



REAL ESTATE EQUITIES

Project Narrative Copa Flats

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Overview of Entitlements Request

Maricopa AH I, LLLP, an affiliated entity of Real Estate Equities, is pleased to apply for a Minor General Plan Amendment on approximately 27.09 acres along with a Rezoning on approximately 13.00 acres of a site generally located east of N. Porter Road at the intersection of N. Porter Road and W. Applegate Road, which is north of the Maricopa-Casa Grande Highway (the “Property”). The proposed initial development, to be developed by Real Estate Equities (the “Applicant”), which will be further detailed in this narrative, will be for a 312-unit multifamily housing development.

Specifically, included in this application is a request for a Minor General Plan Amendment to change the land use designation from Public/Institutional (P) to Mixed Use (MU) on 27.09 acres currently owned by El Dorado Porter 27 LLC. In agreement with El Dorado Porter 27 LLC (the “Seller”) this Minor General Plan Amendment includes the portion of the Property being acquired (purchased) and developed by the Applicant. The remaining approximately 14 acres of the Property will not be a part of the application for the rezoning request by the Applicant. However, a letter from El Dorado Porter 27, LLC is included with this application, which authorizes this inclusion for the Minor General Plan Amendment Application.

The rezoning of the Property in order to change the zoning on approximately 13.00 acres by the Applicant for their proposed 312-unit multifamily housing development is being processed concurrently with the Minor General Plan Amendment. With that said, the underlying current zoning is Light Industry and Warehouse Zone (“CI-1”), and the requested zoning change is to General Mixed-Use (“MU-G”) zoning in order to allow for the proposed multifamily housing development.

The remaining portion of the 27.09 acres (i.e. approximately 14 acres) will be retained by the Seller and will be developed separately from this initial multifamily housing development proposal. Applications for development plans and any needed rezoning for the property being retained by El Dorado Porter 27 LLC will be processed separately.

Real Estate Equities – Applicant Background / Resume

Real Estate Equities (REE) is a 50-year old multifamily development and property management company based in the Twin Cities. We are predominantly focused on providing quality workforce and affordable rental housing that improves the lives of the families and seniors that call our communities home. We are focused on developing a high quality project that represents our brand and community well. In REE’s history, they have developed and managed over 12,000 multifamily housing units across the country. REE is a long-term owner (15 year minimum ownership period), and as such they use high-quality and attractive materials for construction. REE stays committed to future investment in its assets to maintain the high standards that are expected by its residents, community partners and financial stakeholders. More information on the applicant can be found at the company website: REEapartments.com.



Property Location and Current Use

The Property's Pinal County Tax Assessor's Parcel Number is: 510-300-02C. As previously mentioned, the Property is generally located east of N. Porter Road at the intersection of N. Porter Road and W. Applegate Road, which is north of the Maricopa-Casa Grande Highway. The Property will be divided through a Minor Land Division at closing.

The Property is currently vacant, but in a growing/developing area of the City (See Site Aerial Photo below).

Site Aerial Photo

The figure below portrays the total 27.09-acre site owned by El Dorado Holdings 27 LLC. This entire 27.09-acre site is included in the request for the minor amendment to the General Plan.



Figure 1: General Plan Amendment (Minor) Request – Site Boundary

The image below portrays 13.00 acres of the total 27.09-acre site of which is currently under contract by Maricopa AH I LLLP. This 13.00-acre site will be requesting a zoning change to allow for a classification of General Mixed-Use. The images to follow in the narrative will explicitly break out the existing uses and proposed uses for the subject parcels.



Figure 2: Rezoning Request – Site Boundary

Site Context

The Property is currently vacant and has frontage along Porter Road. Across Porter Road to the west is a mix of uses, anchored by the Walmart Supercenter. In addition, there are restaurants, commercial and retail uses in the developed sites to the west of the subject property. Still west of Porter Road but further north is the Oasis at the Wells apartment development, which is a 72-unit multifamily housing development. In addition, there is a charter school and medical office in that area. To the north is vacant land, with a pending development project along Porter Road and Bowlin Road that would bring single-family rental homes to the neighborhood. To the east is undeveloped land owned by the Pinal County Community College. To the south is also undeveloped land, owned by the State. The surrounding area is growing with several diverse uses under construction or in planning. Higher density housing is an appropriate use for this site, as there is already a higher-density multifamily housing development across Porter Road as well as a single-family build-to-rent development moving forward along Bowlin Road. The additional rooftops added to this area by this proposed development will support future investment

from commercial and retail development uses for the remaining commercial and retail opportunities in this area.

Land Use Analysis

Below is a table that summarizes the underlying planning and zoning classifications for the surrounding parcels. This table includes an analysis of the General Plan land use designation, the underlying zoning category, and any developed uses.

<u>Direction</u>	<u>General Plan Land Use Designation</u>	<u>Existing Zoning</u>	<u>Existing Use</u>
Subject Site	Public/Institutional	CI-1	Undeveloped
North	H & C	CI-1	Undeveloped
South	N/A	N/A	State Land
East	Public/Institutional	TR	Undeveloped
West	Mixed Use	MU-G / CI-1	Retail/Multifamily

Please also see Figure 3 below for the existing General Plan Land Use designation for the Property and surrounding parcels. The land surrounding the Property to the north, south, east, and west are designated as High Density Residential, Commercial, Public/Institutional, and Mixed-Use, respectively.

