

Catlin Court Townhomes

An Urban Mixed-Use
Residential Infill Development

Glendale, Arizona



**PLANNED AREA DEVELOPMENT PLAN
CASE No. ZON 05-14**



Presented to:
Glendale Planning Department
September 7, 2005

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1 Project Context and Description

The Catlin Court Townhomes mixed-use development at 7149 North 58th Avenue will encompass a half city block, bounded on the north by Myrtle Avenue, on the south by Palmyra Avenue, on the west by North 58th Avenue and on the east by a mid-block alley.

The site measures 350 feet by 140 feet and is 49,177 square feet or 1.13 acres in area. Currently the northern portion of the site is occupied by an historic church building. Since it is no longer used as a church it will be adapted for commercial use and integrated into the new development. The southern portion of the site is vacant.

The city assembled the properties that comprise the 7149 North 58th Avenue site and then prepared the site for redevelopment. In addition to providing much-needed high-quality housing within walking distance of downtown Glendale destinations, the project will contribute to the ongoing revitalization of the area.

Recently the city selected Vanguard CityHome to develop Catlin Court Townhomes, and executed a development agreement. The development program includes 18 townhomes in three clusters. Common areas will include a swimming pool as well as visitor parking. Commercial space will be developed in the church building, including a proposed cafe with an outdoor seating area.

2 Zone Change

The Catlin Court Townhomes site and surrounding area are designated EMU (Entertainment / Mixed-Use) on Glendale's General Plan Map. As described on page 20 of the General Plan, EMU accommodates *regional-level sports, entertainment and employment centers*, as well as *offices, retail establishments and urban style housing*. Clearly the development concept for the Catlin Court Townhomes, with urban housing and adaptation of the historic church building for commercial use, fits that description.

The General Plan goes on to describe EMU as being characterized by *common driveways, shared parking, [and] unified architecture and landscaping*. These characteristics are integral to the design concept for 7149 North 58th Avenue.

The Catlin Court Townhomes site currently is zoned PAD (Planned Area Development) and is part of Catlin Court PAD No. Z90-31. The Catlin Court PAD development standards are based on the unique characteristics of an historic early 20th century bungalow neighborhood. Since those standards will not accommodate an urban mixed-use residential infill development concept, Vanguard City Home is proposing new PAD zoning.

3 PAD Land Uses

Residential uses will generally conform to the development standards of Section 5.440, R-5, Multiple Residence, of the Glendale Zoning Ordinance, with minor variations as described below. This includes conditional uses, accessory uses, development standards and design review requirements. Additionally, the project will be consistent with Glendale's applicable design guidelines, which may include:

- Subdivision Design Expectations.
- Commercial Design Expectations.
- Multi-family Design Expectations.

Residential

With 21 dwelling units per acre, the residential portion of the Catlin Court Townhomes is comparable to the HDR (High Density Residential) General Plan designation, which allows 12 to 30 units per acre. The HDR designation accommodates townhouses and typically includes common open space and recreational amenities. Townhouses and common open space around a swimming pool are proposed for the residential component of the Catlin Court Townhomes.

18 townhomes will be developed in three clusters, identified as Tract A, Tract B and Tract C on the tract plan. Each townhome will be held in fee simple ownership. The townhomes will have common side walls. Lot lines generally will follow the perimeter of each unit. The townhomes typically will have three levels, with enclosed parking for two cars and some living area on the first level and additional living area on the second and third levels. Each lot will include a private yard area.

Five parking spaces will be provided for visitors. The visitor parking spaces and vehicle circulation areas will be held in common ownership, along with a swimming pool area. All common areas, as well as landscaped areas on the townhome lots will be maintained by a community association.

Residents of the Catlin Court Townhomes will be less reliant on their cars because of the project's pedestrian-oriented design, the mixed-use development concept and the location in downtown Glendale, on existing bus lines and close to a planned light rail line. These factors allow a parking count that is less than what is called for in Section 7.403 of the Zoning Ordinance for multi-family residential development. However, the PAD parking standards proposed in the following section comply with Section 7.403.

Commercial

Commercial uses will generally conform to Section 5.610, PR, Pedestrian Retail, of the Glendale Zoning Ordinance. The intent of this district is to *promote and maintain the character of a pedestrian-oriented retail district . . . [ensure that] new buildings are*

designed to be compatible with human scale . . . [and encourage] pedestrian retail and service activities where shoppers will visit several stores after parking or arriving by public transit.

Permitted uses include grocery not exceeding 7,500 square feet, specialty retail, galleries, offices, restaurants and outdoor dining when ancillary to a primary restaurant use. Prohibited uses include convenience retail.

As noted earlier, the existing church building will be adapted for commercial uses. A cafe is envisioned for the “daylight basement” level and will be supplemented with a recessed outdoor cafe seating area. The church site will be held in fee simple ownership. Five head-in parking spaces will be accessed from the alley to the east of the site.

Regarding parking in the PR Zone, Section 5.610 states that requirements *differ from those in other areas of the city. The parking requirements for new uses shall be determined by the Planning Director in conjunction with the design review process . . . based on existing on-street parking, parking for existing uses and other available parking in the district.*

4 PAD Standards

Proposed Planned Area Development standards are provided in the table below. The PAD standards are based on Glendale's R-5, Multiple Residence zone. They also comply with the development standards for the Pedestrian Retail district on page 5.98 of the zoning ordinance.

		Townhomes	Church Site	Overall Site	Comparable R-5 Standards
1.	Lot area in fee-simple ownership (townhomes) + Condominium ownership (flats/live-work)	Typical lot 1,078 sf x 18 units = 19,404 sf	12,584 sf	31,988 sf	
2.	Private open space included in lot area (balconies & patios)	300 sf/unit, typ. x 18 units = 5,400 sf		5,400 sf	75 sf / unit
3.	Common open space	4,018 sf (pool)		4,018	
4.	TOTAL	36,593 sf = 0.84 ac	12,584 sf	49,177 sf = 1.13 ac	43,560 sf = 1 ac
5.	Density, dwelling units per acre	18 du / 0.84 ac = 21 du / acre		18 du / 0.84ac = 21 du / acre	30
6.	Open space (private + common) / % total site area	9,478 sf / 25.9%		9,478 sf / 25.9%	25% (refer to note 1 below)
7.	Site coverage	14,027 sf / 38.3%	4,037 sf / 31.4%	18,064 / 36.7%	55% maximum
8.	Resident parking spaces per unit / total	2 / 36		1.54 / 105	2 / 136
9.	Visitor parking spaces /	0.28 per unit / 5 total	1 / 807 sf / 5 total		0.28 / du, residential
10.	Total parking spaces	41	5	46	42 residential
11.	Min. / average setback	13/17	9/17		min. 20 ft
12.	Maximum building height	38.2 feet			48 ft / 4 stories

Note 1: R-5 standard is 25% common open space. PAD standard combines private & common open space does not include landscaped setback or vehicle circulation and parking areas.

Note 2: Parking space dimensions are modified to nine feet by 18 feet on site. The City standard is ten feet by 20 feet.

5 Architectural and Site Design Concepts

Architectural and Site Design

The intent of the Architectural and Site Design is to create a distinctive mixed-use community which harmonizes with, and enhances, the surrounding areas of downtown Glendale, including Catlin Court.

Particular attention is given to creating streetscapes which encourage pedestrian activity, and reinforce connections to adjacent blocks and alleys. The townhomes are arranged in block fronts which feature front porches, balconies, and front yards. These block fronts are stepped in plan, with varying distances between facades and the sidewalks to promote the sense that these are individual homes. Front yards are configured to enhance the picturesque character of the Catlin Court shops across North 58th Avenue. The townhome streetscape is continued in a more intimate fashion where the townhomes face the restored church building.

The commercial space and sunken terrace of the restored church building, along with the mid-block gathering area, will encourage pedestrian use and activity. In addition to the public activity spaces, private spaces (including the swimming pool) provide quieter gathering places for the residents.

Because vehicular circulation enters the site through the alley, the number of curb cuts is minimized. The resulting streetscape continuity reduces interference with pedestrian activity. Parking is accommodated in private garages for the townhomes.

The buildings are designed to present a contemporary, forward-looking impression, but with many features which recall the rich history of Glendale. These include pitched roofs and dormers, covered front porches, deep overhangs and picturesque massing. The roofs and dormers help maintain a two-story presence on the street for the townhomes. The use of these elements provides continuity of image for the entire community.

