

# Cabana Southern

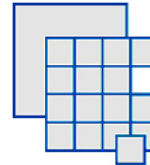
Greenlight Communities  
W. of SWC of Crismon & Southern

## Project Narrative – Design Review

---



*Submitted by:*



**Pew & Lake, P.L.C.**  
Real Estate and Land Use Attorneys

Sean B. Lake  
1744 S. Val Vista Drive, Suite 217  
Mesa, AZ 85204

*On behalf of:*  
*Greenlight Communities*



March 4, 2021

---

## Contents

I.	Introduction .....	4
II.	Overview .....	5
III.	Existing Site Conditions.....	5
IV.	Relationship to Surrounding Properties .....	6
V.	General Plan and Zoning Designation.....	10
VI.	Justification of the Project Open Space Design and Co-Work Space .....	11
VII.	Project Description .....	12
	1. Landscaping and Open Space.....	13
	2. Access and Circulation.....	15
	3. Architectural Design .....	16
	4. Entry Monumentation and Site Walls/Fence Plan.....	18
	5. Development Standards.....	18
VIII.	Compliance with Mesa’s Design Standards.....	18
	1. Neighborhood Character .....	18
	2. Building Placement.....	19
	3. Parking and Garage Placement .....	20
	4. Landscaping and shading .....	20
	5. Architectural Design .....	21
IX.	Conclusion.....	22

## List of Figures and Tables

Figure 1 – Site Aerial .....	4
Figure 2 – Post Office Located East of Property .....	7
Figure 3 – Residential Design of Adjacent School.....	8
Figure 4 – Adjacent Crosswalk .....	8
Figure 5 – Adjacent Parcel with a Church and New Athletic Fields.....	9
Figure 6 – Residential Use North of Southern Avenue .....	9
Figure 7 – Hampton East Apartments South of Property.....	9
Figure 8 – Existing Zoning Map .....	10
Figure 9 – Proposed Zoning Map .....	11
Figure 10 – Proposed Site Plan .....	13
Figure 11 – Proposed Preliminary Landscape Plan.....	14
Figure 12 – Conceptual Architectural Imagery .....	16
Table 1 – Existing and Surrounding Land Uses .....	6

