Area	Existing Zoning	Existing Use
Project Site	Neighborhood	OC, RM-2	Vacant
North	Neighborhood	RS-6	SFR
East	Neighborhood	RS-6	SFR
South	Neighborhood	RM-2 (Church) AG (Park)	Church, Park Desert Lane
West	Neighborhood	RS-7 RM-2 (Church)	Hawes Road, SFR

General Plan Compatibility

The Property is located in the Neighborhoods land category of Mesa 2040 General Plan (see map below). The plan below clearly shows that the adjacent and properties and the surrounding area all have the Neighborhood land category designation. The proposed residential use is a primary use, making it more appropriate than the existing OC Office Commercial zoning that is defined as a secondary use. Unifying both parcels into a single project will enable the project to create the cohesion and quality amenities expected in a community of this sort. Noted are the clubhouse and pool amenity that neighbors at the neighborhood meeting felt they lacked in the adjacent HOA.

Figure 1 – General Plan Character Area Map



“The primary focus of the Neighborhoods character type is to provide safe places for people to live where they can feel secure and enjoy their surrounding community (see Chapter 4. Creating and Maintaining a Variety of Great Neighborhoods for more information on the characteristics and qualities of neighborhoods). Neighborhoods can contain a wide range of housing options and often have associated non-residential uses such as schools, parks, places of worship, and local serving businesses.”

The proposed development is compatible with Mesa General Plan’s Neighborhood overall goal of “... provide safe places for people to live where they can feel secure and enjoy their surrounding community...” by creating a neighborhood conducive for people to interact. This general plan principle is achieved, in part, with each unit having front porch for residents and neighbors to sit, relax and share stories. Through these interactions, people get to know each other and there is a sense of neighborly presence and safety. With front porch use, there are “eyes on the street” which is known to deter improper behavior and crime. The community is further secured by a community wall with controlled gate access at E. Desert Lane and S. Hawes Road. These safety elements combined are promoted measures to Mesa’s Key Elements for 1. Safe Clean and Healthy Living Environment; and 2. Build Community and Foster Social Interactions. (Mesa General Plan, pages 4-4 to 4-5).

Evergreen Investment Company believes the proposed boutique-size community will be especially attractive to empty nesters and early stage growing families who desire safety, privacy and walkability to the adjacent Church of Jesus Christ of Latter Day Saints and Mariposa Park to the south. The proposed development has internal sidewalk system that connects to both S. Hawes Road and E. Desert Lane and the broader surrounding community. The development's private amenities of pool, grill and shaded picnic area, dog park and leasing office/clubhouse, mailboxes are centrally located and accessible by an internal sidewalk system which promotes chances encounters and gathering locations. The proposed design is compatible with Mesa General Plan's, 2. Build Community and Foster Social Interaction planning design principle, "Providing pedestrian systems that link residents to neighborhood focal points to naturally bring people together". (Mesa General Plan 2040 page 4-4)

Evergreen communities and buildings are designed to feel like "home" and blend into the existing residential communities. This is accomplished through a variety of unit/building types that are architecturally compatible in building height, bulk, and color palettes to the surrounding, existing neighborhoods. Similarly, the City of Mesa's General Plan also believes in high quality design by "Encouraging a variety of dwelling types within each area of the community consistent with the character area... [and] in smaller lot and multi-residence areas, requiring developer-provided landscaping of front yards throughout the development and a mechanism for ongoing maintenance..." (Mesa General Plan page 4-7 to 4-8). For a small sized community, the proposed development has a strong, variety of units of 1 (24%), 2 (41%) and 3 (27%) bedroom units.