The mix of materials reinforces the connections to the surrounding context. Building facades feature a combination of brick, painted siding, and cement plaster, all of which are materials found elsewhere in downtown Glendale. The use of brick emphasizes the connection to the restored church building. Metal roofs and sculptural shapes recall the "farmhouse" tradition. Large, simply detailed windows with anodized aluminum and horizontal sunshades provide connections between inside and outside. Simple modern detailing insures that this community will look to the future while it respects its rich history.

Signage will be in keeping with the style of architecture and will comply with Zoning Ordinance Section 7.100, Signs. Signage will be composed of brick and metal and may include free-standing monument signs. Retail signage will be discreet and integral to the

buildings, while maintaining sufficient presence for commercial uses. Signage materials will harmonize with building materials. "Can" signs will be prohibited.

Landscape Concept

The landscape creates a sense of place with regional plant materials that relate to the surrounding context of the site as well as to the architectural forms of the existing and proposed buildings.

The material palette will provide a common thread for the entire site, both from a hardscape and planting point of view. Site walls, seatwalls, and other hardscape elements, as well as paving materials, will relate in context and texture to the building forms and hard surfaces will be minimized by using stabilized granite in some areas. The design will consider environmental factors such as providing shade for pedestrians and west facing building edges, as well as providing cooling microclimate zones through the use of plantings and surrounding water features and pools.

The plant palette will incorporate lush plant materials providing visual interest, color, texture, fragrance and movement. Using regional plant materials will reduce the amount of maintenance required for the site, as it is the intent to create a textural planting scheme using minimal water and without regular pruning.

Streetscape and Parking

The streetscape for the project will incorporate a tree lined walk in conformance with the City of Glendale Downtown Streetscape Design Guidelines for Development Level D. The walk will be offset from the curb to provide a buffer from the street and Evergreen Elms will be the street tree. Low plantings will be used within the right-of-way to allow views into the site.

The alley immediately east of 7149 North 58th Avenue is being improved as the northern segment of Glendale's Catlin Court Alley project. The project will provide a landscaped pedestrian corridor that will extend south for several blocks. Residents of Catlin Court Townhomes will still be able to use the alley for vehicular access.

Guest parking courts will be shaded through trellises and vines to minimize expanses of paving and direct sunlight, as well as to minimize views of cars from the buildings. Shrubs also will be utilized to screen cars from view of adjacent streets and homes.

Infrastructure and Utilities

Grading, Drainage and Stormwater Retention

Since the site is virtually flat very little grading will be necessary. The site will be graded so that runoff is directed into the right-of-way, where it will run in gutters for approximately two blocks into the public storm drain system. If necessary, drywells will be provided to drain interior areas of the site. Since the neighborhood has been fully developed and the public storm drain system has been in place for many decades, the city may not require onsite retention. However, the developer will have to make a formal request for a retention waiver.

Sanitary Sewer and Water Systems

City sewer mains are adjacent to the site and have adequate capacity. The developer will construct a new eight inch public water main in the alley immediately east of the site, connecting it to existing mains in Myrtle Avenue and Palmaire Avenue. Private water services will be connected to this main. In addition to serving the project site the new main will improve the functioning of the existing water system by providing a new loop connection.

Townhomes will have individual water meters. A separate fire-protection water loop with backflow preventers will be provided. All residences and commercial spaces will be sprinkled.

Fire Access

All areas of the site and all points on the building perimeters are within a 300 foot hose lay of a fire hydrant. This eliminates the need for an internal fire access lane.

Private Utilities

Power, natural gas and telecommunications services are available and will be provided by utility franchises that are licensed with the city. Existing and proposed utilities will be placed underground at the time of development.

Terms and Conditions of Development and Maintenance

A community association will be formed and will be responsible for maintenance of landscaping, common areas and the exterior of condominium buildings.

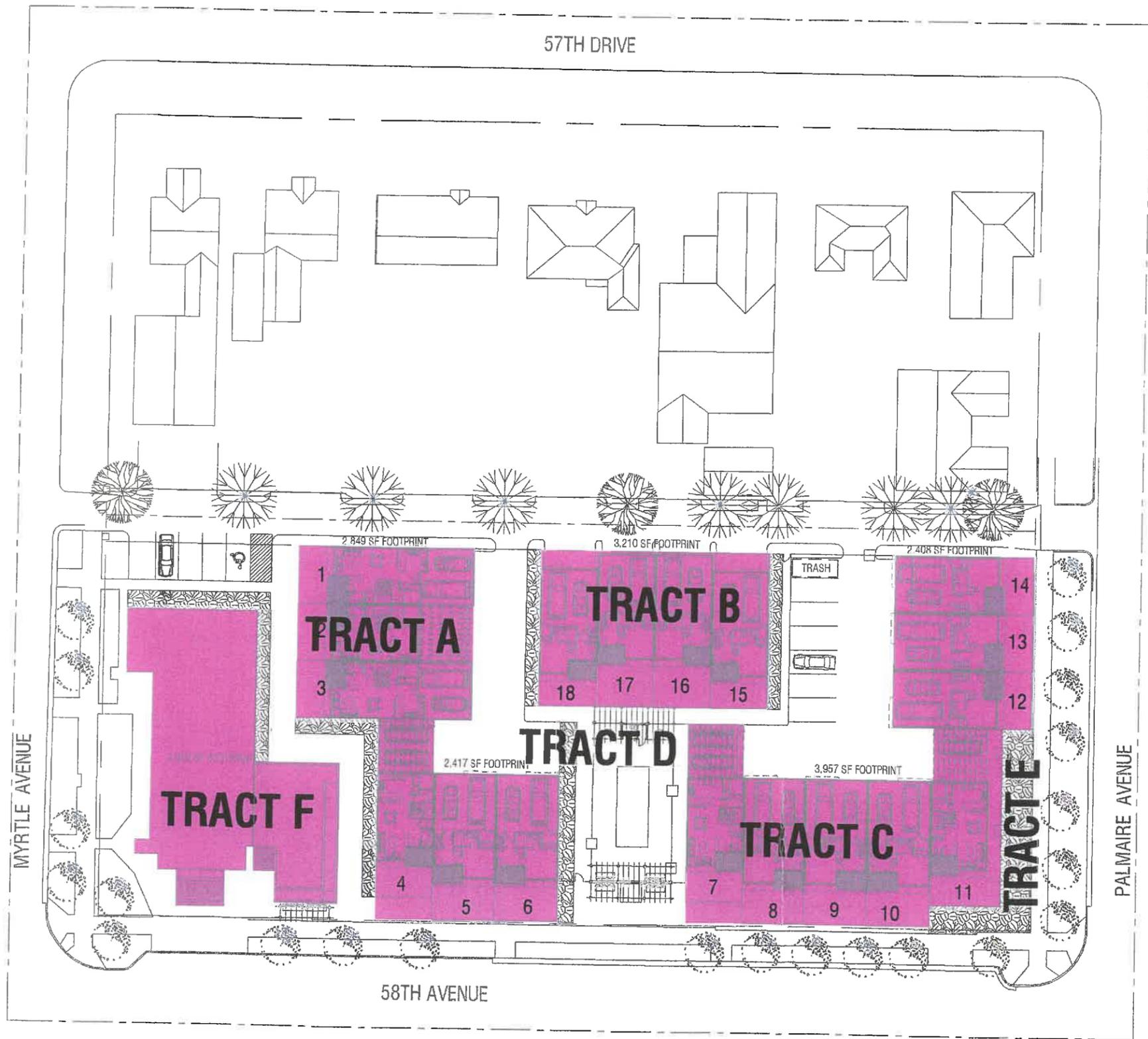
Time Schedule for Redevelopment

Vanguard CityHome expects to begin site preparation in early 2006 and build the project in one phase. Vanguard's design and construction schedule will be coordinated with Glendale's Catlin Court Alleyways project. This will allow the alley improvements to proceed first without impeding Vanguard's construction access.

Trash

Two large trash bins in a gated, fenced enclosure will be provided.