## Development Team

### Applicant / Developer

Greenlight Communities



### Legal Counsel

PEW & LAKE, PLC

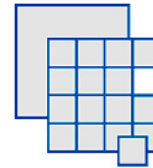
Sean B. Lake

1744 South Val Vista Drive, Suite 217

Mesa, Arizona 85204

P. 480-461-4670

Sean.Lake@pewandlake.com



Pew & Lake, P.L.L.C.  
Real Estate and Land Use Attorneys

### Architect

WORKSBUREAU

Rob Gaspard, AIA

2524 N. 24th Street

Phoenix, AZ 85008

P. 602-324-6000

WORKSBUREAU

### Civil Engineer

HILGARTWILSON

Leslie Kland

2141 E. Highland Ave. Suite 250

Phoenix, AZ 85016

602-490-0535



### Landscape Architect

RVI Planning + Landscape Architecture

Brittany Geist, PLA

120 South Ash Avenue, Ste. 201

Tempe, AZ 85281

P. 480-586-2335

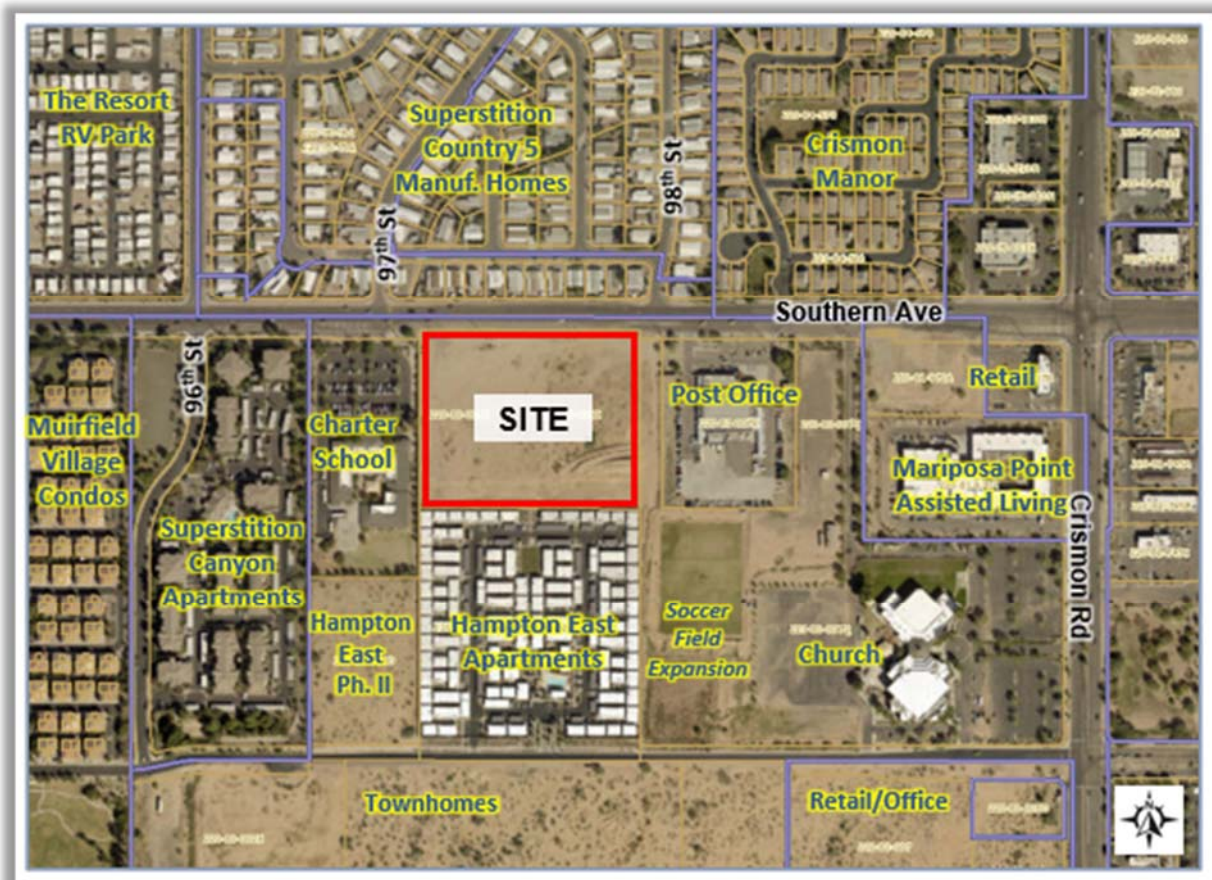


## I. Introduction

Pew & Lake, PLC, on behalf of Greenlight Communities, is pleased to submit this narrative and related exhibits for a Design Review request for the approximately 8.03 acres located on the south side of Southern Avenue between 97th Street and 98th Street in Mesa ("Property"). The Property is further identified as parcel number 220-80-005C on the Maricopa County Assessor's Map. This request is for *Cabana Southern*, a three-story home office centered/shared workspace multiple residence gated community. This development is delivered by a reputable, local development group and design team and will bring about a high-quality residential use with innovative design features and exceptional lifestyle amenities that will enhance the Southern Avenue corridor on the boundary of a Maricopa County island. In response to the region's and nations' accelerated work-from-home and hybrid work patterns in the medical office and commercial industries as a result of new technologies, and the COVID pandemic, *Cabana Southern* delivers an attractive housing option that supports the vast number of Mixed-Use Activity Districts and commercial areas nearby.

For reference, a comparable multi-family development was recently reviewed by the Design Review Board and approved at the southwest corner of Power Road and Williams Field Road, known as Cabana Power (Case. No. ZON19-00405).

**Figure 1 – Site Aerial**



## II. Overview

Greenlight Communities is a Scottsdale based company that began with the founders of Deco Communities and Starpointe Communities, prominent companies known for their for-sale and for-rent multi-family developments in urban and suburban infill settings. Building upon the depth of experience and relationships with industry-leading designers and architects, Greenlight has successfully constructed, rehabilitated, and managed a variety of distinct multi-family developments in Scottsdale and Phoenix. Currently, over 1,100 units are under construction.

As planned and designed by renowned WORKSBUREAU and RVi, *Cabana Southern* combines a fresh contemporary style with technological advancement in construction and operations. Its innovative site programming and amenities respond to the needs of today's competitive market for multi-family homes with lifestyle amenities that contribute to a sense of place and a live-work experience. Drawing upon Greenlight's successful and often-duplicated Cabana apartment homes, the proposed *Cabana Southern* has designed an iconic concept for this unique site.

The proposed design of *Cabana Southern* builds on the philosophy that a community is more than a built environment where people live in one location, but where people feel accepted, supported, and most importantly, at home. The intent is to build a true community on the property by thoughtfully considering common spaces and amenities that bring people together and enhance their residential lives. With this in mind, the designers crafted a development plan for *Cabana Southern* that centers on four interconnected open space areas. Each open space area is the heart of a four-pack of residential buildings referred to as a "quad." These pods are connected by site landscaping and a system of pedestrian pathways.

Part of *Cabana Southern's* holistic living experience includes integrated home office and co-work space in the development plan. Each unit within the community will have an integrated home office location to provide housing for the next generation of home office workings. Forbes did a study and determined that 58% percent of "Knowledge Workers" are now working remotely from home. Studies also show that the percentage of Knowledge Workers will continue to grow even post COVID. Global Workplace analytics has forecasted that an estimated 30% of the workforce will continue to work from home post COVID, with Knowledge Workers at a higher percentage.

However, instead of working from your child's bedroom or from the kitchen counter or kitchen table, in the Cabana Community, each unit will have a dedicated home office location, with the two-bedroom unit having the option of turning the 2<sup>nd</sup> bedroom into a home office. In addition to each unit having a dedicated home office space, Cabana will also provide a two-story common area amenity building and adjacent units will feature an innovative co-work office environment with conference rooms, work spaces, and sitting areas that have been programmed with some of the latest design trends. Throughout the community, residents will have the option to work from the home office or walk to the co-work environment where they can collaborate with others in the community.

Regarding project architecture, special attention has been paid to the contemporary architectural design, which provides varied and pleasing visual appeal on the exterior. The



architecture will flow from the outdoor open spaces to the interior spaces where residents will find a high-quality package of finishes, amenities, and conveniences. The project design team has prepared a cohesive and compelling development plan for this unique setting. As designed, the project is consistent with the Mesa 2040 General Plan (“General Plan”) and PAD-CUP zoning requirements and is compatible with the surrounding land use context.