Table 1 – Preliminary Unit Mix

Unit Type	Number Building & DUs	Percent of Building & DUs
1 bedroom, duplex, 1-story	7 /14 du	23% / 24%
1 bedroom, duplex, 2-story	3 / 6 du	10% / 7%
2 bedroom, detached, 1-story	4 / 4 du	10% / 10%
2 bedroom, duplex, 2-story	9 /18 du	30% / 31%
3 Bedroom, duplex, 2 story	8 /16 du	27% /28%
TOTAL	31/58 du	100%

Furthermore to promote variety, there are five different building types incorporating the Spanish Revival architectural style. Together the unit mix and building variety complies with 4. Quality Design and Development by Mesa General Plan 2040 of "A variety of building designs and styles within the neighborhood". The location of the single and two-story buildings are strategically located to respect and be compatible with the building heights of the adjacent developments to the north (2-story) and east (1-story). The elevations shown below demonstrates the variety of building design within the neighborhood.

Figure 2 – Preliminary Elevations





Architecture: Spanish Revival

Spanish Revival style is typified by stucco exterior wall surfaces, low-pitched “S” tile roofs with prominent gables and combined hipped roofs. Minimal rakes and overhangs with occasional flush rake detailing is used. Arched accent windows and occasional arched porch openings can be found. Often accent detailing in the gable ends are wrought iron crosses or stucco recesses. Whereas the stucco body color of the home tends to be white, cream, soft browns and soft grays, occasionally darker accent color blocking is used on the column bases and on some stucco projections. Lastly, stronger accent colors are used on the front door, shutters and the window shade awnings if used.

Landscaping

As previously mentioned, Mesa's General Plan design principle 4 - Quality Design and Development - suggests that "... in smaller lot and multi-residence areas, requiring developer-provided landscaping of front yards throughout the development and a mechanism for ongoing maintenance...". The submitted Landscape Plan depicts a fully landscaped site with foundation plant materials wrapping the buildings as well as in the community amenity areas. Ongoing maintenance of landscape areas will be performed by a third party property management company as well as timed irrigation system.

The landscape plan exceeds standards in terms of common open space and private open space, which creates an enhanced value and positive effect on the surrounding properties. See the table below.

Standard	MZO Required	Evergreen Provided	Exceeds standards by:
Common Open Space	200 SF/unit 11,600 SF	480 SF/Unit 28,000 SF	240%
Private Open Space	Total: 5,060 SF	Total: 34,000 SF Ave. 586/unit	670%

The proposed residential community further addresses the goals and objectives of the General Plan, as follows:

- The Property's dual zoning and midblock location has made the small OC parcel more challenging to build in an environment where brick-and-mortar office and commercial buildings of higher grade gravitate toward larger commercial centers and larger commercial intersection locations with higher activity. Current trends toward online services and rising commodity costs have reduced the demand for smaller office developments at less visible midblock locations such as the Property. This proposal consolidates the zoning in a manner that creates a quality gated community with resort lifestyle amenities and a compatible land use.
- Implements a unique form of housing on a small, infill site and supports the city's desired "wide range of housing types" (Neighborhood Focus, p. 7-5).
- The entry monumentation, site amenities, and cohesive multi-modal circulation system instill a sense of place, allowing residents and visitors to feel connected to the larger community (Neighborhood Focus, p. 7-5).
- Addresses the Neighborhood subtypes of "Suburban," by providing RM-2 base zoning and a density of 11.9 du/acre, which is consistent with the maximum supported 15 du/acre density.
- Context: provides a suitable housing type that transitions from the arterial street and a church that is more intense than single-family residential uses.
- Implements the Neighborhood Form and Guidelines by providing "usable community space" accessible to all units, a connecting drive effective for the unique property shape. The main drive