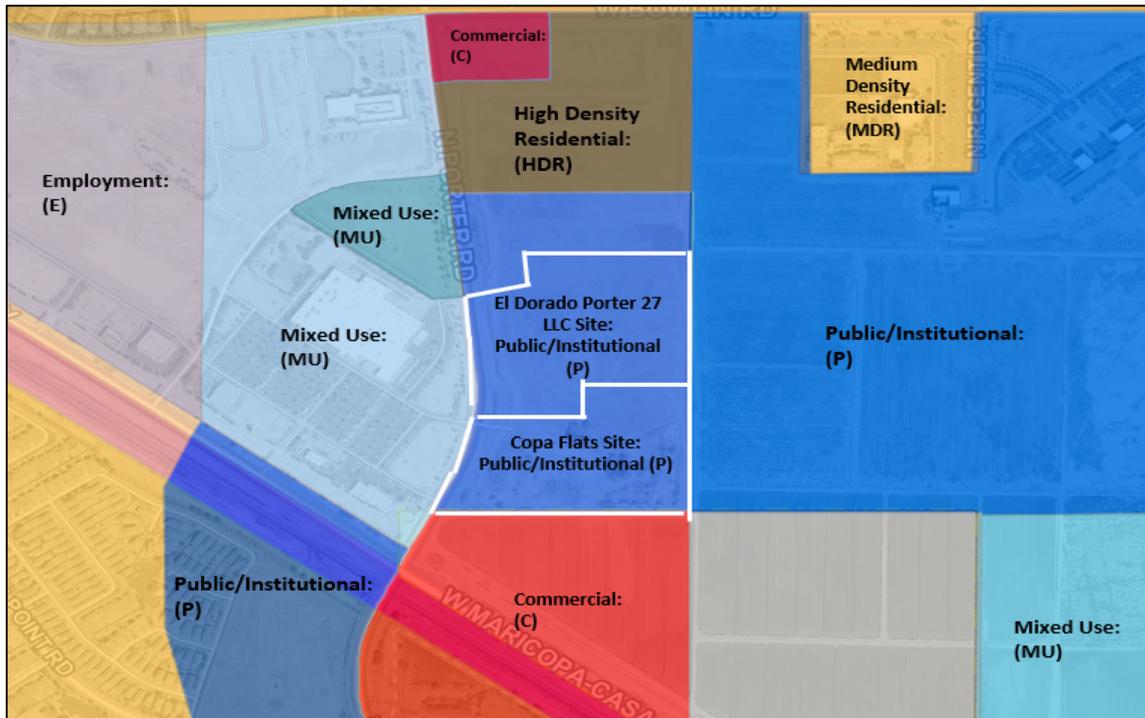


Figure 3: Existing General Plan Land Use Designations

Below is Figure 4, which shows a map of the Property and surrounding parcels with the revision to include the proposed change request to the General Plan for the 27.09-acre site for which a Mixed Use land use designation is requested. A detailed explanation for this Minor General Plan Amendment request is included later in this narrative.