### III. Existing Site Conditions

The Property is located on the south side of Southern Avenue west of Crismon Road between the Post Office at 9855 E. Southern Avenue and an elementary charter school at 9701 E. Southern Avenue. It is vacant and unremarkable in its topography. Power lines that appear to be 69 Kv run along the Property’s frontage along Southern Avenue.

### IV. Relationship to Surrounding Properties

The Property is located in a neighborhood that is highly suitable for a residential use. Nearly every essential neighborhood-supporting service is located within walking or close bicycling distance. Some of the diverse uses include offices, Post Office, pharmacy/grocery, 3 schools, churches, home improvement stores, a variety of restaurants, retail, and commercial services. Additionally, employment and medical uses are provided in close proximity.

Regarding the surrounding properties, Southern Avenue abuts the Property’s north boundary, followed by a manufactured home subdivision. Vacant land, followed by a Post Office, are located east of the Property boundary, and the Hampton East Apartments are located to the south. A charter elementary school abuts the Property’s west boundary. Table 1 below summarizes the existing and surrounding land uses and designations. The proposed multi-family residential development is consistent with the surrounding residential land uses and uses that are compatible with neighborhoods.

**Table 1 – Existing and Surrounding Land Uses**

Direction	Jurisdiction	General Plan Land Use	Existing Zoning	Existing Use
Project Site	Mesa	Employment	PEP	Vacant
North	Unincorporated Maricopa County	Neighborhood	R1-6 Senior Center Overlay	Mobile Home Park
East	Mesa	Employment	RS-43	Post Office
South	Mesa	Neighborhood	RM-2 PAD	Hampton East Apartments
West	Mesa	Neighborhood	RS-43	Elementary Charter School

Below is a description of some of the surrounding land uses that informed the project design and indicate how the proposed architectural character will provide a complementary and distinct design style.

**Adjacent Post Office** – A satellite Post Office is located east of the vacant land on the Property’s eastern boundary, which is setback with parking in front. It has presents a neighborhood-friendly design with clean, modern block construction (See Figure 2 below). It offers residents with convenient access to essential postal services. It is noted that the City of Mesa has at least 9 post office sites that are located next to a single-family community, the only known exception being the downtown Post Office.

The Post Office in this case is appropriately buffered by an separation of 222 feet to the nearest unit on the subject Property. That includes the Post Office parcel’s 120-foot setback to the Post Office building, an approximately 60-foot vacant parcel extension next to the subject Property, and a minimum 42-foot onsite building setback proposed for *Cabana Southern*. On the Post Office site no buildings are situated on the back portion. These characteristics provide an enhanced buffer to Cabana’s proposed residences.

**Figure 2 – Post Office Located East of Property**



**Adjacent School** – An elementary-middle school known as Imagine Schools East is located to the west of the Property (see photo in Figure 3 below). The smaller scale of the charter school will create a compatible land use and building form. It is built and designed to look like housing with its residential building massing and detailing on the façade, although it is set back several hundred feet from Southern Avenue with landscaping screening. A site wall on the shared property boundary and perimeter landscaping on both sides of the property boundary create layers of screening and buffers to the subject Property. The school’s buffers, setback and general design lend to a range of possibilities for architectural design on the *Cabana Southern* Property.

**Figure 3 – Residential Design of Adjacent School**



In front of the charter school are a cross-walk, onstreet parking, and 15 MPH speed limit for the start and end of the school day are more compatible and safe with a residential use (see Figure 4 below). The images below illustrate the crosswalk and character of the street, which, combined with the surrounding public streets, affect where the site entries are located.

**Figure 4 – Adjacent Crosswalk**



**Adjacent Church & Soccer Field** – In this case, a church and soccer field are buffered from the Property by the Church’s vacant parcel extension, recently expanded soccer fields, and large separation distances (see Figure 5 photo of the church site). The church’s architecture incorporates modern style with warm hues. Building materials include block, stucco, and metal accents. Soccer fields create an opportunity for neighborhood gatherings and a place for outdoor sports and recreational programs). *Cabana Southern’s* exterior elevations, scale, massing, and design are compatible with the church and the project is buffered by the new soccer fields.



**Figure 5 – Adjacent Parcel with a Church and New Athletic Fields**



**Adjacent Residential Uses** – Distinctive single-family and multi-family uses are located adjacent to the subject Property and are clearly harmonious with the proposed residential project design (see Figures 6-7 below). *Cabana Southern's* building setbacks to the nearest residences contribute to the compatibility and increased appreciation of light and space. Southern Avenue and its infrastructure improvements separate the Property from the uses to the north located in Maricopa County. The nature of this street and the unincorporated neighborhood to the north are highly compatible with the proposed design. The scale and massing of Cabana Southern is appropriate given the proximity to an arterial street at a midblock of a midblock location, and the site plan incorporates adequate buffers and connection to the street.