Appendix A
Zoning Exhibits



- TRACT A: 6 TOWN HOUSE LOTS IN FEE SIMPLE OWNERSHIP
- TRACT B: 4 TOWN HOUSE LOTS IN FEE SIMPLE OWNERSHIP
- TRACT C: 8 TOWN HOUSE LOTS IN FEE SIMPLE OWNERSHIP
- TRACT D: COMMON OWNERSHIP
- TRACT E: COMMON OWNERSHIP
- TRACT F: COMMERCIAL LOT IN FEE SIMPLE OWNERSHIP



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REVISIONS
 GLENDALE MIXED USE
 CATLIN COURT TOWNHOMES
 7149 NORTH 58TH AVE
 08-07-05

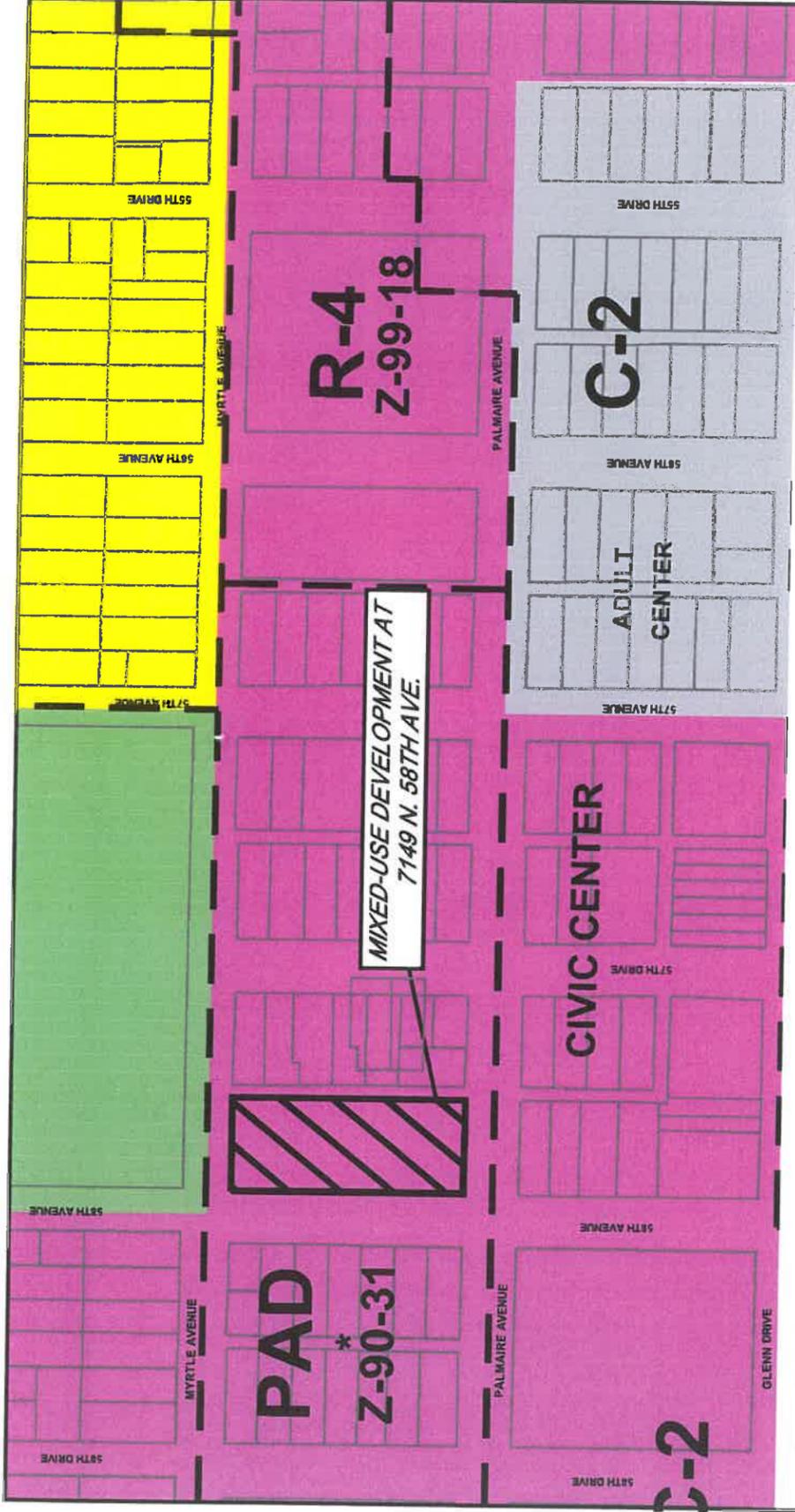
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DATE:	09-07-05
JOB NO.:	5140.0002
PHASE:	DD
ISSUED FOR:	REVIEW
SCALE:	AS SHOWN
SHEET TITLE	

FIGURE 1
 TRACT PLAN

CAD FILE:

XREF'S:



EXISTING GENERAL PLAN DESIGNATIONS

- MDR** MEDIUM DENSITY RESIDENTIAL 3.5-5 UNITS PER ACRE
- EMU** ENTERTAINMENT/MIXED USED
- PF** PUBLIC FACILITY
- EDUCATION**

FIGURE 2

**EXISTING GENERAL PLAN MAP DESIGNATIONS
SUPERIMPOSED ON
EXISTING ZONING MAP**



7272 E. INDIAN SCHOOL RD. SUITE 420
SCOTTSDALE, AZ 85251
(480) 346-3210 FAX: (480) 346-3211

DATE: SEPTEMBER 7, 2005	PROJECT No. 5140.0002	SHEET: 1 OF: 1
DRAWN: DAVID LOPEZ		



 ZONE CHANGE FROM EXISTING PAD Z-90-31 TO NEW PAD

FIGURE 3

PROPOSED ZONE CHANGE



7272 E. INDIAN SCHOOL RD. SUITE 420
SCOTTSDALE, AZ 85251
(480) 346-3210 FAX: (480) 346-3211

DATE: SEPTEMBER 7, 2005

DRAWN: DAVID LOPEZ

PROJECT No. 5140.0002

SHEET: 1 OF: 1

Appendix B

Site Plans

KEY PLAN

- 1 TOWNHOMES
- 2 COMMERCIAL (EXISTING CHURCH)
- 3 SUNKEN CAFE TERRACE
- 4 POOL + COMMONS AREA
- 5 ALLEY STREETSCAPE IMPROVEMENTS IN COORDINATION WITH CITY OF GLENDALE'S DESIGN
- 6 HISTORIC CATLIN COURT SHOPPING DISTRICT
- 7 EXISTING STREETSCAPE TO REMAIN WITH MODIFICATIONS.

PROJECT DATA

SITE 2
REZONING TO NEW PAD (EXISTING PAD ZONING)

TOWNHOMES (2 & 3 STORY)- IRC 2003 CODE
OCCUPANCY: R-3
CONSTRUCTION: TYPE V, SPRINKLED

COMMERCIAL (1 STORY)- IBC 2003 CODE
OCCUPANCY: B
CONSTRUCTION: TYPE III, SPRINKLED (EXISTING TYPE III N, NONSPRINKLED)

SITE 2= 49,177 SF (1.13 ACRES)

TOWNHOMES (BLDG. FOOTPRINT)	17,653 SF
18 UNITS	
COMMERCIAL (BLDG. FOOTPRINT)	4,037 SF
POOL RESTROOM FACILITY (BLDG. FOOTPRINT)	151 SF
TOTAL BLDG. FOOTPRINT	21,841 SF

