

HILLSTONE RESIDENCES AT CANYON TRAILS

Project Narrative

Hillstone Homes is excited to introduce a premier gated neighborhood to the vibrant master plan of Canyon Trails. Our proposal provides a unique environment for those looking for a more carefree style of living. Individual single family homes are set within a gated neighborhood which includes a highly amenitized community center and recreation area designed in a multi-family for lease concept. The market has shown a strong preference for single family rental homes (also known as cottages) compared to conventional apartments.

The location is the northwest corner of West Yuma Road and South 173rd Avenue. This approximately 22-acre site is currently in agriculture and the physical and natural features are well-suited for the proposed use.

There is an irrigation supply ditch along the northern portion of the site that serves the property. A Roosevelt Irrigation District (RID) tail water ditch currently exists along the southern boundary of the site north of Yuma Road. These irrigation ditches will both be abandoned as they are at the end of the service area. The process of retirement has begun with the RID. Full roadway improvements exist on 173rd Avenue including a 12" water main. There is also a 24" water main along Yuma Rd. These will supply adequate water to provide a looped water system for the proposal. There is adequate sewer capacity and pipe accessibility. An 18" sewer line exists within 173rd Ave as well as a 10" stub off of the 24" sewer line in Yuma Rd. There will be no fiscal impacts to the City to provide services because all services exist in this area.

This site is ideal for development of a trending and high demand cottage neighborhood. Off-site flows are taken care of in accordance with the master drainage plan for Canyon Trails. A fully landscaped drainage channel routes off-site water from the north through existing development along the northwest boundary of the site to an existing retention basin located north of Yuma just east of 175th Drive. This also creates a wonderful buffer to the future single family homes to the northwest. There is a gentle slope from northwest to southeast. On-site storm water will be directed toward retention areas within the landscaped open spaces and supplemented with underground storm water storage as needed. There is an existing storm drain from 173rd Ave that directs water onto the site. The temporary basin will be reconfigured to fit the site plan.

Our original proposal was submitted to conform to the proposed MF-12 Zoning

category. We have now revised our request for rezoning to Planned Area Development (PAD) because the MF-12 has not yet been adopted by City Council. We believe that we meet or exceed all the standards within the current draft of the MF-12 except for two relatively minor items: the height of accessory buildings and the 80' dimension from the parking lot to the front door.

The current MF-12 draft requires a maximum height of 12' for accessory buildings. We are proposing garage structures to better serve our residents and we propose a maximum height for the accessory structures to be the same as the single story homes – 25 feet. This will allow us to match/compliment the architectural treatment and roof design.

In regard to the distance from the parking lot to the front door of the residences, we have purposely clustered our cottages so as to provide a more private and quality pedestrian entrance experience. Many of our competitors tend to line up the cottages with the front door opening onto the parking lot. Our design intent is to side on the parking area and create common walkways that serve 4 to 6 cottages creating a pleasant entry experience that promotes neighbor interaction and a sense of place. We need to exceed the current draft guideline of 80' in some areas of the community in order to accomplish this design criteria. The cottages at the back of our cluster of six cottages are typically less than 100'. There are a few instances where this distance is as much as 140'. We are very comfortable with these walking distances as many of our renters desire a more secluded cottage and typically these few instances have the additional appeal as they are located next to an open space or amenity.

Our proposal is consistent with the General Plan designation of Residential. This site was approved as Court Home within the original Canyon Trails PAD. Our proposal is consistent with the concept of court homes and promotes orderly growth and development. Although we are proposing a slightly higher density, the use will blend well into the fabric of the community. This parcel will create the buffer between the single family neighborhoods to the north and Yuma Road. The original approval allowed structures to be as tall as 30 feet however we are proposing only single story residences with a maximum height of 25 feet consistent with the draft MF-12 District. The thoughtful site design in combination with the landscaped perimeter setback will create a seamless transition and a welcome addition to the area. This proposal is compatible with the surrounding uses and zoning.