**Figure 6 – Residential Use North of Southern Avenue**



**Figure 7 – Hampton East Apartments South of Property**

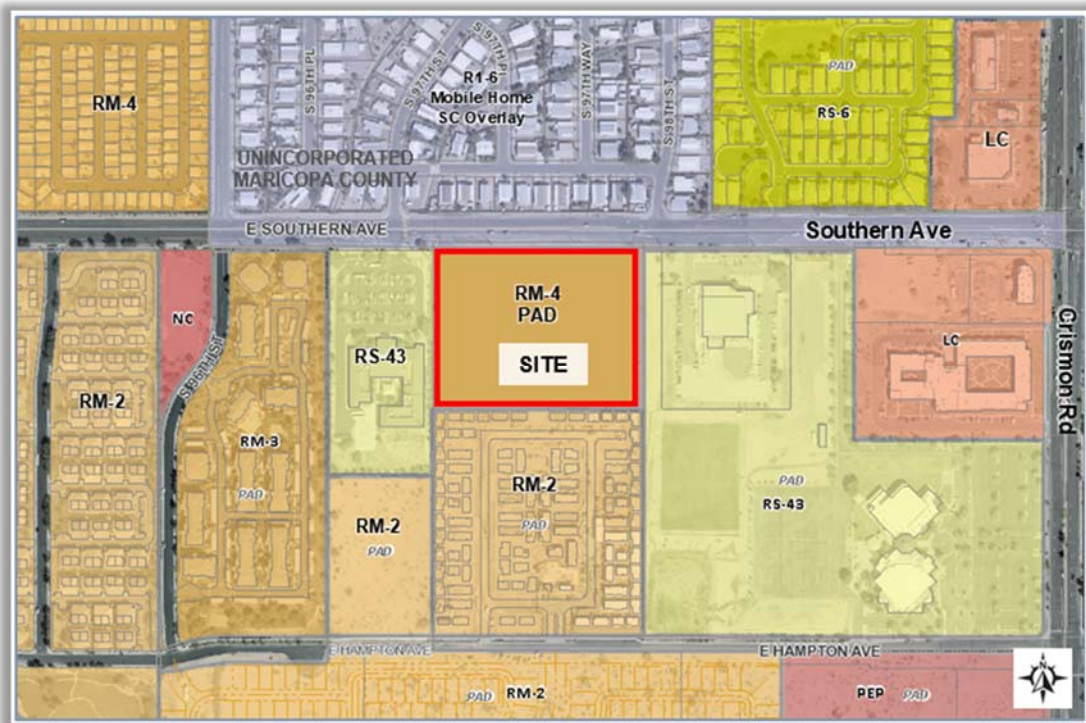


## V. General Plan and Zoning Designation

**Figure 8 – Existing Zoning Map**



**Figure 9 – Proposed Zoning Map**



## **VI. Justification of the Project Open Space Design and Co-Work Space**

The proposed development's internal open space design and co-work space designed into the club house and unit layout will create a unique and high-quality development. The proposed program and design character flows out of the fabric of the community given the housing to the north and south, small school to the west, and Post Office with an existing separation and buffer to the east, and the nearby office and medical uses a quarter mile away at the Crismon Road access to the US-60.

National trends have affected land use patterns in Mesa in a manner such that *Cabana Southern* will help stimulate local businesses. It will do so by providing quality housing options for companies because it provides co-work and work-from-home features that are becoming part of the shifting patterns in the new work environment.

*The trend toward remote work had begun before COVID* – Numerous analysts have tracked the reduced growth in brick-and-mortar commercial, office, and medical land uses since companies began offering remote work opportunities. Many companies have reduced their physical footprint in response to the increase in digital commerce, new technology, environmental objectives, and increasing costs to develop and maintain physical structures.

"The pandemic has accelerated a trend that arguably has been in place for years" (Dr. Richard Barkham, CBRE, [www.cbre.com](http://www.cbre.com), accessed November 6, 2020). Julie Whelan from National Real Estate Investor noted that empty desks at work will continue to reduce the demand for office land uses and increase the need for work space in the home. She concluded: "Ultimately, COVID-



19 is likely to be viewed in hindsight as an accelerator, rather than an originator, of changes in offices and other commercial real estate. Offices made up of gray walls, cubicle farms and antiquated technology are obsolete.” (<https://www.nreionline.com/>, accessed November 12, 2020).

*More companies will allow work from home* – In Summer of 2020, Whelan (see above) assisted with a survey of 126 national businesses, many of which are Fortune 500 companies. Before the pandemic, 37% had previously stated they would allow work-from-home opportunities in the future, and that percentage grew to 70% in 2020. It will take time for companies to learn the how the pandemic and technology advancements will affect growth in office land uses. Smaller office demand and hybrid work environments will continue to play a role as companies offer an increased level of remote opportunities and restructured configurations at their offices (Whelan, Sept. 2020). Proximate housing with co-work opportunities like *Cabana Southern* will become a meaningful alternative in the changing environment.

*The Phoenix-Metropolitan Area is part of the national trend.* The Metro-Phoenix area has joined the national trend toward increased work-from-home and hybrid work environments. Technology advances and the COVID pandemic have reduced the demand for commercial and office building per capita compared to decades ago when the General Plan designations were designated at Crismon and Southern. ([www.cushmanwakefield.com](http://www.cushmanwakefield.com), August 4, 2020, CXRE.com, CBRE.com, see also “Reimagining the Urban Office,” Peter Bacevice et al, *Harvard Business Review*, <https://hbr.org>, August 14, 2020).