PARKING
TOWNHOMES = 36 PROPOSED SPACES
GUEST = 5 PROPOSED SPACES

COMMERCIAL = ON STREET PARKING + 5 ONSITE SPACES

OPEN SPACE (PRIVATE & COMMON)
9,474 SF = 25.9%

GENERAL NOTES

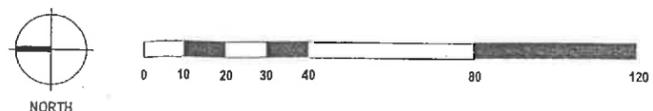
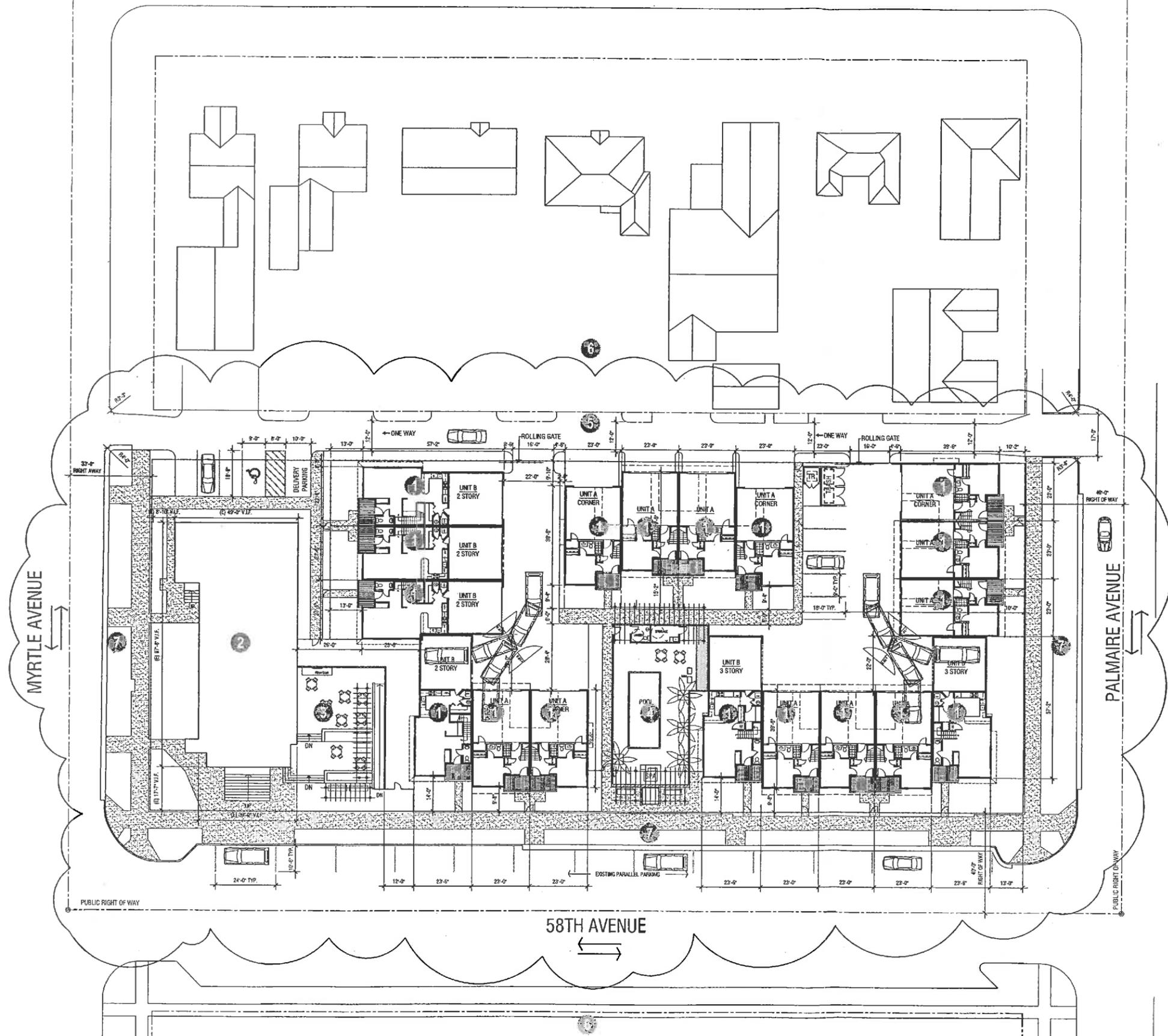
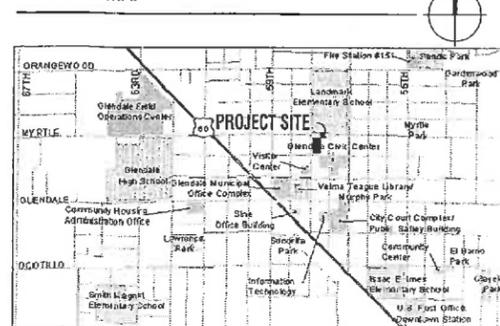
1. Fire Department access and water supply requirements shall be in place prior to the start of vertical construction.
2. Pursuant to Chapter 32.5 of the Glendale City Code, all new and existing utilities within or contiguous to this site shall be placed underground unless a waiver or deferral of utility under grounding is approved by the City Engineer.
3. All utility boxes, vaults and backflow prevention devices shall be painted to match the building and screened from public view by a masonry wall or a round-topped wire mesh enclosure, painted to match the adjacent wall.
4. Sight distance requirements of COG detail G-447 (Local Streets) or G-448 (Arterial and Collector Streets) are met for all driveways and streets.
5. Streetlights installed by the developer may be required for construction plan approval.
6. On-site lighting will be placed so as to direct the light away from adjacent residential uses and must not exceed one-foot candle at the property line. The height of the parking lot lights within 150' of residential use to be 15'. High Pressure Sodium (HPS) lighting required adjacent to residence.
7. On-site lighting shall meet outdoor Light Control Ordinance.
8. Maximum noise level 55 decibels (normal speaking voice) at property line.
9. Conveniences uses shall be subject to a separate Citizen Participation and Conditional Use Permit Process.

NOTE:
REFER TO CIVIL DWGS. AND ALTA SURVEY DWGS. FOR ADDITIONAL INFORMATION.

LEGEND

- HARDSCAPE
- PARTIAL DEMOLITION AREA OF EXISTING CHURCH
- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- FENCE

VICINITY MAP





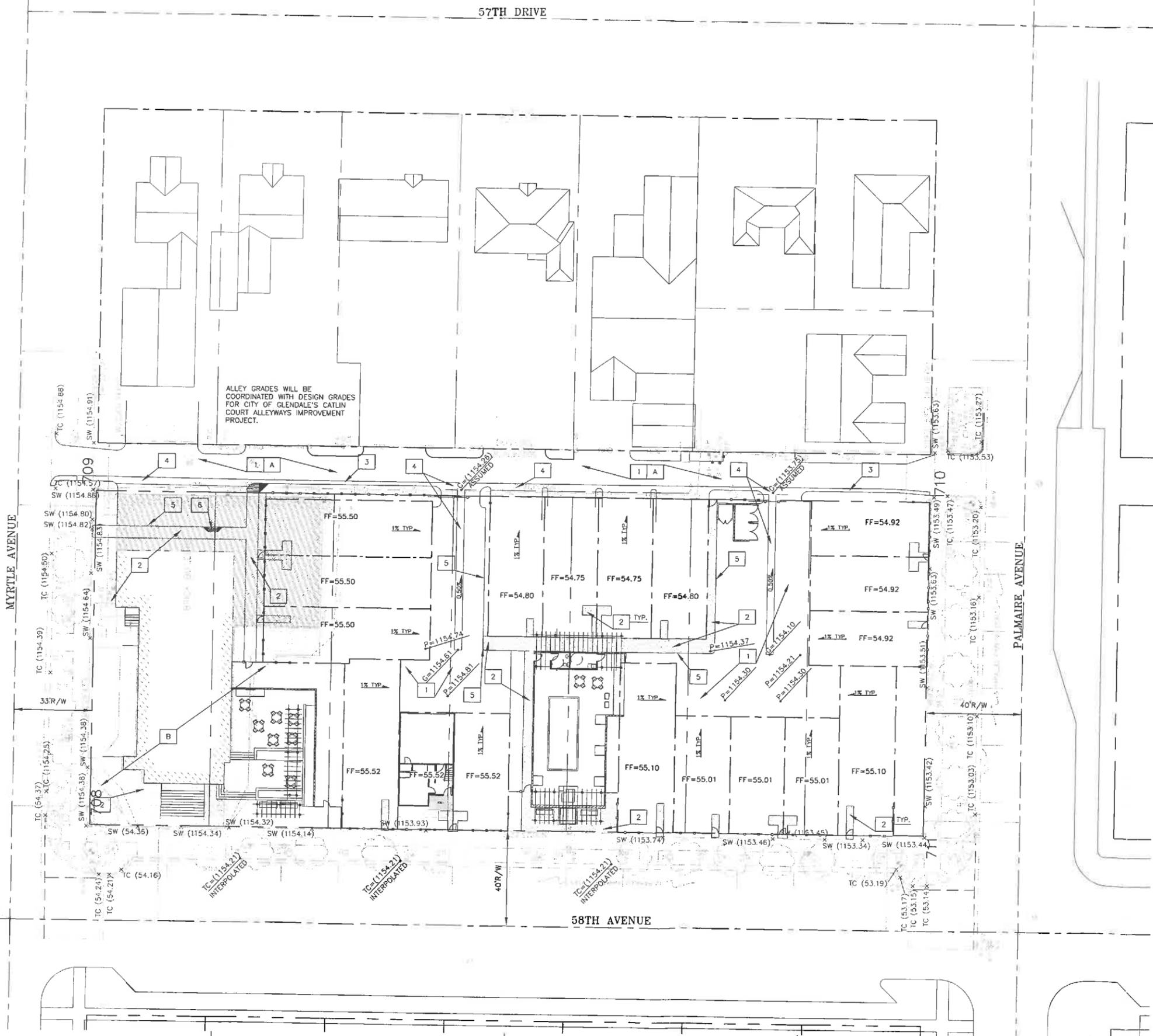
CATLIN COURT TOWNHOMES
CONCEPTUAL BUILDING RENDERING

DEMOLITION NOTES:

- A REMOVE ASPHALTIC CONCRETE
- B REMOVE CHAIN LINK FENCE

CONSTRUCTION NOTES:

- 1 PAVERS WITH SUBGRADE AND BASE, COORDINATE W/ LANDSCAPE
- 2 CONSTRUCT SIDEWALK, PER MAG STD 230. SEE PLAN FOR SIDEWALK WIDTH
- 3 CONSTRUCT VERTICAL CURB AND GUTTER, PER MAG DET. 220 TYPE B
- 4 CONSTRUCT VALLEY GUTTER, PER MAG DET. 240.
- 5 CONSTRUCT SINGLE CURB, PER MAG DET. 222 TYPE A
- 6 CONSTRUCT SIDEWALK RAMP PER ADA REQUIREMENTS, TYPICAL



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CONCEPTUAL SITE GRADING & DRAINAGE PLAN

CAD FILE:

XREF'S:

CONSTRUCTION NOTES:

PAVING

- 1 SAW CUT AND REMOVE EXISTING PAVEMENT TO A NEAT STRAIGHT EDGE. REPLACE T-TOP & AC PER C.O.G. "ASPHALTIC CONCRETE MIX DESIGN".

WATER

- 1 INSTALL 8" DIP AND FITTINGS PER M.A.G. SPEC-610.
- 2 INSTALL 6" DIP AND FITTINGS PER M.A.G. SPEC-610.
- 3 INSTALL 1" WATER SERVICE CONNECTION PER C.O.G. DTL. G-642 & MAG SPEC. 631
- 4 INSTALL 8" TAPPING SLEEVE, VALVE, BOX, AND COVER PER M.A.G. SPEC-630.4 & DTL. 340.
- 5 INSTALL 6" REDUCED PRESSURE BACKFLOW PREVENTER PER CITY OF GLENDALE DETAIL G-671.
- 6 INSTALL TAPPED CAP W/ 2" CORP STOP PER M.A.G. STD. DTL. 420
- 7 INSTALL FIRE HYDRANT & ASSEMBLY PER COG SPEC., DET. G-660. HYDRANT TO BE A MINIMUM OF 2' BEHIND BACK OF CURB.

SEWER

- 1 INSTALL 6" PVC SEWER PIPE PER M.A.G. SPEC. SECTION 615.
- 2 INSTALL 48" SEWER MANHOLE PER M.A.G. STD. DTL. 420, TYPE 'A' & M.A.G. STD. DTL. 427 SEE SEWER DETAIL S-03 SHEET.
- 3 INSTALL 4" SEWER BUILDING CONNECTIONS PER M.A.G. STD. DTL. #440.
- 4 INSTALL 6" SANITARY SEWER CLEANOUT. SEE DETAIL SHEET X.
- 5 INSTALL 6" TWO WAY SANITARY SEWER CLEANOUT. SEE DETAIL SHEET X.

LEGEND:

- EXISTING UNDERGROUND UTILITY
- S.L. EXISTING STREET LIGHT
- E.C.B. EXISTING ELECTRICAL CABINET
- P.P. EXISTING POWER POLE
- D.G. EXISTING DOWN GUY
- T.S.J.B. EXISTING TRAFFIC SIGNAL JUNCTION BOX
- T.R. EXISTING TRANSFORMER
- P.L. EXISTING PARKING LIGHT
- F.H. EXISTING FIRE HYDRANT
- I.V. EXISTING IRRIGATION VALVE
- G.V. EXISTING GAS VALVE
- D.W. EXISTING GAS VALVE
- PROPOSED UNDERGROUND UTILITY
- 4" FIRE PROPOSED FIRE LINE AND SIZE
- 4" W PROPOSED WATER LINE AND SIZE
- W PROPOSED WATER SERVICE METER
- 6" S PROPOSED SANITARY SEWER LINE AND SIZE
- ⊙ PROPOSED SANITARY SEWER MANHOLE

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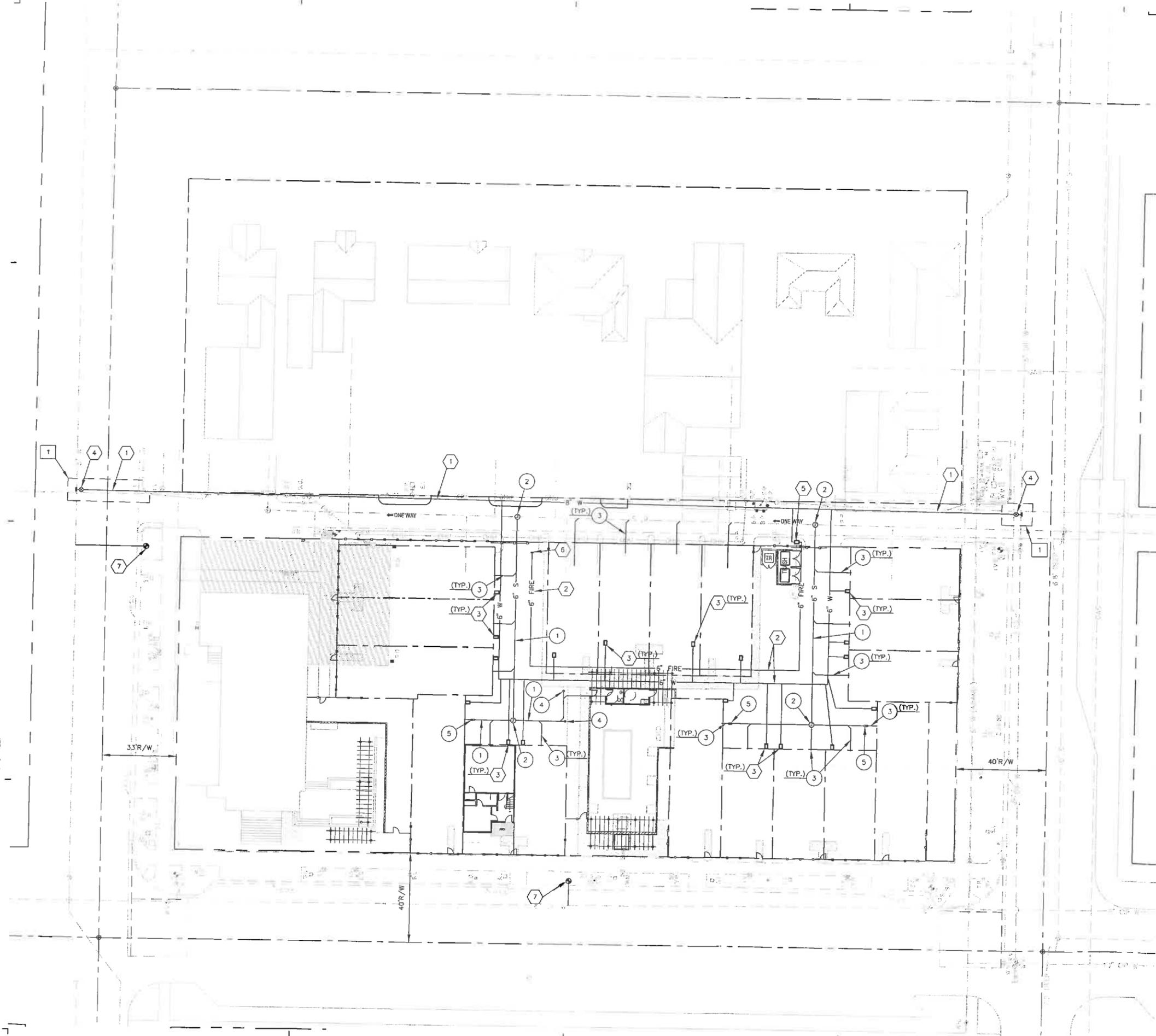
CONCEPTUAL
SITE UTILITY
PLAN