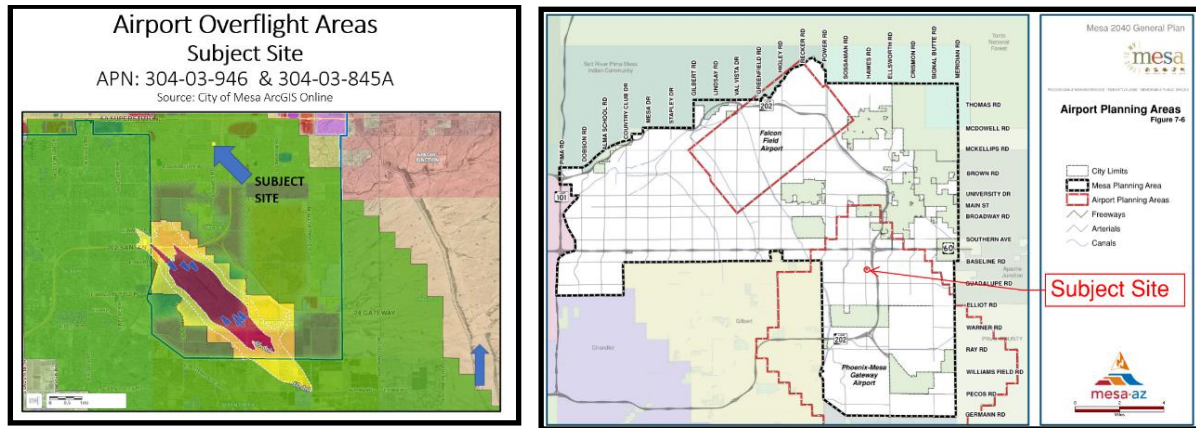
connects to an arterial road and collector to form an “interconnected street system.” Highly walkable paths across the “shorter block lengths” Community character focuses on the single-family theme with branding and architectural design that form a quality, cohesive appearance (General Plan, pp. 7-8 to 7-10).

- The perimeter has attractive landscape plantings in the perimeter and internal to the site and includes pedestrian-sensitive design.
- Promotes buildings of appropriate building height that are laid out in “proximity to each other to help create a sense of place,” which works in conjunction with the amenity package to create synergy in the social fabric of the development. The combined system of common and private open space facilitate the creation of the informal community gathering places. Shared courtyards and the units fronting the central open space area are part of this concept. Further, the Clubroom and network of active recreational amenities will contribute to social interaction and a sense of community (Great Neighborhoods, open space and fostering social interaction).
- Given the Property is L-shaped with a very narrow flag lot configuration connecting to Desert Lane, it possesses unique constraints that make any development more challenging. This request produces a compelling design that addresses all the site’s unique features in way that creates a sense of place and inviting landscaping and architecture.
- The proposed development’s rental community with single ownership will establish efficient operations and management to oversee site maintenance, including but not limited to, valet trash service. Site management will maintain community open space amenities and shared landscaped areas. Natural surveillance of the community parks and amenities is accomplished by the sizing and orientation of the buildings and units, most of which are either facing or adjacent to the parks. Active outdoor open space is provided with the central location of the community’s open space, as well as the pedestrian pathways. Lighting throughout the development will meet City of Mesa requirements. In addition, the driveway and parking improvements will meet City standards. (Great Neighborhoods, quality maintenance, safety, clean environment).

Airport Overflight Areas

Per Figure 7-4, Airport Planning Area, the Property is located within the Phoenix Mesa Gateway Planning Area. However, the Property is located in the least restrictive AOA 3 category, well outside of the sensitive Day Night Level (DNL). The proposed residential use is consistent with the Airport Overlay designation and will not have any deleterious effect on the airport.

Figure 3 - Airport Overflight Area



Density

Under the Mesa General Plan 2040, the Traditional Neighborhood land category' density "... is generally between two and 12 dwelling units per acre, but higher densities may occur...". The proposed development has a Gross density of 10.8 units/acre and Net Density of 11.9 units/acre, which is within recommended densities.

PAD Zoning

The requested RM-2 PAD zoning will implement the tools to ensure conformance with the General Plan while providing the necessary flexibility to develop the Property along with its unique constraints. Some of the unique features include the L-shaped configuration that creates a narrow width to the west and south. The unique shape makes it more challenging than other properties in the same zoning, and yet this plan exceeds setback standards in many instances and open space requirements to provide a compelling site plan on a challenging infill lot.

Below is a description of the PAD development plan and PAD modified standards. Project design will be governed by the requirements set forth in the Mesa Zoning Ordinance and Design Standards, except as modified in in this PAD. It is noted that provisions in this PAD narrative and site plan documents submitted herewith, such as the landscape drawings, are preliminary in nature. They demonstrate how the requested zoning designation could be implemented consistent with the planned community themes and character. These elements, however, do not reflect the concrete and final site design. Any future final plan submittals may require minor modifications, but they will be required to be consistent with the design themes and standards approved in the PAD.