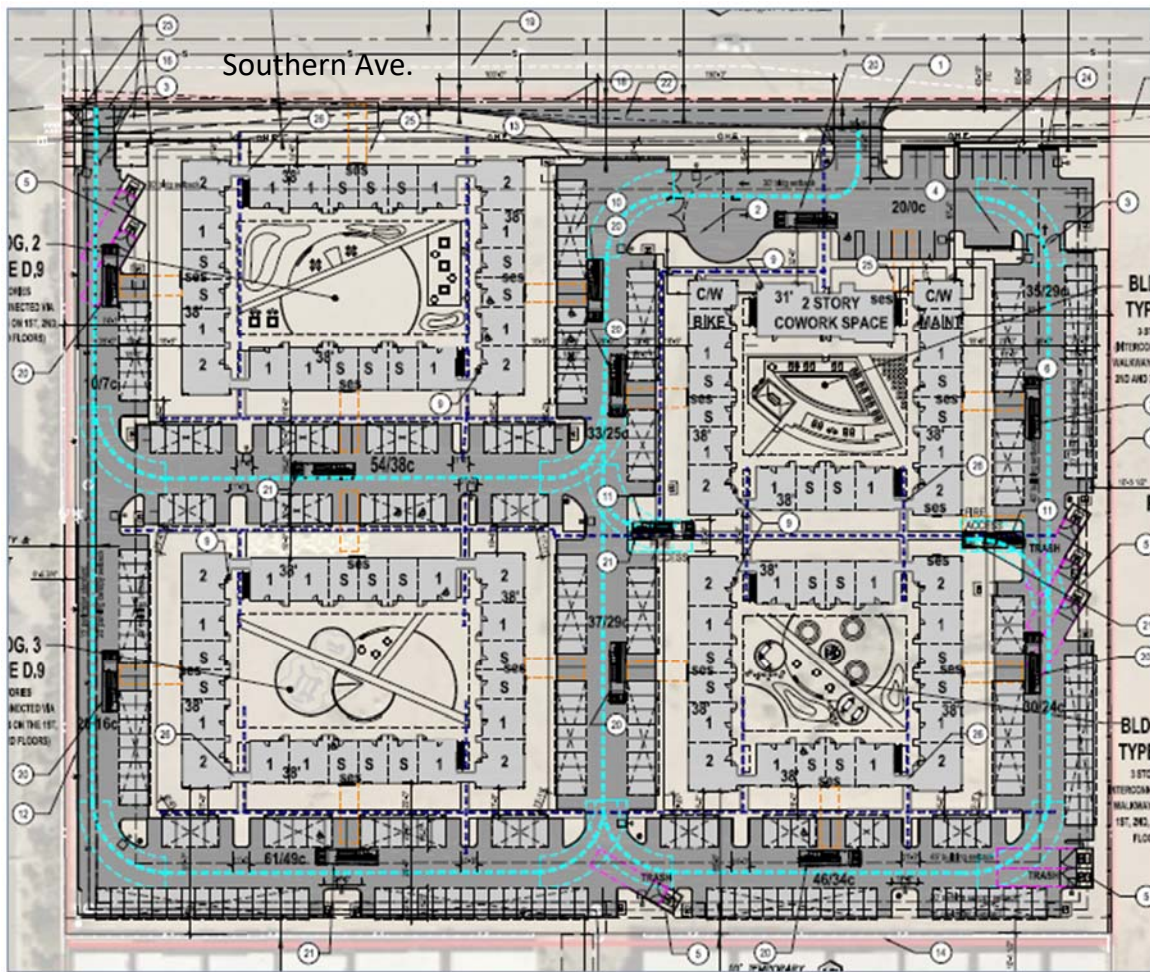
The co-work space integrated into the design of *Cabana Southern* goes hand-in-hand with sustaining the nearby hospital, office, and employment uses located near the US-60 access where they are located closer to the intersection corners. It will also support the housing needs of commercial and medical office uses in the 1+ mile radius (including for example, 12 dental offices, 2 urgent cares, 15 medical clinics, etc.)

## VII. Project Description

The proposed *Cabana Southern* development consists of 250 units (studio to 2-bedroom) on 8.03 net acres. This results in a density of 31.1 du/acre with 22% building coverage where maximum 55% is permitted in RM-4 zoning. Characteristics of the preliminary plans exceed standards in terms of building coverage, open space, side/rear building setbacks and recreational amenities, which will enhance the project’s compatibility with surrounding properties.

The units are laid out in 4 sets of “quads,” each of which is composed of 3-story building blocks that are united by shaded entry corridors and a central outdoor amenity area. Proposed building massing does not double the rows of units and arranges windows so as to permit natural lighting to enter each unit from both sides. This enhances privacy, security, and quality of the interior spaces. Shaded, connecting walkways lead to an enclosed open space amenity area, and these courtyards serve as the heart of the community. (See Figure 10 on the next page)

**Figure 10 – Proposed Site Plan**



Each courtyard is carefully designed with 4 specific active open space themes that play to interests of Cabana’s targeted households, including a: (a) pool amenity area, (b) hammock garden, (c) fitness stations, and (d) an enhanced backyard theme. Prospective residents can select their desired unit based on its proximity to one of the courtyard themes. After residents move in, they can enjoy the amenities in their selected courtyard or use the amenities in one of the other quads, which are available to all onsite residents and guests. This open space theming will create a unique culture in *Cabana Southern* that will encourage social interaction across the project and a sense of pride in the community.

## 1. Landscaping and Open Space

*Cabana Southern’s* preliminary site plan incorporates an exceptional landscape and open space plan with key features: (a) diverse common active and passive open space amenities, (b) connectivity throughout the site, and (c) private open space integral to the open community pods. The below Figure 11 illustrates the submitted landscape and open space plan.