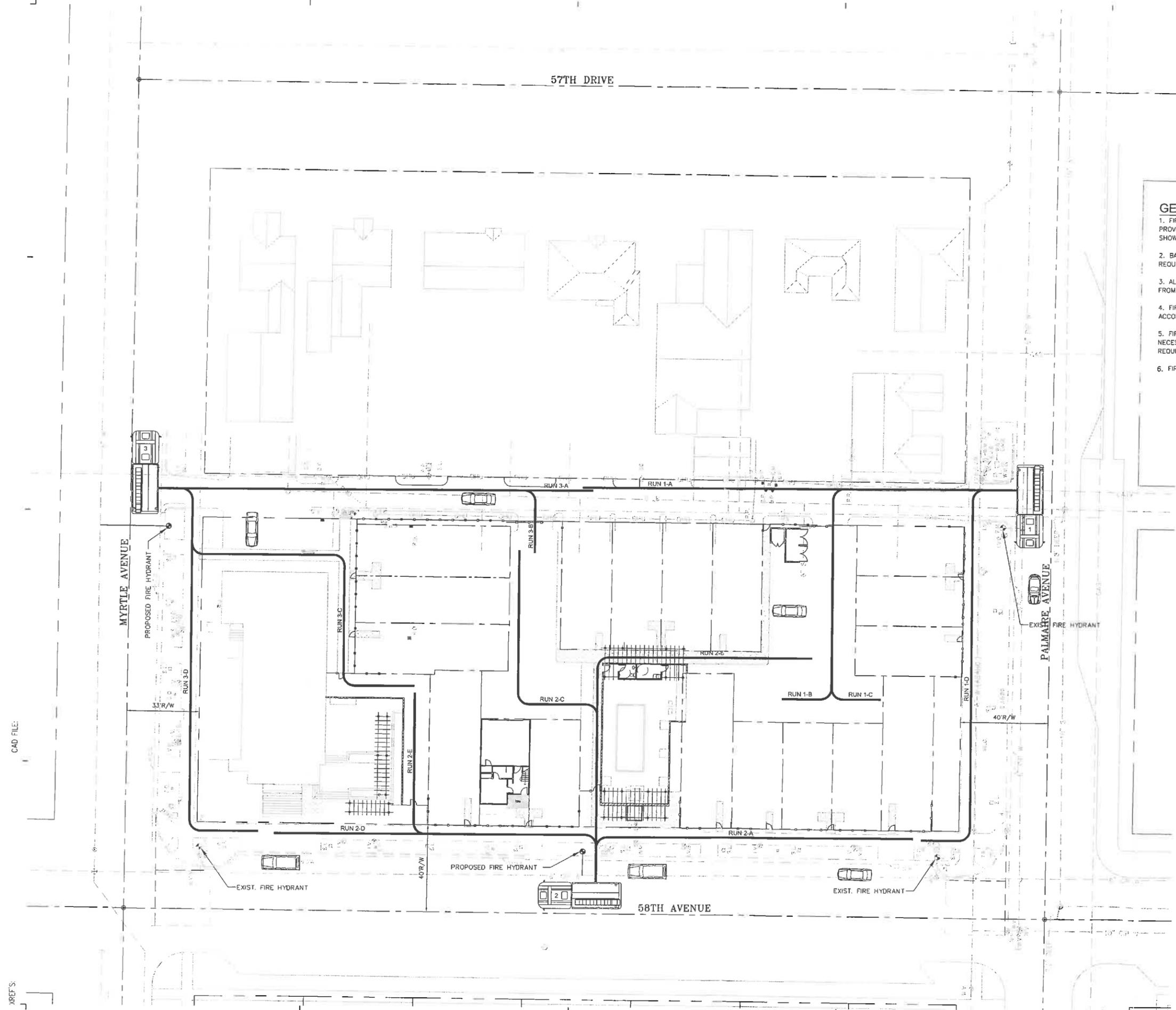
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CAD FILE:

XREF'S:





- GENERAL NOTES:**
1. FIRE PROTECTION WATER CONNECTIONS WILL BE PROVIDED FOR INDIVIDUAL TOWN HOMES BUT ARE NOT SHOWN ON THIS PLAN.
 2. BACKFLOW PREVENTERS WILL BE PER CITY OF GLENDALE REQUIREMENTS.
 3. ALL BUILDINGS SHALL BE WITHIN 300-FOOT HOSE LAY FROM FIRE HYDRANT.
 4. FIRE DEPARTMENT CONNECTIONS SHALL BE PROVIDED IN ACCORDANCE WITH FIRE CODE AND COG REQUIREMENTS.
 5. FIRE HYDRANT LOCATIONS SHALL BE ADJUSTED IN NECESSARY TO COMPLY WITH FIRE CODE & COG REQUIREMENTS.
 6. FIRE ACCESS ROUTES SHOWN, DEPICT 200' RUN LAYOUT.



CAD FILE:

XREF'S:



Site Z, Eatlin Court Townhomes

PLANNING DEPARTMENT
Community Development Group

ZONING

Date Filed: _____ Taken By: _____ Application No.: _____ DSC No.: 20N 05-14

Property Address: 7149 N. 58th Avenue

Location: 1/2 Block bounded by Myrtle Ave (N); Palmyra Ave(S); N. 58th Ave (W) Council District: Ocotillo

Existing Land Use: north is historic church, south is vacant Parcel Size: 1.13 acres 49,177 sq. ft.

Request: New PAD Zoning

PROPERTY OWNER:

Name: Vanguard City Home Phone: 480-993-0560 Fax: 480-993-0570

Address: 8320 E. Hartford, #104

City: Scottsdale State: AZ Zip Code: 85255

REPRESENT ME IN THIS APPLICATION, I GIVE AUTHORIZATION TO:

Name: Michael Traylor Phone: 480-993-0560 Fax: 480-993-0570

Address: 8320 E. Hartford, #104

City: Scottsdale State: AZ Zip Code: 85255

(Print or type name of owner of record)

(Owner of record Signature)

(Date)

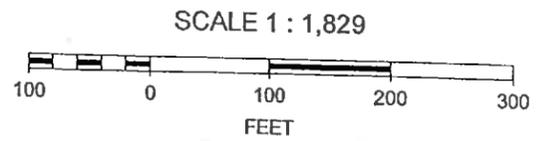
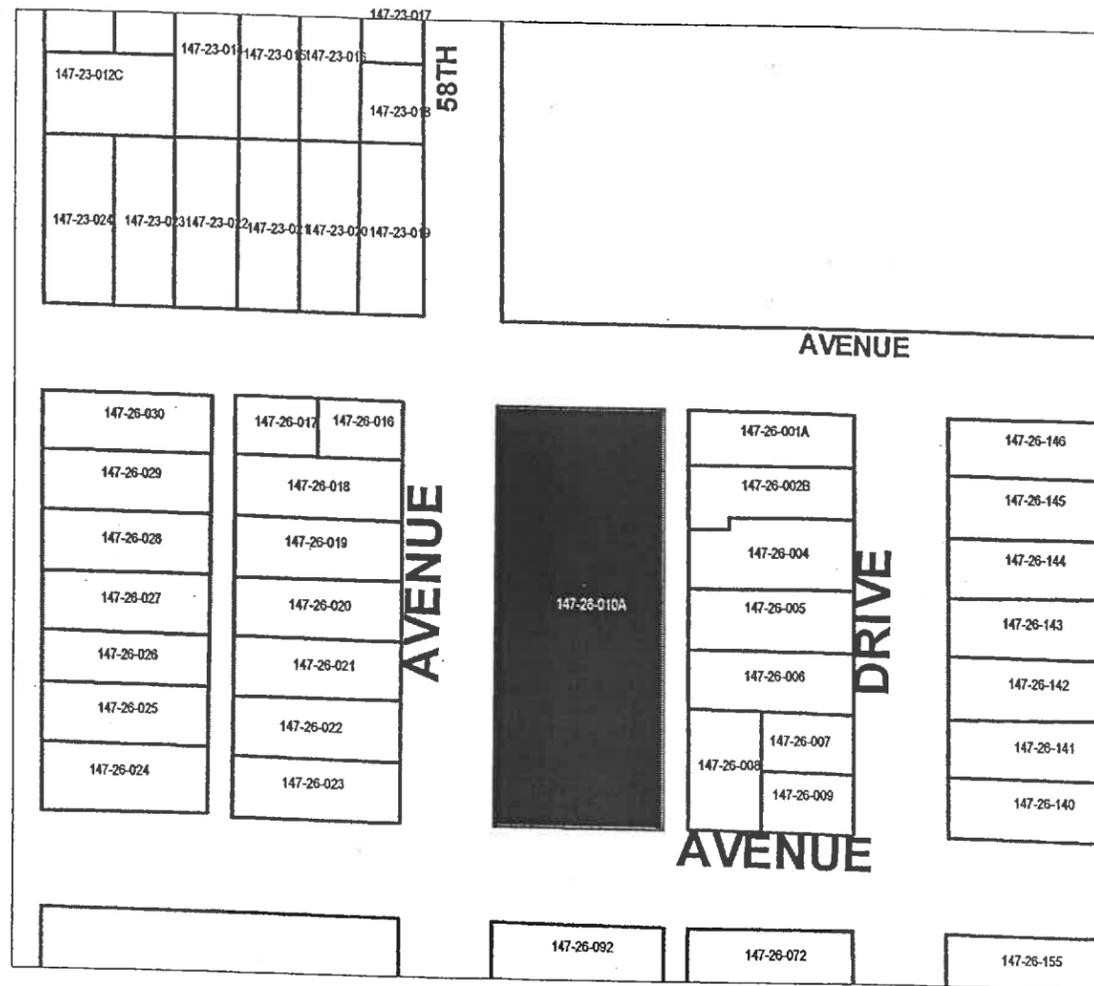
***NOTE: SHEET SIZE SHALL BE 24" X 36" INDIVIDUALLY FOLDED TO 9" X 12"**

