

SITE PLAN NARRATIVE



REV

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PORTER



Submitted to:
CITY OF MARICOPA
PLANNING DEPARTMENT
39700 W. Civic Center Plaza
Maricopa, AZ 85138

Submitted on Behalf of:
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OVERVIEW

This narrative accompanies a request for a Site Plan approval for the REV@Porter project which is a 20-acre property located at the southeast corner of Porter Road and Bowlin Road. The Site Plan shows the 5-acre commercial parcel at the northwest corner of the site, which was included in the concurrent minor General Plan Amendment and Rezoning request but is not included in this application. The property is part of a larger, 60-acre property under the same ownership.

As part of the aforementioned minor General Plan and Zoning Amendment, the subject 20-acre property was reclassified from Public Facility/Institutional (P) with underlying Light Industrial / Warehouse (CI-1) zoning to High Density Residential (H) and Multiple Unit Residential (RM) zoning. At 9.9 DU/acre, the proposed REV@Porter has been designed to fully comply with the RM density range and development standard requirements.

SITE PLAN

The proposed REV@Porter project is a combination of 194 individual and duplex single-story units in one, two, and three-bedroom configurations that range from approximately 800 square feet to 1,500 square feet. Differing from traditional multi-family projects that are typically large two- and three-story structures, this neighborhood will have a much more single-family residential look and feel due to the single-story design. As such, the setbacks employed are similar to those you would see in single family residential zoning districts but still conform to the setbacks in the RM zoning district. The buildings are situated in various pod combinations of four to nine units with all of the units in a pod fronting onto a shared landscaped courtyard area which connects the units to the parking lot, open space areas, and the central amenity area.

The project is proposed to be gated with primary access from Porter Road with the secondary access from Bowlin Road. The site features 26-foot wide drive aisles that provide vehicular circulation through the site connecting to both points of ingress/egress. A total of 399 parking spaces are provided via a combination of private garages, covered carports and open parking spaces positioned in convenient locations throughout the project. This amount meets the City's Code requirement and consists of 72 enclosed private garages, 194 covered canopy spaces, and 124 uncovered open spaces. Nine (9) ADA compliant parking spaces are provided and are included in the 413-parking space count. In addition, 20 of the 72 enclosed garage spaces will offer a 50-amp electrical connection for electric vehicles which meets the Code requirement for five percent of the total required parking amount.

Secure bicycle parking is provided with every unit in a separate storage room off of the private rear yard patio space. Community bicycle parking is also provided at the clubhouse/amenity area for convenience to the residents. When combined, there is secure parking for over 200 bicycles.

The primary entrance off Porter Road leads residents and visitors directly to the community clubhouse which not only is the focal point of the community activities but is also where the REV leasing and property management staff are located. Vehicular access gates have been moved to each side of the clubhouse so unobstructed access to parking areas in front of the clubhouse can be accommodated for guests, future residents, and deliveries. Once inside the gates, the drive aisles provide efficient circulation to all of the units and parking areas. The Bowlin Road access is gated with a turn around so it can provide both ingress and egress for the residents.

Site Plan



The REV@Porter project was designed with a heavy emphasis on the open space and amenity design. There are several aspects of the open space and amenity package that are unique, but it is the combination of having over 20% of the site being open space, having three different types of open space (private, courtyard, and community), and of course, the quality of the amenities for the project that make the overall package special.

Significant recreational amenities are vital to the vibrant lifestyles drawn to this product type and this project has several amenity areas scattered throughout the site. The primary amenity area is centrally located with multiple pedestrian connections making it safe and efficient for residents to walk to its location. The primary amenity area features a 4,000 square foot clubhouse building that houses a fitness center with yoga studio, a large gathering lounge/game room, fully equipped kitchenette, spacious covered patios with seating, and restrooms. The leasing office also utilizes this building. Behind the clubhouse is the large community swimming pool with lap lanes, a water feature, and a jacuzzi spa. Surrounding the pool is large sunning deck and large trellis with fire pit for shaded seating near the pool. There is a second large shade structure adjacent to the Bocce Ball and Cornhole courts and the Horseshoe pit as well as an outdoor dining area and BBQ kitchen with plenty of seating.

Primary Amenity Area



In addition to the primary amenity area, there are several other active open space areas spread throughout the community. The most prominent is the large open park space in the center of the project. In addition to providing a turf area for field sports, this park features a large shade ramada with BBQ. Another large open turf area extends to the east end of the project from the central park area. The open space area at the northwest portion of the site features a community dog park with shaded seating for owners to relax and watch their dogs enjoy themselves. A vast network of sidewalks connects all of these open space and amenity areas and serves as another recreational opportunity for the residents.

Open Space System



One of the most important “keys to success” for any residential project is corresponding the design of the open space and amenity package to the lifestyle direction proposed by the specific product. We have purposely broken up the open space areas and integrated them into each of the residential pods so that they act as individual common courtyard areas. These “commons” feature sidewalks, shade trees, turf, and pedestrian friendly landscape materials that promote relaxation and allow neighbors to interact close to their home and enjoy the outdoors in a safe and convenient manner.