Our unique site plan incorporates an extensive trail system completely

surrounding the perimeter of the neighborhood, perfect for jogging, bicycle riding and walking. This creates an additional buffer between the existing and planned homes to the north and northwest as well as to Yuma Road and 173rd Avenue. The clustered arrangement of the cottages is designed to establish a safe environment and provide a sense of community. A series of trails will connect from the perimeter trail throughout the neighborhood providing access not only to other neighbors but the open spaces, amenities and community center. The open space/trail system will be beautifully landscaped including shade ramadas, bbq areas, benches, pathway lighting, tot lot and a dog park with a dog washing station.

Four plans offering one bedroom, one bedroom with a “flex” space, two bedroom and three bedroom cottages will provide a full spectrum of choices for our residents. The one bedroom with the “flex” space and the two bedroom unit provide space for singles and couples of all ages to have an office, guest room or hobby space and the three bedroom unit provides the space for those who have families or just want more room. Each residence will be highly amenitized including all the latest technology including “Smart doorbell systems” as well as complete security and wiring for entertainment systems. Energy efficiency will be a high priority. All homes will be constructed with energy efficient materials including the latest in window and insulation technologies. Premium cabinets and high-quality appliances will be provided, including washer and dryer. All cottages will have a private outdoor patio and yard space. Rear patios will be a minimum of 60 sq ft and private outdoor space will be significantly larger than the required 100 sq ft.

Consumers clearly value the ability to have a yard in a single family rental community, especially for children and/or pets. Hillstone Residences will offer pet doors as standard in the homes as well as the aforementioned dog park and dog washing station amenity.

The floor plans were designed with a deliberate sequence in square footage and lifestyle, enabling the residences to appeal to and serve multiple renter profiles. Plans range from approximately 750 to over 1200 square feet, but regardless of size, all plans include connected great room layouts that enhance the entertaining spaces in each home. Kitchens flow seamlessly into dining areas and living spaces beyond, linked by high-quality flooring and with room dimensions that easily accommodate a range of furniture options. Highly efficient U-shaped kitchen layouts promise maximum functionality, with pantries, solid-surface countertops, and plenty of natural light. Dining areas have room for full-sized tables, and every living room provides an appropriately-sized feature wall for the

TV.

The cottages are true single family homes despite their rental status. Each home has private outdoor living, a full-sized coat closet, a laundry closet, and complete separation of living and bedroom spaces. Transition zones buffer each bedroom entrance, offering residents a private escape, especially in the owners' suites. At all square footage levels, the master bathrooms offer an oasis featuring full-sized tub/shower combo units and oversized vanities.

Exterior design for the cottages will incorporate authentic architectural detailing to provide distinct elevations for a pleasing streetscape. Consistent, quality materials and colors will tie each neighborhood together, with varied application techniques and details creating a clear sense of individuality for each home. The designs impart a 'sense of home' not readily found in traditional multifamily rental products, establishing The Hillstone Residences as the premier rental option.

A unique feature of our proposal is an area that will contain a majority of two and three bedroom cottages that surround a central open space. This will provide visibility of children from the homes in this safe open space. This area will feature a splash pad, shade ramada and a tot lot. The Community Center will feature a fitness center, a club house and common meeting space with restrooms accessible from inside and the exterior common areas as well as a package retention area for the residents. The management/leasing office is incorporated into the Community Center area which is all designed around a magnificent pool, spa and landscaped open space. The area around the community center will feature mainly one and two bedroom units.

Our proposal will relate well to the existing community scale by limiting all homes to one story in height. In addition, a minimum 20-foot buffer will be provided around the entire perimeter as additional setback. This open space will be well landscaped and will contain a jogging/walking trail that will encircle the proposed neighborhood and provide connections to the interior open spaces and amenities. A clear hierarchy of pedestrian paths will be created. In addition, an attractive perimeter wall will enclose this gated neighborhood and beautifully landscaped tracts will be provided outside these walls along both Yuma and 173rd.

Careful attention to the clustering of the cottage homes will result in the establishment of a human scale, privacy and a safe environment inside the gated community. The proposed open space will be accessible both visually and

physically by the residents. Considerable thought will be given to architectural detail. A minimum of three different color and material palettes will be used. Accent materials will be used to add visual interest to individual cottages.

The street scene is also a very important design consideration. We desire to create a safe, easy automobile circulation system that considers the aesthetic of the architectural treatment of the cottages, garages, walls, mailboxes and amenities in coordination with landscaped medians and open spaces with the appropriate plant material accents, screening and shade.