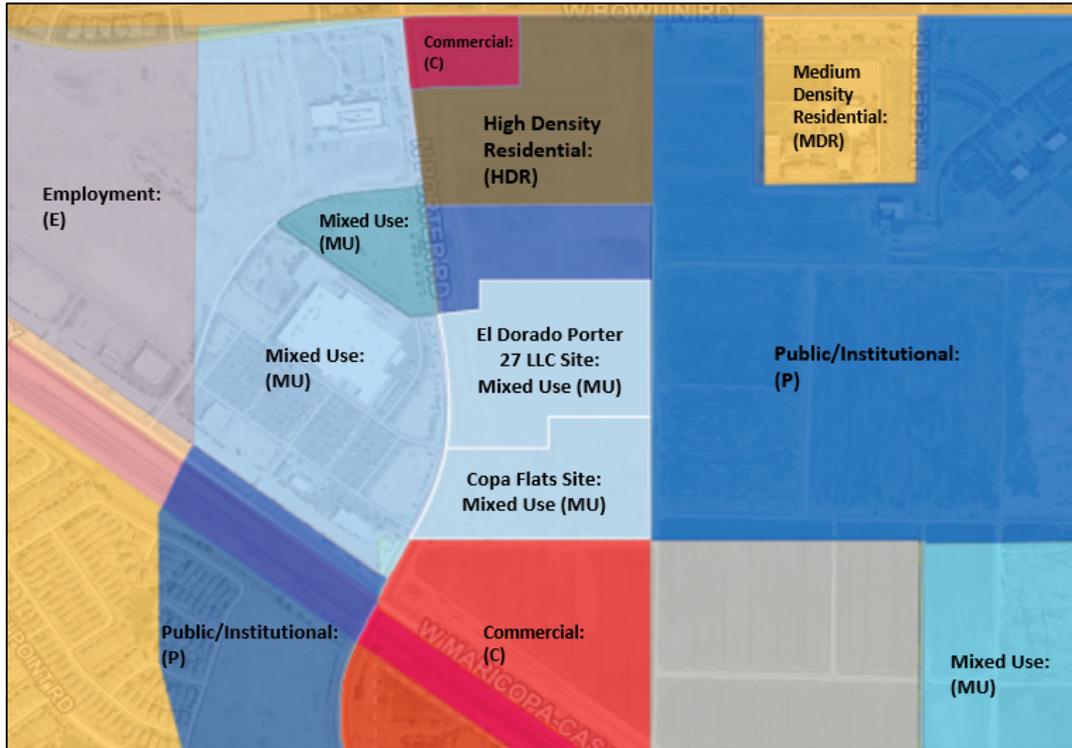


Figure 4: Proposed Changes to General Plan Land Use Designations

In addition to the General Plan amendment request, the applicant has also requested a change to the zoning classification for 13.00 acres to support the development of Copa Flats, as shown in the above Figure 2.

Please see Figure 5 below for the existing zoning classification for the Property and surrounding area. In a similar fashion as the General Plan Map above, please see Figure 6 below for the proposed zoning classification change request for the 13.00-acre site. The zoning request is to change the site from Industry & Warehouse (CI-1) to General Mixed Use (MU-G). Further information detailing this zoning change request is outlined later in this narrative.