INTERNAL USE ONLY	<input checked="" type="checkbox"/> Completed Application (Original)	<input checked="" type="checkbox"/> House Plans (4 copies)	General Plan Designation
	<input checked="" type="checkbox"/> Project Narrative	<input checked="" type="checkbox"/> Legal Description	Existing Zoning
	<input checked="" type="checkbox"/> Citizen Participation Plan (2 Copies)		Application Complete Date
	<input checked="" type="checkbox"/> Deed/Title (Verify Ownership)	<input checked="" type="checkbox"/> Parcel Map	Plat Fee \$
	<input checked="" type="checkbox"/> Property Owners List	<input checked="" type="checkbox"/> Property Survey (3 copies)	Planner Pre-app Fee \$
	<input checked="" type="checkbox"/> Development Plan (if applicable) (20 copies)		Team Pre-app Fee \$
	<input checked="" type="checkbox"/> Assessor's Parcel # <u>147-25010A</u>		Fee Balance \$
			Project Planner

County Parcels

PARCELS
 Abc Parcel Numbers
 □ Parcels

TRANSPORTATION
 Abc Street Names



ZonOS-14



Art House and Catlin Court Townhomes
by Vanguard CityHome

Presented to the City of Glendale

October 20, 2005



Art House

7121 N. 57th Ave.

Art House
7121 North 57th Avenue
Glendale, Arizona

Architectural and Site Design

The intent of the Architectural and Site Design is to create a distinctive mixed-use community which harmonizes with, and enhances, the surrounding areas of downtown Glendale, including Catlin Court.

Particular attention is given to creating streetscapes that encourage pedestrian activity, and reinforce connections to adjacent blocks and alleys. The townhomes are arranged in block fronts which feature front porches, balconies and front yards. These block fronts are stepped in plan, with varying distances between facades and the sidewalks to promote the sense that these are individual homes. The townhome streetscape is continued in a more intimate fashion in the mews.

The flats buildings are located on the more prominent corners of Site 1 where pedestrian activity will be encouraged by the presence of arcades, trellises, generously landscaped plazas, and retail / commercial space. In addition to the public activity spaces, private spaces (including pools) provide quieter gathering places for the residents.

Because vehicular circulation enters the site through the private drive, the number of curb cuts is minimized. The resulting streetscape continuity reduces interference with pedestrian activity. Parking is accommodated in private garages beneath and across from the flats buildings, along with additional open guest parking.

The buildings are designed to present a contemporary, forward-looking impression but with many features that recall the rich history of Glendale. These include pitched roofs and dormers, covered front porches, deep overhangs and picturesque massing. The roofs and dormers help maintain a two-story presence on the street for the townhomes. The use of these elements in the flats buildings links them to the townhomes, and provides continuity of image for the entire community.

In the flats buildings, the scale is increased somewhat (as is appropriate for these more prominent corners), but is still in keeping with the scale of the townhomes and neighboring buildings. The ground floor of each flats building extends beyond the floors above. The resulting one-story projections, along with trellises and arcades, help to bridge the scale between the pedestrian plazas and the buildings above. Like the townhomes, the flats buildings feature ample balconies, increasing the sense that this is an active community.

The mix of materials reinforces the connections to the surrounding context. Building facades feature a combination of brick, painted siding, and cement plaster, all of which are materials found elsewhere in downtown Glendale. Metal roofs and sculptural shapes recall the "farmhouse" tradition. Large, simply detailed windows with anodized

aluminum and horizontal sunshades provide connections between inside and outside. Simple modern detailing insures that this community will look to the future while it respects its rich history.

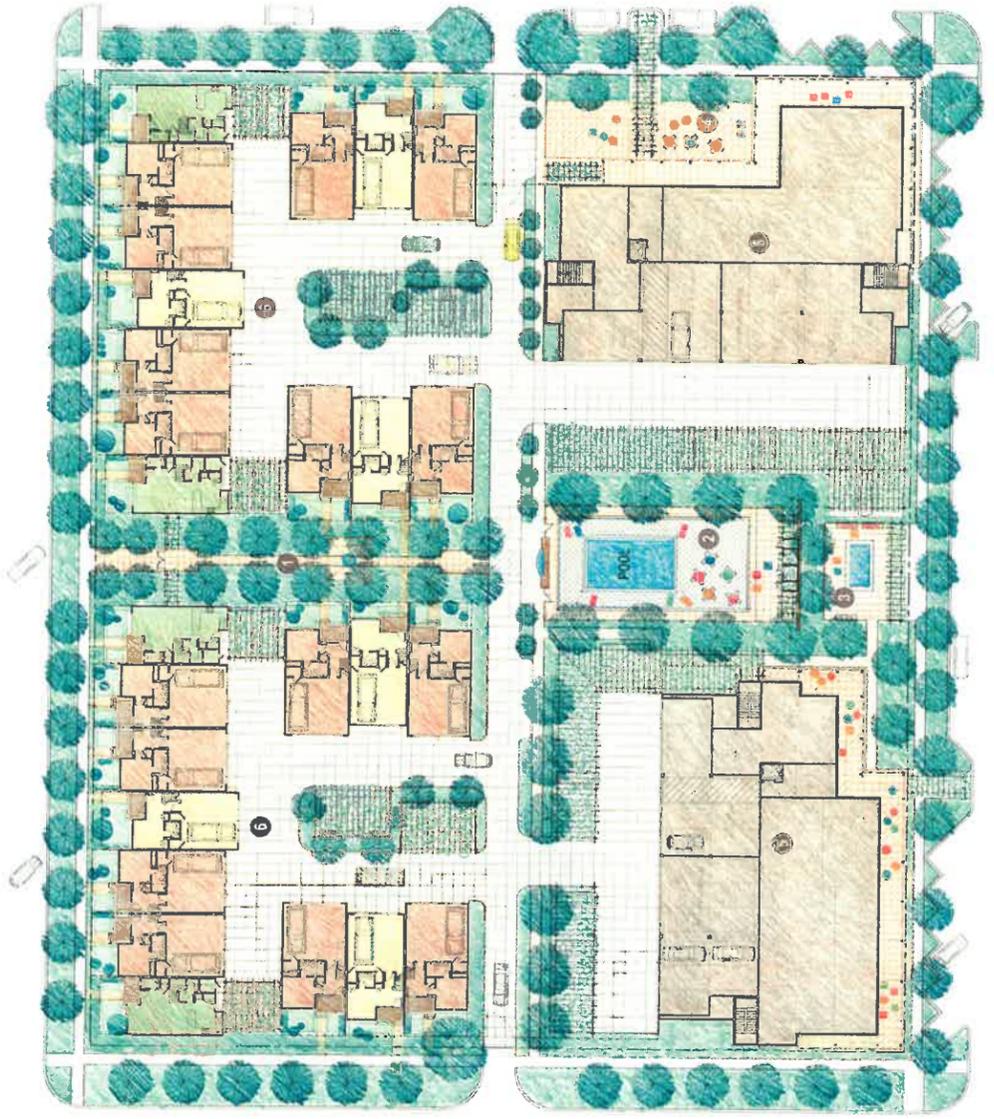
The landscaping concept will create a sense of place through the use of regional plan materials that relate to the surrounding context of the site as well as to the architectural forms of the existing and proposed buildings.