Parking courts will be designed to minimize their impact on the neighborhood. Where possible, landscape islands will be created at key locations to delineate common cottage entrance locations. At least one landscape island will be located for every 12 parking spaces. A careful selection of plant material within these islands will maximize their softening effect on the adjacent hardscape. Freestanding garage buildings will also be placed in key locations for convenience and to add variety to the parking courts. The design of detached garages will reflect the architectural style, material, color and detail of the cottage design.

A remarkable entry experience will be created with a lush landscape treatment and median divided boulevard that will focus on the community center and pool area. Widened travel lanes will accommodate adequate traffic flow to address safe access and special paving will be used. In addition, an emergency access will be provided to Yuma Road.

A safe environment is paramount. A comprehensive lighting system will provide visibility of pedestrian walkways, open space and recreation areas as well as cottage entrances. The neighborhood will be held to a high level of accountability not only through the strict resident screening process but through rules and policies, the spirit of which is “Be a good neighbor and enjoy good neighbors” that ensure the safety and enduring quality of the neighborhood. Full time management personnel will live on site.

Another unique lifestyle feature of Hillstone Residences is valet trash pick-up. A separate walled enclosure with its own entrance from 173rd Ave will be provided to house a trash compactor. This compactor will be state of the art including odor control and quiet operation. There will be separate containers for recyclables as well. An 8-foot high block wall will enclose the area to ensure no visual impact. In addition, there is a 20-foot setback between the perimeter wall on the north for additional landscape buffering. This unique approach will

disallow refuse trucks from driving through the neighborhood with their corresponding noise, danger and deleterious effect on pavement and underground utilities. Discretely designed, architecturally compatible enclosures designed into site furniture will be installed adjacent to each cottage where residents can deposit their trash and recyclables to be picked up by on-site management six days per week and taken to the appropriate containers by management staff.

The refuse area will also be the location for a maintenance building to house all the necessary equipment, supplies, etc., needed to provide excellent service to the residents. As space allows, within the refuse area, storage will be provided for the convenience of the residents. Various sized units will provide the option for on-site storage for a small additional monthly payment. These buildings and the maintenance building will be designed to blend with the architecture of the cottages.

This area is served by the Aqua Fria Union High School District and students would attend Desert Edge High School at 15778 W Yuma Rd. Copper Trails Elementary School located at 16875 W Canyon Trails Blvd. within the Avondale Elementary School District would serve Kindergarten through 8th grade students.

Column A	Column B	Column C	Column D
School Type	No. of Residential Units	Student Ratio	Number of Students
Copper Trails Elementary School	240	0.30 Students/Unit	72
Aqua Fria Union High School	240	0.122 Students/Unit	29
Total	480		101

Arizona's strong 2018 economic performance is expected to generate more momentum throughout 2019. After seven years of positive job growth, Maricopa County added over 86,000 jobs as of November 2018. Positive job growth is projected through 2019 with the addition of nearly 64,000 new jobs in the market. The 3% job growth rate in the third quarter of 2018 was above the national rate of 1.7%, and was the fastest pace in two years for the market. Construction activity has been a leading catalyst for this growth with increases in

jobs, permits and prices. Leading sectors for employment growth also include Professional & Business Service, Education & Health and the Trade, Transport and Utilities sectors. These increases have been fueled by strong household growth, particularly among young professionals and families fleeing high-cost areas.

The detached single family rental market trends continue to be strong in the Phoenix MSA, with occupancy in the Phoenix MSA averaging 94% over the last 15 months. The average days on market has consistently been less than a month since January 2017 and has decreased slightly since hitting a four-month high of 26 days in June of 2018.

Hillstone Residences presents an opportunity for Millennials (Single or Couples), Empty Nester, Retirees, as well as Families to move into a lower maintenance home without sacrificing the quality of the home or the lifestyle in the community. An attractive level of features, lifestyle-oriented amenities and a leading edge level of technology that simplifies life will create an ideal lifestyle choice. Our proposal is clearly the next evolution of the single family detached rental lifestyle incorporating the latest technology, both family and non-family environments, an extensive trail and open space system, valet services and more.