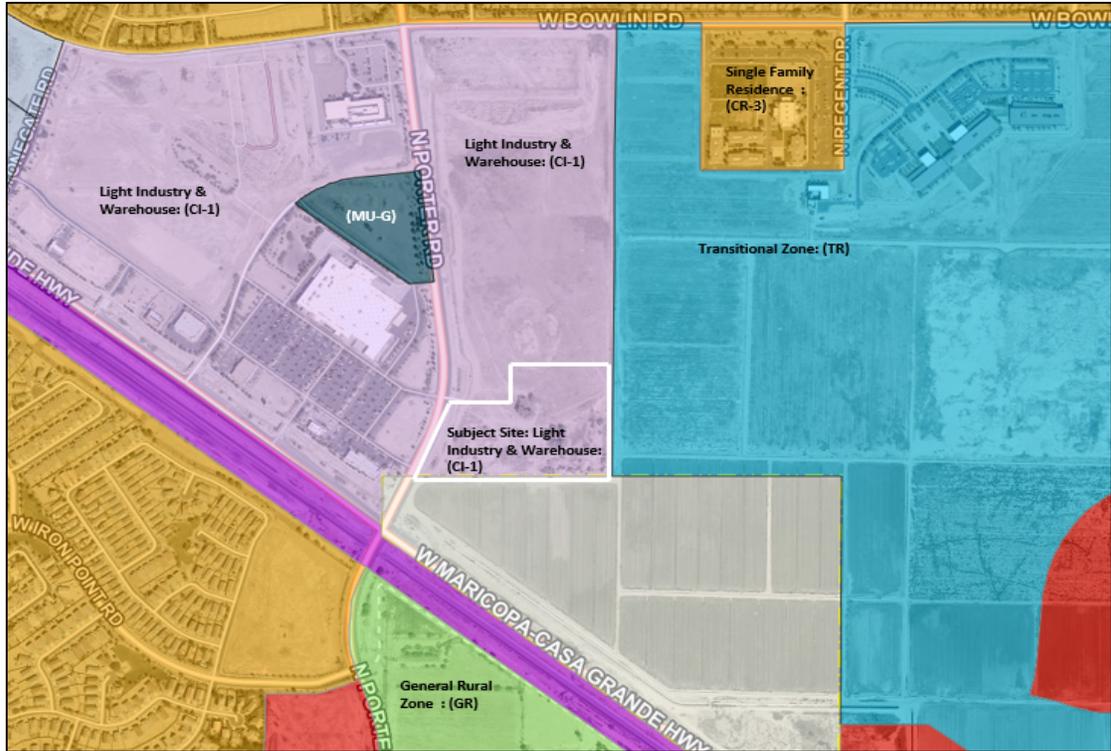


Figure 5: Existing Zoning

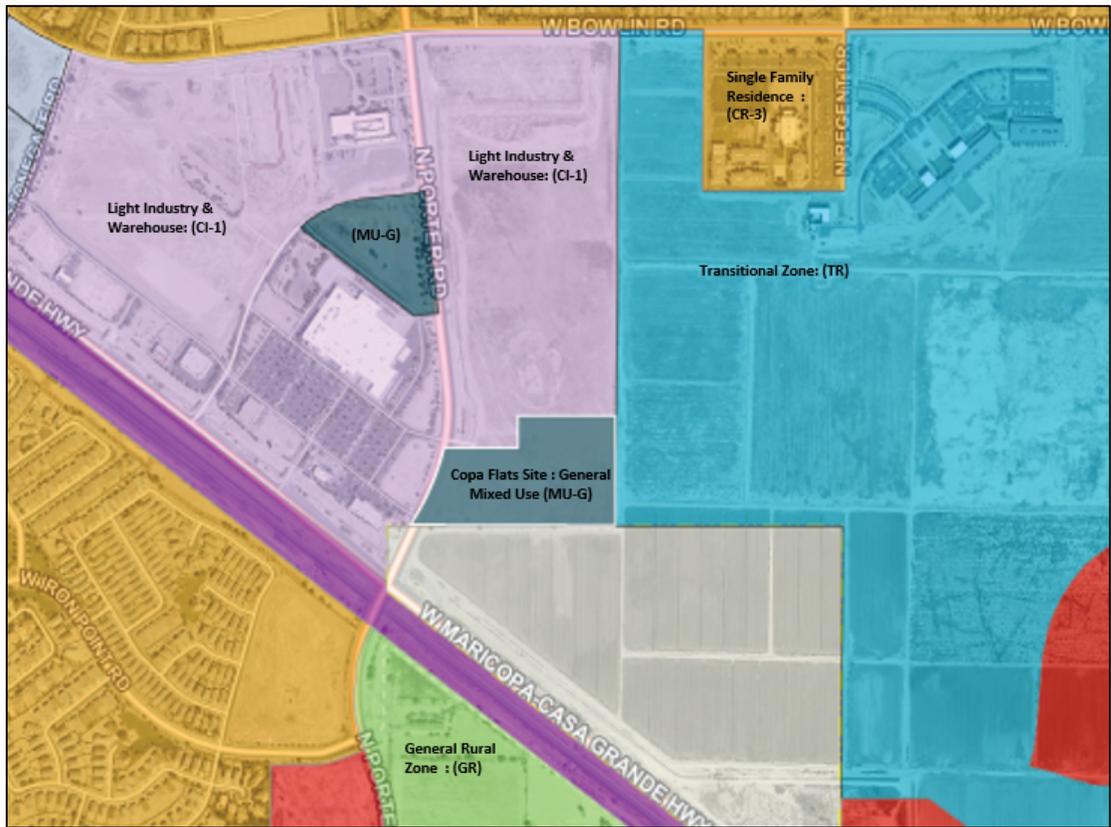


Figure 6: Proposed Changes to Zoning

Applicant's Development Proposal (13.00 Acres)

The initial multifamily housing development proposal on 13.00 acres at the southern portion of the Property (i.e. TAPN: 510-300-02C) currently owned by El Dorado Porter 27 LLC. The Applicant has control to process necessary entitlements for the entire 27.09 acres as well as the 13.00 acres for the rezoning specifically to develop a 312-unit multifamily housing development. The proposed unit mix will include one-bedroom, two-bedroom, and three-bedroom units. In addition, there will be a central clubhouse building, with property management office and resident amenity functions, and resident amenities such as an outdoor pool, outdoor activity areas, pavilion-covered patio areas, a dog run, and playground equipment. The clubhouse building will contain a club room, on-site property management offices, a fitness room and yoga studio.

The proposed 13 individual buildings will be dispersed throughout the site and abut the street (Porter Road) and the perimeter property lined to provide both internal openness as well as interest along the public street for pedestrians and vehicles driving by the site. Three proposed buildings will be 3-stories in height, approximately 35-feet tall, with a mix of 48 one-bedroom, one-bathroom units; 108 two-bedroom, two-bathroom units; and 156 three-bedroom, two-bathroom units. At minimum, one covered parking space would be provided for each unit, and in-addition, surface parking spaces will also be made available.

The unit finishes are currently proposed to include solid-surface countertops, full suite of appliances, in-unit washer and dryer, luxury-vinyl-plank, and carpeted flooring. Units will also have ample closet space, spacious living areas, and balconies/patios.

The proposed multifamily housing development will also implement a variety of sustainable strategies. These will include energy efficient mechanical systems, Energy Star rated windows, recycled content construction products, low-flow water fixtures and xeriscaping plantings. In addition, throughout the parking areas will be multiple covered car shelters. It is our hope to incorporate solar photovoltaic systems on these car shelters, which will help to offset the electrical power usage for the entire development, which will directly benefit the residents. At various locations through-out the site will be underground storm retention systems to rate control rainwater run-off and to promote water infiltration back into the soils.

The exterior building elevations will consist of quality, durable building materials including cement stucco, cement fiber board siding and/or metal panel in a variety of colors and textures. The pool area and grille patios will have pergolas, fabric shading devices and turf pads to help provide places of comfort and relaxation for the residents.

The Applicant will also be applying for financing for the project to the Arizona Department of Housing, through the 4% tax credit program. In turn, this workforce housing project will fill a much-needed void of rental housing in the City of Maricopa, and the Valley at-large, with rents that will be affordable to households that earn at or below the 60% Pinal County area median income limit, as published by the U.S. Department of Housing and Urban Development.



Minor General Plan Amendment Request

This application includes a request of the city to consider a Minor General Plan Amendment on the 27.09-acre parcel, which includes the retained acreage to be held by the Seller. The current General Plan land use designation for this parcel is Public/Institutional. The Applicant is requesting to change this designation to Mixed Use, which aligns with the recommendation of City Staff. The Applicant believes that the Mixed Use land use designation is appropriate for the following reasons, based on specific references in the General Plan:

Complementary Mix of Uses

In addition to the Applicant's proposed multifamily housing development, guiding the future land use to Mixed Use will promote a complementary level of commercial and retail uses for this area. At present, the ownership group that will retain the northmost portion of the to-be-divided parcel is intending to develop a mix of commercial uses that will complement the housing project proposed here as well as the single-family for-rent project being developed at Bowlin. Future development activity will utilize the same site access and will be complementary in design aesthetic. For these reasons, a Mixed Use land designation will promote a desirable mix of walkable places to shop, dine, work, and entertain.