**Figure 11 – Proposed Preliminary Landscape Plan**



#### **a. Open Space Amenities**

An attractive element of *Cabana Southern* are its four unique amenity areas featuring the pool amenity, hammock garden, outdoor fitness, and backyard themes. Ancillary amenities are also provided both in the courtyards and throughout the site, such as landscaped trails, shaded seating areas and nodes, bicycle storage, and grass play areas. Additional indoor community gathering spaces are included in the amenity package for *Cabana Southern*. Near the main entrance, an approximately 4,600 sq. ft. two-story amenity building consists of dedicated co-work space that complements the active amenities in the courtyard, which encourages a live-work-play lifestyle in a mixed-use environment. Also included are a fitness center, mailboxes and Amazon parcel lockers, community restrooms, and residential leasing accommodations.

Approximately 65,000 SF of common open space is provided, which exceeds the minimum requirement by more than 250%. According to the preliminary landscape plan, as much as 46% of the total open space is planned to be dedicated as active open space, which quantity and range of amenities are above par for residential developments. Passive open space areas with landscaped trails and pathways surround the exterior of the building quads and pedestrian walkways, which create a natural buffer between the buildings and parking spaces.

Regarding private open space, included in these outdoor courtyards in front of each housing unit are dedicated private open space areas on the walkway corridors, which spaces are created by

the undulating quad elevations. While not typical porches or balconies, given the continuous shaded walkways, these private open space areas are located next to each entrance and front window. They are large enough for the respective resident to set-out patio seating, a café table, and other items for private use. These individual spaces will be partially enclosed by the undulating walls and will encourage a high-quality environment where residents can appreciate the outdoors and overlook onto the community's open space areas. This arrangement offers a unique environment for each unit that efficiently transitions from the interior space to the outdoor shaded pedestrian pathways that border the courtyard amenities.

Additional passive common open space areas consist of the landscaping and pathways exterior to the buildings, perimeter landscaping, and parking landscaping. Pedestrian pathways connect the building pods and parking areas and create a natural buffer between the buildings and parking spaces.

#### **b. Onsite Connectivity**

Consistent with the General Plan's vision, the proposed development includes a network of landscaped pathways that promote pedestrian travel, safe and efficient linkages to site amenities, and harmony between the uses. Buildings 1 and 4 are located on a continuation of pedestrian-friendly areas, and it is linked to the buildings on the west side of the Property with ADA accessible pathways. The pedestrian system further connects the parking areas to the shaded walkways that lead to the open space areas and each unit. Onsite pathways lead to an external sidewalk. This connection allows for multiple modes of travel to the various amenities in the area.

#### **c. Buffers and Transitions**

The proposed *Cabana Southern* development will provide lush landscaping and comply with all applicable requirements for landscape counts and plant material. Shade trees and shrubs selected from local recommended plant lists will be established along Southern Avenue to screen views to and from the site from Southern Avenue and surrounding properties. The plant selection and layout are intended to contribute to the subject site's prominence and sense of place. Additional plantings will be included in the foundation base landscaping and along the primary and secondary pathways to create buffers between buildings and structures and provide for environmental comfort.

## **2. Access and Circulation**

Three access points are proposed to *Cabana Southern* from Southern Avenue. The primary entrance is located on Southern Avenue near the center of the Property, and it will include distinct landscape features and monumentation that will create a prominent entry and evoke a quality sense of place. This main access leads to building that will house the leasing office and amenities, such as a co-work space, fitness center, and pool area. Outside a visitor parking area, gates are positioned along code-compliant drive aisles to the east and west of the amenity building. Secondary, limited access points are positioned to allow safe access in line with the drive aisles parallel with the east and west boundaries.

As submitted, the proposed circulation and parking plan will comply with the applicable requirements for infrastructure improvements in the right-of-way and fire access, except as modified and approved in the concurrent PAD for onsite improvements. Internal driveways will efficiently loop throughout the development and be designed with parking and landscaping that integrates into the cohesive site layout. To minimize the impact of the waste disposal containers, enclosures will be designed per the City Standards and appropriately located to promote site safety and functionality for the collection vehicles.

### 3. Architectural Design

*Cabana Southern* is to be designed with upscale contemporary architectural features with sophisticated building form. The buildings will be punctuated with various design materials, details, and colors consistent with recent trends, but not heavy or overstated. The overall architectural design will provide for visual interest, environmental comfort, and design creativity (see conceptual imagery in Figure 12 below).

A unique component of the project includes the distinctive two-story amenity building reserved for the *Cabana* co-work space and fitness center. Located fronting Southern Avenue, the exterior facade is centered between the two vertically composed side elevations of the adjacent buildings. The two-story office is comprised of uniquely composed yet harmonious building masses that repeat the colors and materials of the units, with added emphasis on glazing, shaded entries, textured stucco, and painted block material; all of which help the aesthetic lean more toward a commercial feel. The entry is recessed and combined with a decorative shade feature to provide protection from the elements. The design integrates these spaces into a holistically designed residential/co-work building.

**Figure 12 – Conceptual Architectural Imagery**







On the preliminary building elevations, the massing is broken into connected buildings that orient toward the interior open space zones. Each building will be five to ten units wide and will be linked by shaded walkways. The massing and arrangement of buildings breaks up the building form into smaller elements, which promotes a pedestrian scale development and increases the sense of quality and harmony with the surrounding environment.