Typical Residential Pod Configuration



The Typical Residential Pod Configuration illustration above also shows our commitment to enlarged, 10-foot minimum deep private rear yards along the perimeter boundaries shared with non-residential land uses to our east, south and northwest (commercial parcel). This additional depth combined with the placement of a tree in every one of these lots will help provide a buffer for our residents from future development on those parcels.

Another important open space element of the project is the private outdoor open space afforded every unit within the project. The ground level private open space (shown as the light green area in the exhibit below) is about 5-feet deep by 20 to 40 feet long which allows for a variety of backyard recreation including BBQs, patio sets, and a turf area which is especially appreciated by the numerous pets that will live in the project. It is our intent to landscape every rear yard with turf, groundcover and where space permits it, trees (at least 40% of the rear yards will feature a tree). All REV projects are very pet friendly as is evidenced by the dedicated dog park and with each home having a built-in pet door providing direct access into the private yard space.

ARCHITECTURE

Probably the most important building in the community and the first building visitors will see as they enter off Porter Road is the Clubhouse and as such, was designed to set the architectural tone for the rest of the project. The body of the building features a combination of sand finish stucco with a contrasting color wainscoting at the entry columns and brick wainscoting accents. The gable roof structure furthers the residential theme and uses a complimentary color concrete tile material. A metal roof cupola featuring clerestory windows successfully breaks up the roof line and provides ambient light into the lounge area of the clubhouse interior. The metal awnings and light fixtures play off of the horizontal emphasized fenestration creating a very clean and modern look and feel of the building.

Clubhouse Building Front Elevation



Clubhouse Building Rear Elevation



El Dorado and Tomecak Design have collaborated to design a new cutting-edge product for REV@Porter. Probably the most significant difference between the proposed project and the typical multi-family project is our approach to the residential unit design. We believe that by building the residential units in smaller standalone and duplex configuration, we can avoid much of the negative elements associated with typical apartment projects. The single-story approach also allows us to design each building at a human scale with look and feel more typical of a single-family neighborhood than an apartment project. Thus, even though the project has significantly more buildings, the community doesn't feel like an "apartment" complex with massive structures and colors/materials chosen for their longevity instead of their aesthetic quality.

There are five different single-story residential unit configurations proposed for the project with two being standalone units, and three using a duplex shared wall design. Having several different designs allows for a multitude of building combinations for each residential pod thereby eliminating one of the other major complaints about multi-family projects which is that the buildings look too similar.

Proposed Home Architecture



Architectural materials proposed for the homes include a sand finish stucco body with contrasting color accents, brick wainscoting, windows with architectural sills, awnings, and/or shutters, accent colored doors with fenestration, and a concrete tile roof. The colors used are consistent with the specific Spanish-contemporary architectural theme proposed for this project. In all, it is a product design that not only is consistent with current market demand, but is also complimentary to the surrounding area.

Proposed Home Architecture



Proposed Home Architecture



Proposed Home Architecture



Proposed Home Architecture



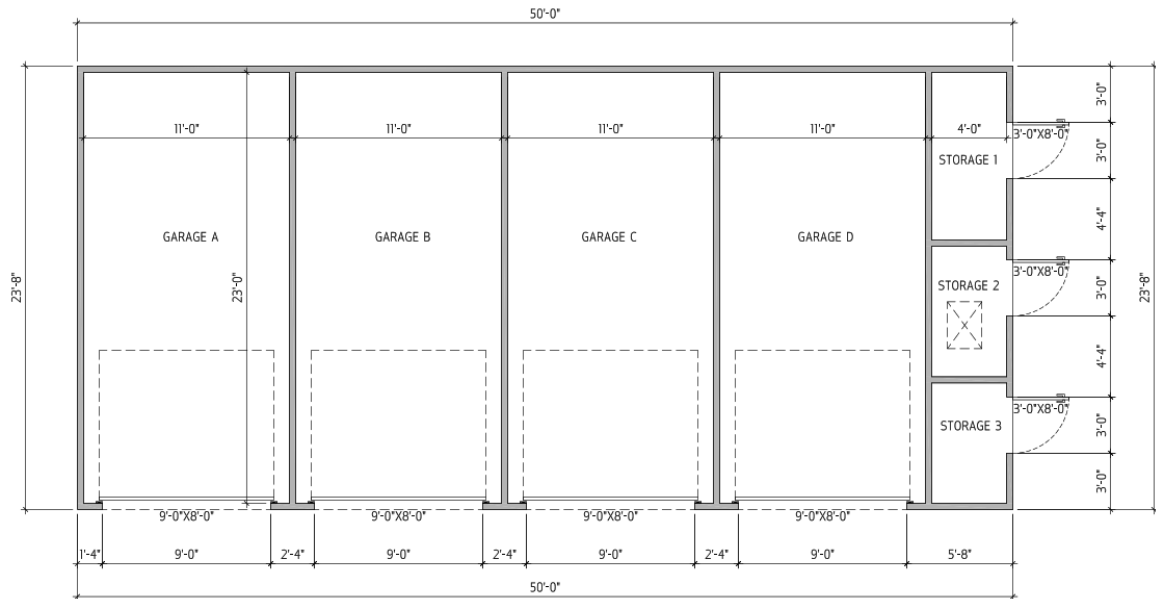
The detached parking garage buildings continue the architectural style employed in the residential units and the clubhouse. The garage buildings utilize a body of sand finish stucco with contrasting color wainscoting band around the building. The roof utilizes color concrete tiles and features a gable accent with corbels. Combined, these features result in an enhanced architectural style to an otherwise very utilitarian structure.