Targeted Growth Area

The subject property is in a Growth Area as identified in the General Plan. As defined, a growth area is targeted for non-single-family projects to help spur more urban uses and services. The proposed multifamily development will consist of 312 units consisting of 13 three-story residential buildings and a one-story clubhouse. These additional households will certainly help drive demand for future planned commercial and mixed use developments.

Balance of Land Uses

The Maricopa General Plan summarizes the need for a more balanced inventory of land uses within the City of Maricopa. The proposed Minor General Plan Amendment will add to this balance as it will provide an avenue for high density residential housing to be brought to the community. There is very little multifamily housing in the City of Maricopa at present, and specifically, there is very few rental housing units that are set aside at affordable rents.

Diverse Housing Element

To provide the City of Maricopa with more housing diversity this land use category should be considered, as it provides the highest density per acre housing option that the city currently allows. This proposed project would provide over 300 unit of workforce



housing, which is a critical component to the future sustainable growth within the City of Maricopa for all current and future residents.

Catalyst for Economic Development

With jobs and retail being a primary focus of the City of Maricopa's General Plan, the proposed development will be a catalyst for future growth in both areas. With the cost of both for-sale and rental housing rising in Maricopa and Pinal County at a record pace, employers are placing a greater emphasis on the housing stock in communities they consider for future growth and investment. This workforce housing project will boost the confidence of employers that their employees will have an ability to secure attainable housing within the community. Future residents of this project will be able to live, work, and play in the City of Maricopa, which will result in growth within the city. In addition, this project would provide a boost to the city's tax base, provide several permanent on-site employment opportunities and hundreds of temporary construction jobs.

Rezoning Request

The Property is currently zoned Light Industrial / Warehouse (CI-1). This application also includes a request to rezone the 13.00-acre portion of the site to be acquired and developed by the applicant, Real Estate Equities. Unlike the General Plan amendment request, this rezoning request is not applicable to the remainder of the 27.09-acre parcel that will be retained by the seller, El Dorado Porter 27 LLC. The applicant is requesting to rezone the 13.00-acre site to zoning category General Mixed Use (MU-G), which is consistent with the recommendation of City Staff following the pre-application meeting for this project.

The General Mixed Use zoning will support the proposed project's height and target density, in terms of dwelling units per acre (24 units/acre). This zoning category is suitable and compatible with the surrounding area, as there are multiple high density housing projects in the immediate area, with walkable commercial uses in place and planned for future development. It can be noted that General Mixed Use is currently utilized as the underlying zoning for the Oasis at the Wells multifamily project, across Porter Road. A General Mixed Use zoning category is requested here to support the proposed density, which is greater than the density permitted in the RM category. The proposed project will provide a high-quality multifamily housing development that meets and exceeds many of the development standards set forth by the city in its municipal code. These particulars are further discussed below.

Mixed Use Design Guidelines & Requested Exceptions

The Applicant and architect have reviewed the development standards for the General Mixed Use category in the City of Maricopa municipal code. It is believed that this proposed project will be able to meet or exceed the code requirements for General Mixed Use (§18.45.030), except for the below items:

1. The Applicant is requesting a waiver from the requirement that nonresidential uses

be utilized on the ground floor.

This multifamily development proposal does not incorporate nonresidential uses, as the financing of affordable housing is generally incompatible with commercial and mixed-use components. The project, which will bring much needed affordable housing units to the City of Maricopa, will be financed with federal tax credits that are allocated by the state. Any revenue generating components to these projects that are not affiliated with the construction of the housing project (e.g. retail, commercial spaces, etc.) are ineligible for housing tax credits. For that reason, mixed use affordable housing projects are in most cases financial unfeasible.

The General Mixed Use category is needed to facilitate this development plan, as it allows for the targeted density of 24 units per acre. The reason this additional density is needed, beyond what is permitted by the RM category, is to maximize quality of the housing and the overall development project, as additional density reduces the per unit land cost. Affordable housing projects are held to the same design standards as any other development proposal, built with the same materials, and pay prices for land that are commensurate with market rate housing developments. For these projects to be financially feasible, pushing density to the allowed limit will provide for the best design quality, highest level of amenity offerings, and nicest unit appointments that can be offered within the project budget.

To meet the intent of the mixed-use zoning, this application for rezoning is accompanied by an application for a General Plan amendment. Although this proposal is a singular use, the General Plan amendment, which extends beyond this development proposal demonstrates the intent to incorporate a mix of development uses and types into this overall area.

2. The Applicant is requesting a waiver from the requirement that private open spaces be included with each unit in a minimum amount of 120 square feet.

