

# Development Review Permit - Project Narrative

Southwest corner of N Gunsmoke and Honeycutt Rd



Submitted to:

**City of Maricopa Planning Department**

39700 W. Civic Center Plaza

Maricopa, AZ 85 138

Submitted on Behalf of:

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LINCOLN AVENUE CAPITAL

**FELTENGROUP**  
ARCHITECTURE | ENGINEERING | FORENSICS

**BECKSHAR**  
DEVELOPMENT

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# **GUNSMOKE MULTIFAMILY**

## **Developer/Future Owner**

Lincoln Avenue Capital, LLC is a mission-driven, family owned and operated owner, developer, and investor in affordable housing nationwide. Lincoln Avenue Capital invests in affordable housing to strengthen communities. Our company develops quality, affordable homes while delivering social, environmental, and financial returns. Our diverse and experienced team focuses on creating and implementing a range of innovative solutions to support our residents and communities. In the 7 years since our inception, Lincoln Avenue Capital has become one of the fastest growing affordable developers in the United States (Ranked the 5<sup>th</sup> fastest growing affordable housing developer in the U.S. in 2020). Our current portfolio of 95+ properties extends across 21 states and contains 20,000+ units.

## **Overview of Request**

Lincoln Avenue Capital, LLC ("Lincoln"), is currently under contract to purchase approximately 25 acres at the southwest corner of N Gunsmoke Road & Honeycutt Road (the "Property"). Lincoln Avenue is filing this Development Review Permit ("DRP") application with the City of Maricopa Planning and Zoning Division. This submittal will allow for the development of a high quality, affordable multifamily residential community (the "Gunsmoke Multifamily").

The proposed Gunsmoke Multifamily development will include 271 residential units developed in an attached and detached build-to-rent ("BTR") format with a robust amenity package. The buildings will be styled as single and two-story walk-ups and will largely parallel new market-rate BTR product. The residential units will be a mix of 2 & 3-bedroom units ranging in area from approximately 900 square feet to 1,215 square feet. Amenities will include private fenced backyards, covered parking, clubhouse & leasing center, fitness center, yoga room, pool, and active open spaces throughout the community. Lincoln is also planning to incorporate solar panels to increase the long-term efficiency and sustainability of the community.

Lincoln will develop the project utilizing the federal Section 42 Low Income Housing Tax Credit ("LIHTC") program. Lincoln's target demographic caters to workforce residents and their families (e.g., grocery, retail, teachers, municipal and factory/assembly workers, etc.). The proposed Gunsmoke Multifamily development will be 100% restricted at income levels that are at or below 60% of Area Median Income ("AMI") for a minimum of 15 years. The LIHTC program encourages the investment of private capital for the development of rental housing by providing a credit to offset an investor's federal income tax liability and, uniquely, allows workforce/affordable rental housing to be developed at a quality level and with amenities that rival traditional market-rate projects.

## **Property Location and Current Use**

The Property is comprised of approximately 25 acres at the southwest corner of N Gunsmoke Road & Honeycutt Road. The Property is currently vacant and was previously combined under the Hancock Communities Gunsmoke Final Plat. The Property is in a growing/developing area of the City of Maricopa.

## **Access and Circulation**

Main access to the site will be via gated entry from N Gunsmoke Road with secondary access from Whisker Road. There will be an additional exit-only access driveway along Gunsmoke Road, approximately 1000 feet south of Honeycutt Road. The project will provide a total of 531 parking spaces, of which 274 will be covered.

## **Compliance with City Zoning Code**

The Property is currently located in the RM Multiple Unit Residential zoning district in the City's Zoning Code, in which the proposed Project is already an allowed use by right. The site currently hosts the Hancock Communities – Gunsmoke Project, which was a very similar multifamily build-to-rent development that was previously approved in 2021.

### **RM – Multiple Unit Residential**

**Purpose:** This district is intended for a variety of housing types on lots of varying sizes, subject to overall general plan density standards (six to 12 units per net acre), with provisions for small-lot development subject to standards for clustering and open space. Types of dwelling units that are appropriate include small-lot single residences, townhouses, condominiums, cluster housing, and multiple residence housing. This district also provides for assisted living and transitional supportive housing, day care centers, park and recreation facilities, limited and small-scale residential support activities, educational facilities, and community and religious facilities that can be appropriate in a residential environment.