Garage Building Elevation



The garages feature four vehicle spaces with interior dimensions of 11-feet by 23-feet which is deep enough to allow additional storage area for bicycles, strollers, sports equipment, and/or a limited amount of storage. For those tenants that do not want/need a garage, but still desire extra storage space, each garage building also features three separate dedicated storage rooms for resident use that are approximately 4-feet by 10-feet in area.

Garage Building Floor Plan



MONUMENT SIGNAGE & WALLS

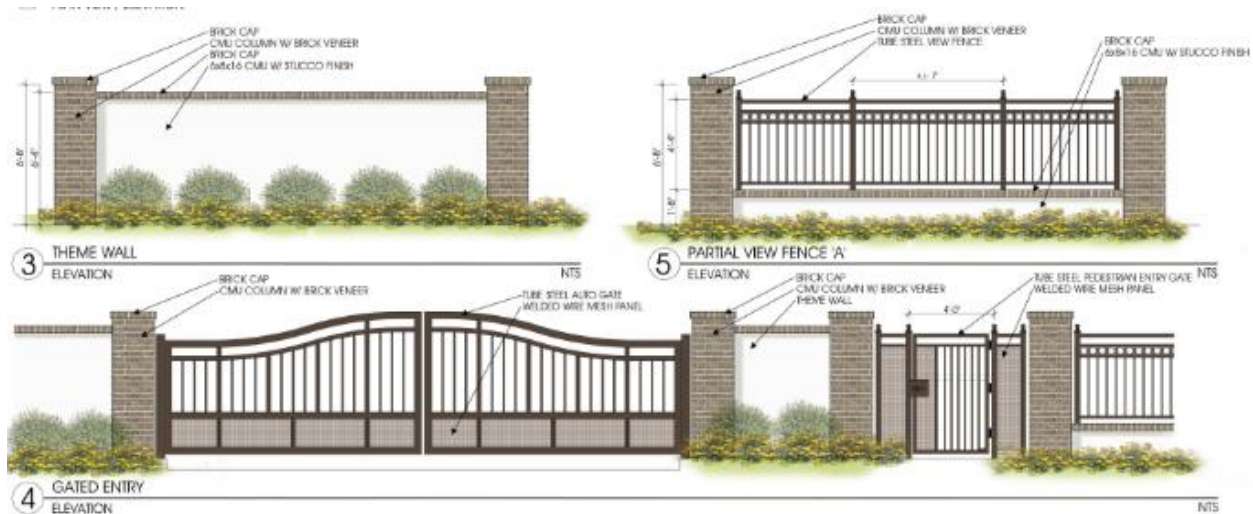
Although the REV@Porter project is a part of a larger development area, it will function as its own neighborhood and thus proposes a project specific monument sign. The monument sign will be placed just outside each entry and is joined by a design matched pedestrian entry portal arbor on the opposite side of the entrance drive. The monument design uses pan channel letters mounted to a stucco wall that transitions on one side into the perimeter wall and the other into a Spanish tower element that uses a battered brick base, concrete tile roof with corbels, and wrought iron accents. The sign wall and tower are anchored by a stucco planter with brick cap. Vertical tube steel planters will feature colorful flowers that will accent the entire monument design.

Monument Sign



The project walls, fences, and gates continue the design established by the entry monument. The theme wall uses a stucco body and brick cap anchored by periodic columns of brick veneer. The view fences utilize an ornate wrought iron design and are also anchored by brick veneer columns. The vehicular and pedestrian gates use a similar wrought iron material but also areas of welded wire mesh. Both gate types are anchored by columns of brick veneer matching the wall designs.

Walls



CONCLUSION

El Dorado Holdings is heavily invested in the Maricopa community having developed in the City for over twenty years now. We strongly believe in the future of this community and know it will need a variety of housing opportunities for its current and future residents. Incorporating a variety of residential lifestyle housing opportunities has been one of the prime goals for the City and we believe the REV product is a perfect fit for the City and for this specific location. We expect the REV@Porter project to be a huge success as we have seen a significant increase in the market need for multiple family projects that look and live more like single family neighborhoods than the typically 3-story large building apartment complexes but still have the amenities of and zero maintenance lifestyle they traditionally offer. The proposed REV@Porter product addresses this market driven request and will be a benefit to the area. We look forward to realizing this vision in cooperation with the City.