On the exterior, a combination of horizontal and vertical façade articulation is provided across the main massings. More detailed planar articulation and strategic use of accent colors at corner masses help to anchor each elevation further, creating a feeling of stability, symmetry, and punctuation along the outer facade. To add further interest, undulation in the façade depth is consistent with variations in the roof line, creating layers of variation that are matched by changes in the exterior material textures. In the submitted preliminary elevations, colors and materials create a contrasting yet cohesive composition. There are four main colors proposed – “August Moon”, “Mindful Grey”, “Pearly White”, and “Caribbean Coral”. For additional depth, accent material textures with complimentary colors have been incorporated into the overall color/ material palette.

The primary exterior materials comprise of horizontal raked stucco, with secondary colors on a sand/stippled stucco finish. In line with the vertical window elements, colored and patterned horizontal lap siding provide enhanced accent colors and textures that complement the overall elevation. Together, these materials contribute to a tasteful and timeless combination of vertical and horizontal differentiation on the exterior planes. It is noted that the landscape plan coordinates with the architectural elevation, where trees and shrubs are planned at appropriate intervals to add to the varied exterior elevation. This variety of tasteful colors and textures exceeds the standard 2-3 main colors seen in comparable developments of this type in the area.

Interior elevations will be similar to the exterior elevations, except they will have shaded walkways around the courtyards. As noted above, the elevations facing the internal walkways will have jogs at each unit, providing mini private spaces with sufficient space for residents to place tables and chairs to enjoy the views into the active open space areas.

## 4. Entry Monumentation and Site Walls/Fence Plan

*Cabana Southern's* entry monumentation and site wall and fencing design will be comprised of materials that complement the colors, materials, and the architectural character of the development. At the site entry, enhanced landscaping, and entry monumentation will create a prominent sense of arrival. The arrangement of trees, shrubs, and ground cover, entry signage, and structures at the site entry will make a statement as to the project's quality design themes. The overall development will be gated with an ornamental theme wall designed with solid and view fencing elements and pilasters fronting Southern Avenue. A six-foot theme wall designed with solid and view fencing elements fronting Southern Avenue. Along the southern and western Property boundaries, existing solid masonry block walls constructed by the adjacent developments will be preserved and maintained in place, and a new solid wall will be constructed on the eastern property line.

## 5. Development Standards

Details concerning design standards are addressed in the concurrent PAD/Rezoning and Site Planning requests, 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. For example, the common open space exceeds standards by approximately 170% and building coverage by more than 230%. In many instances, building setbacks to the residential buildings exceeds standards 29-48 feet depending on the direction.

## VIII. Compliance with Mesa's Design Standards

The proposed development, as submitted, is designed in accordance with City's Quality Design Standards and Zoning PAD. *Cabana Southern* will fulfill the Design Standards' intent to "elevate the Quality of Existing Neighborhoods, while creating walkable and resilient communities." (Mesa Quality Design Standards, *Multi-Family Residential*)

### 1. Neighborhood Character

- Common open space is integrated into the project, which abundant quantity and detailed design exceed the levels seen in typical multi-family developments.
- Defined design themes are carried out in the project design to create a project identity. The various components, such as the landscaping, pedestrian realm, theme wall, entry monumentation, amenity features, and architecture are comprehensively designed with unifying themes that promote a sense of place.
- Monumentation and sense of arrival at project entry – In Mesa's design standards, non-intersections have reduced emphasis on project entries, but the standards still encourage designing a distinct project entry. *Cabana Southern* provides distinct theming at the site entry through the use of enhanced elevations, a theme wall, monumentation, and specialty landscaping.



- Pedestrian amenities in the open space areas are a principal element of *Cabana Southern's* design. Benches, tables, courtyard spaces, shade, walkways are provided at various locations in the site, which create a quality experience for pedestrians.
- The pedestrian system links the various uses on the site. Residents and their guests will have access to all the common site amenities through an interconnected pedestrian network. The continuous pedestrian circulation system offers safe and efficient access to the various site amenities, such as the play areas, club house, pool, streets, etc. Each unit has immediate access to active open space areas in their pod, and pedestrian crossings connect the various pods onsite.
- The project connects to the public pedestrian system and nearby live-work-play uses within a short walking or bicycling distance.
- *Cabana Southern* incorporates features that address the principles of safety in design. The site plan is programmed with defined open space area courtyards that are surrounded by units. The housing units' front windows, shaded patios spaces, and defined corridors create a high level of activity and interaction from the interior spaces to the outdoors, which increases the security of these spaces. Where necessary, the required fire access designed with windows in the units viewing onto the space, and smaller-scale landscaping and light fixtures will enhance the security of that area. Overall, the variety of windows and pedestrian connections to the parking facilities, in addition to the lighting plan and other design considerations, provide for security in design throughout the proposed development.