The proposed Gunsmoke Multifamily development will provide a high-quality multifamily housing development that meets the vast majority of the development standards in the City's Zoning Code. After having preliminary discussions with the City following our pre-application meeting, the Project will be seeking exceptions to the following standards:

1. A waiver from the requirement that “private open spaces” located on the ground level have no horizontal dimension less than 10 feet.

*In the case this requirement may be applicable to the front entrances of each unit, Gunsmoke Multifamily would like to request a waiver. Currently, the front entrances of the units are accessible via sidewalk to the front door, and feature a covered 3-foot overhang, but don't offer a traditional “patio”. Given private outdoor backyards are being provided (typically 10'x35', in some cases 15' or 20'x35'), residents will benefit from a truly unique amount of private open space.*

2. Request for an exception to the parking ratio requirement for multifamily developments.

*In preliminary discussions with the City, it was understood that staff would utilize the Duplex requirement of 2.1 parking spaces per dwelling unit; this would result in a required 570 parking spaces. As currently proposed, Gunsmoke Multifamily will provide a total of 531 parking spaces, resulting in a parking ratio of 1.96 spaces per unit. Gunsmoke Multifamily development intends to utilize the City's 20% parking reduction program within the Sustainable Development Incentive Program, outlined in Article 411 of the Zoning Ordinance. With this 20% reduction, required parking would drop to 456 spaces (1.68 parking spaces/dwelling unit).*

*The proposed parking ratio of 1.96 spaces per unit is appropriate based on Lincoln's experience designing and operating affordable housing properties across the country. Lincoln recognizes the uniqueness of the City of Maricopa's economy and limited proximity to alternative modes of transportation, but also recognizes that opportunities for alternate transportation will increase over time and in particular in areas with higher density and mix of uses. Additionally, the known demographic for affordable multifamily projects is such that the proposed parking ratio is more than sufficient for the needs of the residents and guests.*

3. A waiver from the requirement that internal pedestrian walkways be a minimum of 6 feet in width.

*Gunsmoke Multifamily currently provides internal pedestrian walkways at a width of 5 feet. Given traditional residential communities provide 5-foot sidewalks, Lincoln believes this width should be adequate and additionally will increase the overall feasibility of the project.*

4. A waiver from the requirement that each unit have at least 200 cubic feet of enclosed, weather-proofed, and lockable private storage space.

*Gunsmoke Multifamily currently provides private fenced backyards and will offer secure rentable storage lockers. Additionally, floorplans provide linen closets, laundry rooms, and multiple walk-in closets. As such, Lincoln would like to discuss a waiver to the 200-cubic foot storage requirement.*

5. A waiver from the requirement that parking lot landscape islands shall include a minimum of one shade tree, and in between a maximum of 8 contiguous parking spaces.

*Gunsmoke Multifamily will request a waiver from this requirement due to the inclusion of solar canopy carports in the project. In lieu of 8, Gunsmoke Multifamily will request a maximum of 10 stalls between landscape islands. This will enable solar canopy system to be as efficient as possible and offset more total project electricity demands. In lieu of shade trees in each landscape island, which interferes with & can damage the solar system, we propose landscaping with some shorter-mid height vegetation.*

### **Sustainability Incentives**

The proposed Gunsmoke Multifamily development is focused on creating a long-term sustainable development for the City of Maricopa. As such, there are specific sustainability incentives per the Sustainable Development Incentive Program that the proposed Gunsmoke Multifamily development will meet. The program notes that a development may reduce the minimum parking requirements up to 20 percent if the development achieves 3 out of the 17 sustainable development features.

The Gunsmoke Multifamily development, at a minimum, plans to meet the following sustainable development features.

- a. 03 – Development to increase the on-site refuse container screening area to accommodate a six-yard container for the purpose of recycling.
- b. 08 – Site development does not exceed minimum parking requirements by more than 5 percent.
- c. 14 – Site development incorporates solar parking lot lights for at least 50 percent of the proposed fixtures.

Additionally, the project could potentially fulfill Sustainability Requirements (e.g., 9, 10, 11, 12, 15 and 17), and will keep the City of Maricopa Staff apprised on progress as these further develop.

### **Conclusion**

The proposed Gunsmoke Multifamily development will be a high-quality, sustainable, and dynamic development in this area of the City of Maricopa. Moreover, the proposed Gunsmoke Multifamily development will provide a needed housing product (affordable/workforce) as well as additional support to the planned retail/commercial in the area. The final development plan will fit seamlessly with the future mix of uses to be developed east, west, and south of the proposal. Lincoln Avenue Capital, LLC looks forward to working with the City on realizing this valuable, and needed, asset to the City and as such we request your approval.