It is not customary in multifamily residential design to build balconies and patios more than 120 square feet in total area. Instead, for this project the unit balconies and patios are designed to be 6' x 10'. Please note that this also meets the minimum required horizontal distance of six feet. Knowing that this is below the minimum required per code, the Applicant has made considerable efforts to maximize the outdoor living area in several amenities accessible to residents in the central clubhouse area. There is space dedicated at the pool area, grilling area, playground, outdoor yoga turf space, dog run, and clubhouse outdoor seating area that in aggregate provide for more than 12,000 square feet of planned outdoor spaces. In addition, there are additional grilling/seating areas near residential buildings of approximately 2,000 square feet. Lastly, there is over 6,500 square feet of additional open space on the site for resident enjoyment. Collectively, the Applicant believes that a mix of common and private outdoor space, as

designed, is more suitable for a multifamily housing development, and we believe this will meet the intent of the code.

3. The Applicant is requesting a variance from the staff review request that 5% of parking spaces shall be electric vehicle charging stations.

For an affordable housing development where residents will need to meet an income requirement that proves household income is no greater than 60% of the Pinal County area median income, it is not prudent to require a 5% EV charging station requirement for the parking facilities. The reality is that very few, if any, households will be able to afford electric vehicles, and so the benefit of installing EV charging stations will not be realized by many, if any residents. This cost is better spent on other more high-impact design initiatives.

Sustainability Incentives / Parking Reduction Request

The Applicant intends to utilize the city's incentives program, as defined in the MCC §18.125.030, to request a reduction to the code required parking stalls. The code states that if a development achieves 3 out of the 17 sustainable development features, then a development may reduce the minimum parking required.

Not only does the project, as currently designed, meet 3 of these requirements, but in total it could likely meet 10 of these 17 sustainable development features. Here are the features that this development can meet:

Qualifying Sustainable Development Features (per table 18.125.040)

Copa Flats is a workforce housing project providing affordable housing to Pinal County through a high density housing development. The site currently provides 545 parking spaces for the thirteen apartment buildings housing 312 units. Given the current code requirements we are required to provide approximately 740 parking spaces. Copa Flats is, therefore, requesting a reduction in the code required parking stall count through the utilization of the city's incentive program, defined in the MCC 18.125.030. Three of the seventeen sustainable development features are required to be met to be eligible for the reduction of the required parking stalls. There are benefits to this reduction request as it was imperative for the site to promote and provide secure pedestrian connectivity, ample outdoor activity space with various shading strategies and landscape features. Additionally, Copa Flats intends on utilizing solar energy within the site through the use and placement of car shelter canopies to integrate shade while utilizing solar energy to generate power for the site. Of the seventeen items in the MCC table 18.124.040, Copa flats has incorporated the following eleven Sustainable Development Features into the site design.

- #2 – Site Design – Development uses a roofing material with a solar reflectance index (SRI) equal to or greater to the following:
 - Low sloped roof – less than or equal to 2:12 – SRI value of 78

- Steep slope roof – greater than 2:12 – SRI value of 29
(Refer to U.S. Green Building Council LEED NC Credit 7.2 Heat Island Effect – Roof.)

The clubhouse and apartment buildings will utilize a 3/8” per foot low sloped roof with a white 60 mil TPO mechanically fastened system with a solar reflectance index less than or equal to SRI value of 78.

- #3 – Site Design – Development increases the on-site refuse container screening area to accommodate a six-yard container for the purpose of recycling.

The project accounts for a designated six-yard container on-site refuse container screening area at the southeast corner of the site. See the Architectural Site Plan for more information.

- #6 – Site Design – Preferred parking for low-e vehicles: Site designates one parking stall nearest to the building for low emission vehicles. Where building floor area is equal to or greater than 5,000 square feet, at least five percent, but not less than two, of the parking spaces provided are designated as preferred parking.

Preferred parking for low-e vehicles will be located in close proximity to the clubhouse at the visitor parking designated areas.

- #7 – Site Design – Site hardscape heat island reduction: Not less than 50 percent of site hardscape is (a) hardscape materials with an initial solar reflectance value of not less than 0.30; (b) combination of shade structures and shaded by trees; or (c) pervious paving, open-grid pavers. Reference: Section 408 of the International Green building code.

The site design integrates pedestrian paths of pervious paving, shaded structures comprised of aluminum trellis and fabric canopies, ample naturally shaded activity areas. Solar support structures, which cover a large percentage of the parking lot will also reduce heat island effect. Lastly, landscape islands in the parking lot with shade trees will also help in this regard.

- #8 – Site Design – Site development does not exceed minimum parking requirements by more than five percent.

At a proposed 545 parking stalls the project will not exceed minimum parking requirements by more than five percent.

- #11 – Landscaping – Development installs and maintains live vegetation screen walls where reduced setback or buffer yard is requested in addition to the minimum required landscaping and boundary wall(s) or screen wall(s).

The southern property line will utilize landscaping vegetation screens as a visual

buffer and design aesthetic feature. Additionally, view fences and landscaping elements will be used adjacent to the entry gates, amenity spaces, and property edges to add to the overall screening, buffering and visual interest of the site.

- #12 – Landscaping – Development installs alternative on-site rainwater runoff systems that incorporate rainwater harvesting features, pervious paving, and other similar systems.