Figure 4 – Existing Zoning Map



Figure 5 – Proposed Zoning Map



PAD Development Standards:

Modified PAD standards in this request include the following description and justification. In Mesa's Zoning Code, specific standards have not been created for the hybrid single-family gated use. The standards combines the single-family and multi-family standards into a specially crafted PAD standard and an overall cohesive development.

1. A reduction in the minimum building separation to 10' where current standards require 20' for single-story, 30' for two story, and 20' for canopy parking to 10' for all buildings. 10' separation is commonplace. For example, the adjacent homes to the north have a 7' separation near the street, and the homes to the south and west have a 8' - 10' separation in some cases. The proposed separation standards were not intended for the proposed kind of development with single-family homes in a hybrid community. They were designed for a larger buildings with 8-30 units, thus necessitating a different kind of standard that would promote the appropriate allocation of building massing across the landscape of a multi-family development.
2. Also proposed are a reduction of interior side setback to 20' along the southern and eastern property boundaries adjacent to the church and homes, and 25 feet to the north where 30' is required.
3. Perimeter setbacks and landscaping – Adjacent to the church and homes to the north, east, and south are permitted to have their rear yard enclosures back up to the property line with comparable back yard requirements to the adjacent single-family homes. Like single-family homes, patios are permitted to encroach into the setbacks if they are a minimum of 10 feet from the adjacent property boundary. This standard matches the standards for the adjacent single-family homes.

Setbacks: A 20 ft. setback is proposed to the south to the church and 20 ft. for the one house to the east for that is 2-stories. The 1-story homes will meet the standard.

Landscaping: A 20 foot backyard is proposed to the east. To the north at the site vehicular entrance, 7' is proposed at the northern boundary. This is supplemented with additional landscaping in the entry median and next to the homes on the south side of the entry. Therefore at this location, there are 3 layers of trees and plants that are combined to be more than the required landscaping. Also, the building setback is approximately 80 feet where 30 is required, this exceeding standards and meeting the intent of the code. The greater distance and enhanced trees exceeds standards and justifies the landscaping at the entry. Also, on the south flag lot piece, the landscape buffer is 7 ft. adjacent to the entry driveway. Along that stretch, the homes exceed building setback standards at minimum 60 feet, which enhanced distance mitigates any effects from the church and provides an adequate buffer to this project.

These standards will allow true consistency with the adjacent single-family homes that can have buildings as close to 10 feet to the shared property boundary wall. The reason is this is a single-family hybrid community. The homes are the size and appearance of a single-family home but not on a lot. If each home were on a lot, there would be a min. 15-foot rear yard, so the 20-25 feet proposed exceeds the RM-2 standard in that regard. The homes are smaller than the apartments this standard was created for, thus creating more benefits than the ordinance allows.

4. Rear covered Patio projections: The proposed plan allows rear patios to project into the perimeter setbacks like a single-family residential community. Building setbacks in the backyards to the adjacent homes and church properties allow patios to be 10 feet from the property line. The homes on Evergreen's multi-family property with a single-family hybrid use are more than 10 feet from the property line and have comparable building size and similar building separation. The

layout of the homes and more current design provides a quality impact on the area. This proposed standard was designed for traditional apartments with larger buildings and a larger number of units per building, whereas this project has buildings that are no larger than a single-family home or duplex.

5. Private Open Space. It is requested that the minimum common open space dimension be 8 feet limited to approximately 20 of the 58 units where 10 feet is typically required for ground floor homes.
 - The width exceeds the minimum 10 feet, which situation that exceeds standards helps support this standard.
 - The minimum 100 square foot requirement is replaced with a minimum 8 x 18 SF provided for one of the plans, which is 144 SF and larger than required. The other plan is minimum 8 x 30, which is 240 Sf.
 - Also, many of the homes have private open space exceeds the standard with 20-foot yards to the north and south and 25-foot yards to the east, which more than compensates for the minor 2-foot modification and provides an overall amount of private open space that greatly exceeds requirements.
6. Private Open Space – Uncovered and covered private open space is proposed. This project complies with the standard by providing a covered patio that meets the 50% standard for the minimum required private open space area. This allows the project to achieve deeper and wider backyards that exceed the private open space standards. These standards were designed for apartment balconies, which are a more confined space than proposed here, where this proposal is lower density and designed more like a single-family use that is less dense, thus meeting the intent of the standard to provide for outdoor space.