The site will incorporate a palette of materials that provide a common thread for the entire site, both from a hardscape and planting point of view. Site walls, seat walls, and other hardscape elements, as well as paving materials, shall relate in color and texture to the building forms and hard surfaces will be minimized in some areas by using stabilized granite. The design will consider environmental factors such as providing shade for pedestrians and west facing building edges, as well as providing cooling microclimate zones through the use of plantings and surrounding water features and pools.

The plant palette will incorporate lush plant materials that provide visual interest for the community. The palette shall incorporate materials that provide color, texture, fragrance and movement. Using regional plant materials will reduce the amount of maintenance required for the site, as it is the intent to create a textural planting scheme using minimal water and without regular pruning.

The streetscape for the project will incorporate a tree lined walk in conformance with the City of Glendale downtown design guidelines. The walk will be offset from the curb to provide the landscape buffer featuring Evergreen Elms. Low plantings will be used within the right-of-way to allow views into the site.





key

- 1 garden mews
- 2 pool + commons area
- 3 fountain plaza
- 4 proposed outdoor cafe plaza
- 5 flats: retail / livework + covered parking at ground floor with 3 levels of flats above
- 6 townhomes

legend

- 2 bedroom
- 2 bedroom + den
- 3 bedroom
- 3 bedroom + den
- flats / retail / livework



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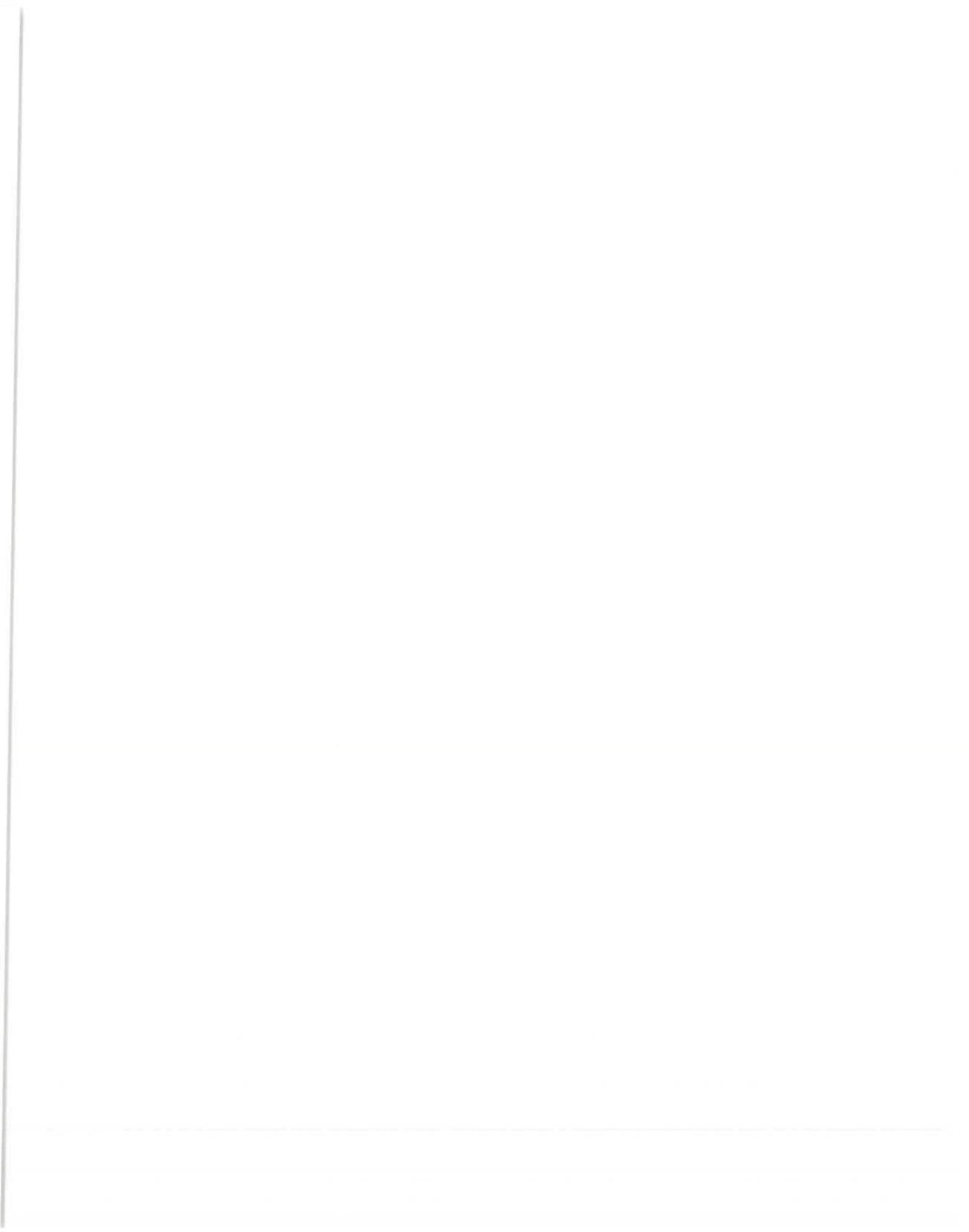


site 1 7121 north 57th avenue

site plan

S 1





Catlin Court Townhomes

7149 N. 58th Ave.

Catlin Court Townhomes
7149 North 58th Avenue
Glendale, Arizona

Architectural and Site Design

The intent of the Architectural and Site Design is to create a distinctive mixed-use community which harmonizes with, and enhances, the surrounding areas of downtown Glendale, including Catlin Court.

Particular attention is given to creating streetscapes that encourage pedestrian activity, and reinforce connections to adjacent blocks and alleys. The townhomes are arranged in block fronts which feature front porches, balconies and front yards. These block fronts are stepped in plan, with varying distances between facades and the sidewalks to promote the sense that these are individual homes. Front yards are configured to enhance the picturesque character of the Catlin Court shops across North 58th Avenue. The townhome streetscape is continued in a more intimate fashion where the townhomes face the restored church building.

The commercial space and the sunken terrace of the restored church building, along with the mid-block gathering area, will encourage pedestrian use and activity. In addition to the public activity spaces, private spaces (including the swimming pool) provide quieter gathering places for the residents.

Because vehicular circulation enters the site through the alley, the number of curb cuts is minimized. The resulting streetscape continuity reduces interference with pedestrian activity. Parking is accommodated in private garages for the townhomes.

The buildings are designed to present a contemporary, forward-looking impression but with many features that recall the rich history of Glendale. These include pitched roofs and dormers, covered front porches, deep overhangs and picturesque massing. The roofs and dormers help maintain a two-story presence on the street for the townhomes. The use of these elements provides continuity of image for the entire community.

The mix of materials reinforces the connections to the surrounding context. Building facades feature a combination of brick, painted siding, and cement plaster, all of which are materials found elsewhere in downtown Glendale. The use of brick emphasizes the connection to the restored church building. Metal roofs and sculptural shapes recall the "farmhouse" tradition. Large, simply detailed windows with anodized aluminum and horizontal sunshades provide connections between inside and outside. Simple modern detailing insures that this community will look to the future while it respects its rich history.

The landscaping concept creates a sense of place with regional plant materials that relate to the surrounding context of the site as well as to the architectural forms of the existing and proposed buildings.

The material palette will provide a common thread for the entire site, both from a hardscape and planting point of view. Site walls, seatwalls, and other hardscape elements, as well as paving materials, will relate in context and texture to the building forms. The design will consider environmental factors such as providing shade for pedestrians and west facing building edges, as well as providing cooling microclimate zones through the use of plantings and surrounding water features and pools.

The plant palette will incorporate lush plant materials providing visual interest, color, texture, fragrance and movement. Using regional plant materials will reduce the amount of maintenance required for the site, as it is the intent to create a textural planting scheme using minimal water.

The streetscape for the project will incorporate a tree lined walk in conformance with the City of Glendale Downtown Streetscape Design Guidelines for Development Level D. The walk will be offset from the curb to provide a landscape buffer from the street featuring Evergreen Elms. Low plantings will be used within the right-of-way to allow views into the site.



11/18/2020
HARRIS



key

- 1 existing church converted to commercial space above cafe
- 2 proposed sunken cafe terrace
- 3 pool + commons area
- 4 fountain plaza
- 5 townhomes

legend

- 2 bedroom
- 2 bedroom + den
- 3 bedroom
- 3 bedroom + den
- commercial building



BAUM THORNLEY ARCHITECTS LLP

VANGUARD CITY HOME

site 2 7149 north 58th avenue

site plan

S 2