## 2. Building Placement

- The design standards recommend a defined street façade and corner end units, which should be balanced with the need to establish transitions to nearby single-family land uses. In this case, the front entry and patio for the apartment's co-work space/fitness center and club house are located at a prominent location facing Southern Avenue. The corners of the elevations are accentuated by larger massing and height, and their windows will include shade brows that create an enhanced design features at the corner elements.
- Varied building orientations and visibility to the street. The proposed buildings are oriented with strong visibility and perspective from the street. Building Pod 2 is located at the easement line, as close to the sidewalk as practicable with the project's landscape plan. Building 1, which has the fitness center/co-work space and club house building, is also oriented to the street with a high degree of perspective and visibility from the street at the main entry. Both of the buildings that front onto Southern Avenue are connected to the public sidewalk and create a meaningful proximity to the public street, while maintaining consistency with the surrounding character of the area.
- Careful consideration has been made to building height adjacent to the surrounding residential uses. A larger building setback to the proposed residences is proposed to the rear property line that exceeds standards to provide special consideration to the transition to that multi-family land use. Southern Avenue and the project's

compliance with the front building setback provides sufficient buffering to the single-family-manufacturing housing community to the north.

- The building locations and orientation helps maintain privacy of adjacent and residential uses.
- Mechanical equipment will be screened behind parapets.
- To help mitigate solar exposure, sustainable orientation of buildings and the shade trees in the foundation base landscaping are incorporated into the plan.

### 3. Parking Placement

- Parking areas are broken up and designed to avoid a sea of asphalt (no garages are proposed). Building two is located at the building setback line and easement.
- A majority of parking is located away from the public street and distributed to provide for balanced and convenient access to the units. The Primary entrance faces the public street and provides efficient access for visitors and an open feel that reduces the feeling of buildings imposing on the pedestrian scale frontage. The design and configuration of the parking area is typical for comparable developments.
- Parking landscaping and foundation base landscaping, and perimeter landscaping provide layers of plant material and buffers between the parking and the units.
- Canopies are designed to complement the materials and design of the architecture, but not overstated to allow them to blend into the landscaping and site design, and also to promote safety in the vehicular circulation.
- Guest and handicap parking are effectively distributed.
- Parking spaces and a drop-off point are provided to facilitate ridesharing.

### 4. Landscaping and shading

- Landscape material is designed to highlight significant site features and soften the feel along the building elevations.
- Retention is primarily underground, allowing for greater creativity and usability of the site landscaping in the various open space amenity areas.
- Shade trees (deciduous) are provided along the south and west facing elevations.
- Trees, internal patios, and shaded walkways, building orientation, and architectural features mitigate climactic and solar conditions.
- A significant amount of permanent pedestrian shading is provided with connectivity to the various units.
- A combination of solid and view fencing are incorporated into the theme wall along Southern Avenue. The individual units will each have open views to the courtyard-recreational themed spaces.
- Open Space and Amenities:
  - As noted in the previous discussion, a sophisticated and high-end level of open space and recreational amenities are provided with unique themes in each of the four building pods. The design team has made every effort to design these spaces with a pedestrian scale in mind.

- Buildings front onto open space and provide visibility.
- Common open space is a primary design features, not an afterthought. These amenities are conveniently located in proximity to all units.

## 5. Architectural Design

Please see the above project description for details on *Cabana Southern's* architectural design and compliance with the guidelines, which is summarized as follows:

### Primary Entries

- Primary entrances face the street. The project's shared entry is permitted because it fronts onto an arterial road. The project's frontage is designed with a prominent entry, quality club house/leasing accommodations building that is larger than a typical residential project.
- The front façade is prominently indicated with an enhanced elevation, unique building massing, and a design change.
- Visible paved walkways link the internal pedestrian system to the street, and the internal pedestrian network centers on the common open space areas.

### Massing and Scale

- The elevations have unique massing and variation from the adjacent multiple residence buildings. Buildings orient in different directions, which enhances the visual interest and pedestrian scale.
- A recessed porch with a decorative shade brow is provided at the front entry.
- Project design complements the surrounding area while avoiding the appearance of contiguous developments.
- The building setbacks and landscape plan provide a sensitive transition to adjacent single-family developments.
- The building have vertical and horizontal design elements. Their height is consistent with the Design Standards intent to allow for appropriate mass and height, with taller buildings on wider streets like Southern Avenue arterial street.

### Articulation

- The elevations' articulation avoid large expanses of walls through the use of 5 or more building materials. Also, the colors, vertical and horizontal articulation, undulating roof heights help and break up building forms. Buildings are broken up into smaller modules with variable roof form.
- Highly articulated elevations are visible from the public right of way. They utilize window trim special architectural materials at the windows, recesses, changes in materials, and other design elements.

### Materials

- Project colors and materials crease a sense of place and belonging and visual interest to the pedestrian.

- Project materials complement the character of the development and create an enduring design.
- Symmetry and massing of the buildings and the thoughtful arrangement of the colors and materials creates a cohesive, secure feeling in the elevations.
- Color, undulation, and breaking of the building form with unifying elements provide unique design features.
- Project materials described above have proven durability to solar conditions and temperatures.
- Colors and materials are compatible with the surrounding neighborhood setting.

## IX. Conclusion

*Cabana Southern* presents a unique opportunity to develop a vibrant project that offers a high-quality design. The co-work space and work-at-home arrangements support the vast supply of existing and planned retail, office, and medical employment uses in the area. The project's cohesive design is exhibited in the distinct architectural design, generous landscape plan, wall plan, recreational amenities, and pedestrian linkages that celebrate the outdoor environment and facilitate a quality standard of living. The proposed plans exceed standards and will be supported by the mix of neighborhood friendly uses and transitions in the surrounding community. *Cabana's* design and its land use context possess the essential components of a viable and sustainable place in which to live and a valuable addition to the neighborhood.