As further justification required common open space for the site is 5,600± SF, where proposed is 29,000+ square feet, which exceeds standards by 500+%. This is a transitional density residential product that does not have a design standard that are tailored to it. Proposed are private backyards that exceed the minimum required square footage, but which are open backyards, which allows adequate room for the concrete pad for a barbecue or sitting area and space for the stormwater to gather in the permeable surfaces in the backyards.

A private backyard provides more light, space, and amenity than a balcony. Therefore, the nature of this project exceeds the intent for the private open space standard. Like any backyard, trees and amenities will be provided that allow creativity for each property, thus contributing to desirability and long-term residency. On the front of the buildings, covered front patios provide the outdoor covered space that transitions from the indoors to outdoor common open space. They are large enough to place chairs and provide an enhanced architectural element outside.

The modified PAD standards are further supported by the following:

- This request combines the two assessor's parcels that currently have different zonings with a holistically designed project that integrates quality community amenities that would more challenging to provide under the current zoning. The modified PAD standards go hand-in-hand with the cohesive design for the project.

- Building setbacks exceed standards if the units were platted like a single-family use.
- General Plan compliance for this case as explained in this narrative for a transitional use that is needed in this area.
- Unique site conditions and irregular configuration that pose development limitations on the site that were not created by the applicant. Because this site has disadvantages that other sites do not in the same zoning, special consideration is warranted to create a quality residential use.
- Amenities per exceed the standards seen in the surrounding neighborhoods.
- Situations that exceed standards, such as landscape setback (15 required, 20' provided), building coverage (23% provided where 45% is allowed), lot coverage (55% provided where 70% is allowed), density (12 units/acre where 15 units/acre is allowed), open space with over 480 square feet per unit where 200 square feet per unit is required, and private open space is 500% more than required. The quantity and quality of open space amenities are proposed that would not be possible under the current zoning.
- Architectural details exceed standards and are provided with more regularity than a typical home.

The table below summarizes the modified development standards described above and lists other standards that meet or exceed standards.

Table 2 – List of Modified Development Standards

Development Standards § 11-5-5, et seq.	MZO Required	Evergreen Provided
Density	15 du/acre	12 du/acre
Building Setbacks: (ft) <ul style="list-style-type: none"> • Arterial: 4-lane • East • East • South to church • South to Desert Lane • North • West to Church 	20 20 (1-story) 30 (2-story) 20 (1-story), 30 (2-story) 25 (collector street) 30 (2-story) 20 (1-story)	28 20 (1-story) <u>20 (2-story)</u> <u>20 (2-story)</u> 70+ 30-80 60+
Max. Building Height	30	18-30
Perimeter Landscaping (ft) <ul style="list-style-type: none"> • Arterial: 4-lane • South to church • South to Desert Lane • East • North, homes 	15 15 15 25 25 25	20 15 common area buffer 70+ <u>20 backyard</u> <u>25 backyard</u> <u>7, nearest homes 70+ ft.</u>

<ul style="list-style-type: none"> North, entry and amenity West to Church 	25 15	<u>10</u> <u>7</u>
Min. Building Separation (ft)	20 (1-story), 30 (2-story)	<u>10</u>
Rear patio projections	3 ft. rear, 20 ft. streetside	<u>5 ft. side and rear setback</u>
Common Open Space	200 SF/unit: (11,600 SF)	480 SF/Unit (28,000 SF)
Private Open Space <ul style="list-style-type: none"> Studio, 1 bed 2 bed Ground level Dimensions <ul style="list-style-type: none"> Shade Total Required SF Covered 	60 SF 100 SF 10x10 ft. 100 SF Shade like MFR balcony 5,060 SF 50%	144 S/F min. 144 SF min. <u>8 ft. x 18 ft. 144 SF</u> <u>Larger Private backyard</u> 34,000 SF <u>50% of required</u>