The landscaping design features a variety of low-water-use trees, shrubs, and ground covers to not only assist with rain-water runoff but add shade, visual interest, and outdoor activity to the site.

- #14 – Energy Reduction – Site development incorporates solar parking lot lights for at least 50 percent of the proposed fixtures.

Site lighting will be powered by solar panels placed on car shelter canopies in the parking area. Utilizing solar lighting is a great opportunity for areas that do not have any power currently, such as city parks, open parking lots, laydown yards, etc., where it would be costly to run power/lighting circuits to remote locations. However, the cost of these fixtures is substantially more than a standard fixture, including the cost of wire/conduit for install. They also present a maintenance challenge ongoing. Our proposed solution to utilize the more efficient solar panels on the support structures will result in more energy creation, while allowing for a cost savings on the parking lot lights. Because of the solar elements being incorporated in this project, we still believe the intent of this sustainability feature is being met.

- #15 – Energy Reduction – Site development incorporates roof top solar panels, with a minimum size of 2.5 kwh for each panel.

Solar panels will be placed on car shelter canopies covering 300 stalls.

- #17 – Innovative – Any other innovative sustainable design feature(s) found to meet the intent of this chapter, to be reviewed and accepted at the discretion of the zoning administrator.

The parking area will have car shelter canopies consisting of photo-voltaic panels covering 312 stalls to offset a large portion of the overall electrical costs of the property (likely more than 50%). In addition, these structures will provide shade to a majority of the parking stalls for resident use. The power generated from the panels will feed the house electrical panels for the apartment buildings, clubhouse, and site lighting.

We will continue to work with City Staff on utilizing as many of these sustainable development incentives for this project. We are excited the City's policy decision to

incorporate these incentives, which we believe will lead to better quality projects now and into the future.

With respect to the parking requirements, the applicant has designed the project with a level of parking that it feels is appropriate based on experience designing and operating affordable housing properties across the country. We recognize the uniqueness of the City of Maricopa's economy and proximity to employment in the valley, but also wish to highlight the reality that many households will have just a single car, and in no case will any household have more than two cars. For those reasons, we feel the parking count in the site plan as designed is appropriate.

The Multifamily Housing Design

Architectural

Through several preliminary conversations with City Staff, the Applicant was able to gather solid feedback on the project design, and we are excited to bring this project to the City of Maricopa. A narrative description follows, in addition to several project images and sample materials that are being considered for this design.

Copa Flats will consist of thirteen garden-style apartment buildings for a total of 312 units, plus a clubhouse facility. The buildings will meet the requirements of Arizona Department of Housing (ADOH) 2021 Design Standards as part of tax credit funding requirements.

There will be a mix of one-, two- and three-bedroom units that will include both Type A and Type B unit types per ADOH's accessibility requirements. The development will also implement a variety of sustainable design elements. This includes energy efficient mechanical systems, Energy Star rated appliances, recycled content construction products, and low-flow water fixtures.

The clubhouse will include a property management office suite, resident amenity club room, 24-hour fitness center, yoga studio, kids' playroom, dog wash, and pool shower/restrooms. Outside amenities will include a pool with surrounding pool deck seating area, grill patio with grills and fire pit seating area, playground, yoga turf area, dog run, and a few smaller grill/seating areas at other locations throughout the site.

The apartment buildings will be 3- stories with covered breezeway access to the units. The design of the apartment buildings will incorporate a modulation of surfaces and parapet heights. This includes shifting of planes and added eyebrows above some of the windows. The stucco will have various textures and colors to add to the vitality of the appearance. Other exterior material will include "wood appearance" cement fiber board.

Those buildings located along Porter Road (i.e. Buildings 1 and 2) will utilize both Corten steel (or equivalent) and manufactured stone as part of the exterior palette to bring more emphasis and presence to those two (2) buildings for vehicle and pedestrian traffic on Porter Road.

The clubhouse will be 1-story in height and similar in design to the Porter Road buildings. It will also include the modulation of planes and parapet heights, and the same exterior material palettes.

The other eleven (11) buildings, not facing Porter Road, will be constructed with a mix of stucco, wood lap siding, aluminum balcony railings, and large windows. Each unit will have a balcony or patio for private resident enjoyment. Building color schemes, as shown in the material pallet included in this narrative, will be complementary and unique to the City of Maricopa rental housing portfolio.

The roofs will have a solar reflectance index less than or equal to SRI value of 78. The on-site refuse container screening area will be able to accommodate a trash compactor and a six-yard container for the purposes of recycling.

At various areas throughout the site will be various fabric tent structures, aluminum trellises, and covered roofs to provide areas of shade for the residents throughout the day.

The parking area will have covered car stalls structures. At a minimum of one stall per unit will be covered. On top of the covered parking structures, we are planning to include photovoltaic panels. The generated power from the panels will feed the house electrical panels. These panels feed the apartments buildings, clubhouse building, other site buildings, and site lighting.

Throughout the site there is ample internal pedestrian connections as well as to/and along Porter Road. The goal is to encourage and promote a walkable site with landscape features to designate and encourage pedestrian usability (e.g. shade/comfort). A vehicular/pedestrian connection north was also important in order to integrate the multifamily development site with the future commercial development north for ease of pedestrian/vehicular access and avoid having to use ones car or if one does need their car they can do so without having to access Porter Road.

Site Access and Civil

There are two (2) access points to the site, both from Porter Road. The primary entry at the north of the site enters at the clubhouse and has designated parking for guests and prospective residents. To access the dwelling units there are secure gates with keypad operation on either side of the entry area. The southern access is limited to residents with a secure gate and keypad. Traffic circulation throughout will be two-way with landscaped islands.

The driveways and parking lots will be paved with a combination of asphalt pavement, stamped asphalt, concrete pavers and potentially permeable pavers or pavement where appropriate.



The site drains generally north and west and was historically farmland with some accessory buildings. No significant offsite drainage impacts the site. Onsite drainage will be directed to underground retention basins located in the large parking area in the north central portion of the site. Finish floor elevations will be a minimum of 14" above the low outfall for the site and at least 12" above the 100-yr water surface elevation.

The Property is entirely located within Zone "X" according to FIRM Panel 04021C0745F. Zone X is defined as: "Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood."

Water, sewer, and dry utilities exist in Porter Road. The sewer connection will be at the intersection of Porter Road and W. Applegate Road. Domestic and fire water service will be looped from that location through the site to the south entrance to the site from Porter Road.

The proposed multifamily housing development brings a fresh and contemporary concept to landscape and amenity design to "for rent" living in the City of Maricopa. The landscape theme for Copa Flats is designed to create an attractive and functional environment of shade, color, and texture throughout the apartment community. The design intent of the landscape is to utilize a variety of low water use trees, shrubs and groundcovers that will provide shade, visual interest, buffering and aesthetic values to the project. Careful selection and massing of trees, shrubs, groundcovers, turf, and accent plants will provide a colorful and appropriate landscape for the community. The parkways along the local streets allow a more formal street tree program and theme at Copa Flats.

The clubhouse and pool areas are intended to serve as a draw for residents of the development and will be a nice visual feature even from outside the property. The clubhouse and pool areas are unifying elements within the apartment community as well as providing a "civic core" and central amenity for the community. The clubhouse and pool areas will serve as a social gathering spot for resident events, meetings, and outdoor enjoyment, ultimately strengthening the social bonds (i.e. neighborliness).

Specifically, the pool area will include "outdoor living rooms" with all weather couches and chaise lounges. There will be multiple shade canopies and trellis elements as well as shade umbrellas. Multiple shaded tables are planned adjacent an outdoor grilling area and multiple artificial turf areas including an outdoor yoga turf area. Adjacent to the pool and fitness club there will be fenced playground equipment and two distinct turf lawns with shade trees, seating areas and outdoor sport and game elements. The exact programming will be determined at the site plan submittal phase.

In addition, a dog park will be part of the amenity package providing shade and seating areas for residents to bring their pets for exercise, play and respite. Each of the various amenities will be connected through an extensive pedestrian sidewalk system.

Perimeter Landscaping

The walls and monuments designed for Copa Flats will unify the overall project theme through the consistent use of materials and simple detailing. The location of theme and view walls will be consistent the quality of Copa Flats. Theme walls will be provided along Porter Road, as well as adjacent to highly visible open space and amenity areas. Theme walls are conceptually designed to be made of integral color or painted split face CMU block in a running bond pattern with a CMU wafer cap and stone veneer columns that complement the architectural stone of the buildings. The colors will be in harmony with the building architecture. Landscaping elements are also being considered as part of the perimeter site boundary design to break up longer sections of wall and in areas without pedestrian or vehicle access.

View fence will be provided adjacent to the entry gates, pool and recreation clubhouse and open space areas, where appropriate. The view fences and columns will be constructed and finished with materials consistent with the character of the theme walls and will meet all pool code regulations. All walls will conform to the City of Maricopa Zoning Code.

Entry Sign Monuments

Primary entry signs/monuments at Copa Flats will be located along Porter Road at the main entry, to the North side of the property. The exact location of the sign(s) will be determined as part of a subsequent review. The colors and materials will draw from the architecture materials of the project as well as some related materials. The materials may include but are not limited too; board form concrete, corten steel, both split face and smooth CMU as well as stone veneer columns and design elements.

Conclusion

Real Estate Equities is excited to bring Copa Flats to the City of Maricopa. This project will set a high standard for future multifamily development in the City of Maricopa, and as an added benefit will provide 312 units of affordable housing. This project is compelling in that it provides a diverse housing option to the City of Maricopa and the larger market area at a time when it is needed most. The proposed project will be a perfect fit to this retail and commercial node within the city and will provide housing within a walkable distance from current and future commercial, retail, restaurant, and entertainment uses. Copa Flats will allow for current and incoming residents to access an attainable housing option to support all levels of growth within the city. It will be a win for future and current City of Maricopa residents and the economic development of this area within the city. The proposed project aligns well with the goals and mission of the city and its future land use plans for the surrounding areas. The project will also fit well with the future mixed uses to be brought forward in the undeveloped land to the north. The Applicant looks forward to working with the city on this much needed housing project.