Alternative Compliance

The proposed high-quality housing product provides a cohesive and attractive plan with an attractive landscape plan, architectural character, and variety of plans that are thoughtfully designed for this specific Property. Because the zoning standards are not for a one-size-fits-all design, the Zoning Ordinance allows for alternative compliance in unique situations. They are proposed as follows:

1. Materials – Sections 11-5-5.4 and 5.5 require 4-sided architecture with 25% of a secondary material. This standard will apply to all buildings, except for the following situations:
 - a. Garage buildings will have 4-sided architecture and will provide for the required material percentages, except in the limited cases where the back wall form part of the adjacent home's rear yard enclosure. This is supported by the lack of visibility to the public or general common areas, and the elevations throughout exceed standards in many instances in terms of architectural details, varied roof lines, and material percentages. Also, this request promotes industry practice in the design or backyard enclosures without wainscoting, which facilitates ease of maintenance in the long term.
 - b. Alternative standard is requested to allow for reduced percentage of second materials on the side and rear elevations. This is because single-family residential standards allow for 15% (not 25%) of the secondary material, and this project is a hybrid where the City's design standards do not provide for hybrid single-family developments with the amenities, efficiencies, and maintenance benefits of professionally managed multi-family developments. The only deviations to the front elevation are in Plans 5-5 and 7-7 with 24% on the front elevation. All the rest of the front elevations exceed the standard at 26-30%, which is very high for residences when the windows, patio popouts, and roof types are not counted. Side elevations on all the units range from 15% to 25%.

On the rear elevations, backyard walls that screen the lower parts of buildings can account as an alternative material for only the side and rear elevations with the effect of not requiring alternative materials below the wall line. Rear elevations do not typically have a second material because of the 6 foot wall enclosure that replaces the alternative material that would otherwise not be visible to the public, and which rear elevations each contain patio overhangs that normally would not be required but for their orientation.

This standard is consistent with single-family housing design to which this project reflects at a smaller scale for each housing plan. The submitted architectural plans provide an adequate quality level of design character above the walls, which is part of the justification.

There are no large blank walls without architectural features or the varied form and roof lines for the sloped roofs of the homes, and the architectural style achieves elegance in design without overstated or cumbersome design, thus meeting the intent of the ordinance. It is noted that the submitted plans provide for front elevation wainscoting that wraps around to the backyard enclosure walls. Everything outside of the walls are designed with the typical required material percentages and quality architectural design where visible to the common pathways or the public.

2. Foundation Base Landscape – Section 11-33-5 includes the requirements for foundation base landscaping. The proposed development plan includes the required foundation base landscaping around the proposed buildings, and trees are provided at appropriate intervals along private drives. While the plan as submitted appears to comply, to the extent necessary, there may be minor adjustments to the foundation base in exchange for the provided additional landscaping exceeding standards behind and to the sides of buildings. These standards are in practice and through the intent of the ordinance applied to multi-family buildings, not single-family subdivisions per se. This is because in single-family communities, the focus is on common open space amenities and backyards. Building setbacks and coverage standards guide the balanced development of the site, and the open space and perimeter landscaping contribute to neighborhood natural aesthetics. That is the same case in this hybrid development where the proposed development is a single-family community with homes spaced comparable to a single-family subdivision. Lacking special code standards for this housing product, the development plan addresses the need for quality landscaping. The Backyards, common area landscaping that exceeds standards, and the perimeter landscape provide more than adequate foundation base landscaping and meet the intent of the ordinance.

The project exceeds standards in many ways. For one, patios are larger than the required 5' depth and 50 square foot area required, as shown on the preliminary plans as follows: Plan 1: 6.7 feet (58 SF) Plan 2: 5 feet (80 SF) Plan 5-5: 5 feet (81 SF) Plan 6-6: 7.3 feet (84 SF) Plan 7-7: 5 feet (56 SF). Where normally undulation or articulation is required every 25 feet, these plans have such detailing 6', 7', 17', and 19' on the preliminary plans. Further, where a 2.5-foot undulation is required, a minimum 4-foot undulation is provided.

Also, on all the plans, the windows, articulation, shutters, trim, varied roof types with gable and hip roof types, and other features are so plentiful, more than 25% of the elevations are adorned with design themes above what is expected for single-family housing.

The above alternative compliance features are further supported by the site's unique space limitations, unusual L-shape, and prevailing building practices. These challenges make it more challenging to develop a project on a tighter site than properties without these characteristics. The proposal provides less density than a typical multi-family project with more units to enable the owner to develop and maintain the added architectural features, and yet this proposal does not propose the added density, which contributes to the overall character and sensitivity with the surrounding area. The overall cohesive design of the project integrates the architectural, landscape, and wall and amenity components into a quality and sustainable plan.

Compliance with PAD Criteria:

The proposed development satisfies the PAD criteria under Section 11-22-1 of the Zoning Ordinance, as follows:

- 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

Response: As described previously in this narrative, the proposed rezoning from OC to RM-2 and applying a PAD overlay on the property enables site designers to create a site plan with quality standards and quality amenities. Both common and private open space amenities are designed in proportion to the size of the property and its challenging shape. The hierarchy of amenities and connectivity between all the portions of the Property create an integrated design with quality lifestyle features for future residents.

- B. Options for the design and use of private or public streets.

Response: Private drives that will be maintained by property management over time will comply with zoning and building code standards. Vehicular and pedestrian gates that likewise will be designed in accordance with traffic and code standards will promote site safety and efficiency of site circulation.

- C. Preservation of significant aspects of the natural character of the land.

Response: The proposed development will comply with all applicable environmental standards. The parcel has been graded for a prior development and therefore contains no significant features or character that requires preservation. This proposal will introduce landscaping and plant material that will contribute to a distinctive environmental aesthetic and buffers to surrounding properties. Pathways and open space amenities suitable for this type of development will facilitate a healthy lifestyle and an appreciation of the outdoors. Drought-tolerant plants and code-compliant irrigation and other water facilities will contribute to water conservation. This project will replace a vacant site with permeable and non-permeable surfaces that will comply with air quality standards. Historic drainage flows will be maintained in the natural patterns.

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

Response: This proposal with a PAD overlay is a high quality alternative to conventional development that would not support the level of infrastructure and recreational features this plan proposes. The project includes a residential use shared pedestrian and open space amenities, landscape buffers, and high-end conceptual design with aesthetically pleasing features. These elements are coordinated into a unique development plan that will be a valuable addition to the neighborhood. See discussion above regarding the Project Description and General Plan Compliance for more information.

E-F. Sustainable property owners' associations and maintenance of property held in common ownership through the use of recorded covenants, conditions, and restrictions.

Response: As noted in the General Plan compliance section of this narrative, the proposed development's rental community with single ownership will establish efficient operations and management to oversee site maintenance. The number of homes in this community is sufficient for sustainable management and operations of the project. Site management will maintain community open space amenities and shared landscaped areas, thus ensuring the quality appearance and stability of the project over time.

G. Single or multiple land use activities organized in a comprehensive manner, and designed to work together in common and in a synergistic manner to the benefit of both the project and the neighboring area.

Response: The project is designed in a comprehensive manner. The single-family residential branding and design character permeates each component of the project. As indicated on the submitted project plans, the buildings, landscaping, walls, pathways, and infrastructure are integrated into a cohesive whole.

Conclusion

The proposed Evergreen at Hawes development offers a compelling design on a unique Property that complies with the vision of the General Plan. Project designers took special care in crafting a development plan that is compatible with the surrounding area with buffers that respect the surrounding properties. This project's quality architecture, inviting landscaping, and generous open space amenities produce a high quality design and lifestyle that will make this project a valuable addition to the community. We look forward to working the City of Mesa and staff regarding our proposed development

Sincerely,

Stefan Skalbani

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