

G.A. Haan Development



January 25, 2016

City of Mesa Zoning

Introduction –

G.A. Haan Development has entered into a memorandum of understanding (MOU) with the A New Leaf a Mesa to re-develop the 1131 and 1149 E. University Drive, A New Leaf, a Mesa based non-profit will administer the supportive services and own the East University development.

Building and Site Information –

The East University development will be a newly constructed three story building with an urban walkable design that will help spur other transit oriented developments in the area. The building will have an attractive aesthetic with native landscaping. The community will feature a business center with computer workstations, manager's office, service coordinator office, bicycle parking, attractive landscaping, and a community gathering area. The unit mix will consist of 5 one bedroom units, 23 two bedroom units, and 12 three bedroom units.

The site for this proposal is located at 1131-1149 E University Drive, Mesa, Arizona. With legal description as follows –

- 138-20-022

W 125' OF FOL BEG AT NE COR SEC TH W 284.91' S 335.48' E 284.91' N 335.48' TO POB EX N 36' RD EX S 6' OF W

- 138-20-18D

PT NE4 NE4 DAF BEG 284.91F W OF NE COR OF SEC 23 TH S 335.48F TH W 130F N 335.48F TH E 130F TO POB EX N 36F TH/OF & EX S 6F

The site is privately owned and is controlled by A New Leaf. The Parcel is zoned Limited Commercial (LC)(C-2) and located within a Transit Overlay Zone. No rezoning is necessary; this submission request is to allow a residential use within the LC district with a density of 25 units per acre and parking at 1.2 spaces per unit.

Income & Rent Restrictions –

All apartments at The East University site will be reserved for eligible low income and very low income households. Of the 40 total apartments, 8 (1 one-bedroom, 5 two-bedroom, and 2 three-bedroom) will have rent and income restrictions at 60% of the area median income ("AMI"), 18 (2 one-bedrooms, 12 two-bedroom, and 4 three-bedroom) will have rent and income restrictions at 50% AMI, and 14 (2 one-bedroom, 6 two-bedroom, and 6 three-bedroom) will have rent and income restrictions at 40% AMI.

Supportive Services –

The East University site will also offer supportive services to residents aimed to insure homelessness is not an option. A New Leaf will administer the supportive services. Residents will have an onsite service coordinator and have the ability to meet with a Benefits Specialist at the property on an as needed basis. The property will feature its own food pantry and classes will be offered including - bimonthly computer training, bimonthly search / placement assistance and job training, quarterly financial literacy classes, and monthly nutrition classes.

P.O. Box 556 380 Franklin Street Harbor Springs, MI 49740
Voice: 231.526.7380 Fax: 231.526.7390 www.haandev.com

G.A. Haan Development



Financing & Ownership –

Permanent financing sources for this development include conventional debt, Low Income Housing Tax Credit Equity, Federal Home Loan Bank (AHP), and Arizona Department of Housing HOME funding. Construction and permanent debt will be provided by Stearns Bank. The Richman Group will be providing Tax Credit Equity.

This development will be privately owned through a partnership between the Managing Member, East University Family LLC (to be formed), and the Investor Member, The Richman Group. G.A. Haan Development, L.L.C. will act as Developer and Applicant, and 1131 East University Family LLC (to be formed) will act as the owner / Borrower.

Development Team Capacity –

G.A. Haan Development has extensive experience in the development and ownership of affordable housing. We have developed and have ownership interests in low-income properties in South Dakota, North Dakota, Wyoming, and Michigan and are knowledgeable of the rules and regulations associated with LIHTC, HOME, and other related programs.

Our staff has the knowledge and experience to make The East University development successful from application through lease up. Gerald Haan, President, works directly with all ongoing development and consulting projects. Mr. Haan has extensive experience in real estate development, financial and securities markets, and general business operations. The staff under Mr. Haan includes Benjamin Ide, Director of Development; Lacy Tippet, Financial Manager; Andrew Schorfhaar, Development Coordinator; Justin Francis, Development Coordinator; Kathy Schorfhaar, Project Coordinator; and Kim Kiminski, Administrative Assistant.

Architectural services will be contracted through CCBG Architects, Inc. Based in Phoenix, the firm has been designing beautifully unique and creative structures and spaces since 1958. Their diverse architectural portfolio includes the design of over 8000 multifamily units and multiple other types of projects including residential, adaptive reuse building projects, religious sanctuaries, urban infill projects, movie theatres, and various other commercial project types.

General Contractor services will be determined within the next 60 days. Information regarding the contractor will be submitted with the ADOH application submitted on March 1, 2016.

Legal services will be provided by Barnes and Thornburg LLP. This firm has closed dozens of tax credit transactions and is intimately familiar with the requirements associated with such.

Marketing & Management –

The East University development will be marketed to eligible applicants through print advertising, on-site signage, and local contacts across Mesa. All applicable federal, state, and local fair housing laws will be adhered to throughout the application process. The development will have an Affirmative Fair Housing Marketing Plan and Management Plan. Marketing efforts for The East University will begin prior to construction completion. We expect that, similar to our experiences in past developments, we will accomplish a high percentage of committed leases prior to certificate of occupancy.



BUILDING HEIGHT	
3 STORIES @ 10' PER STORY	30'-0"

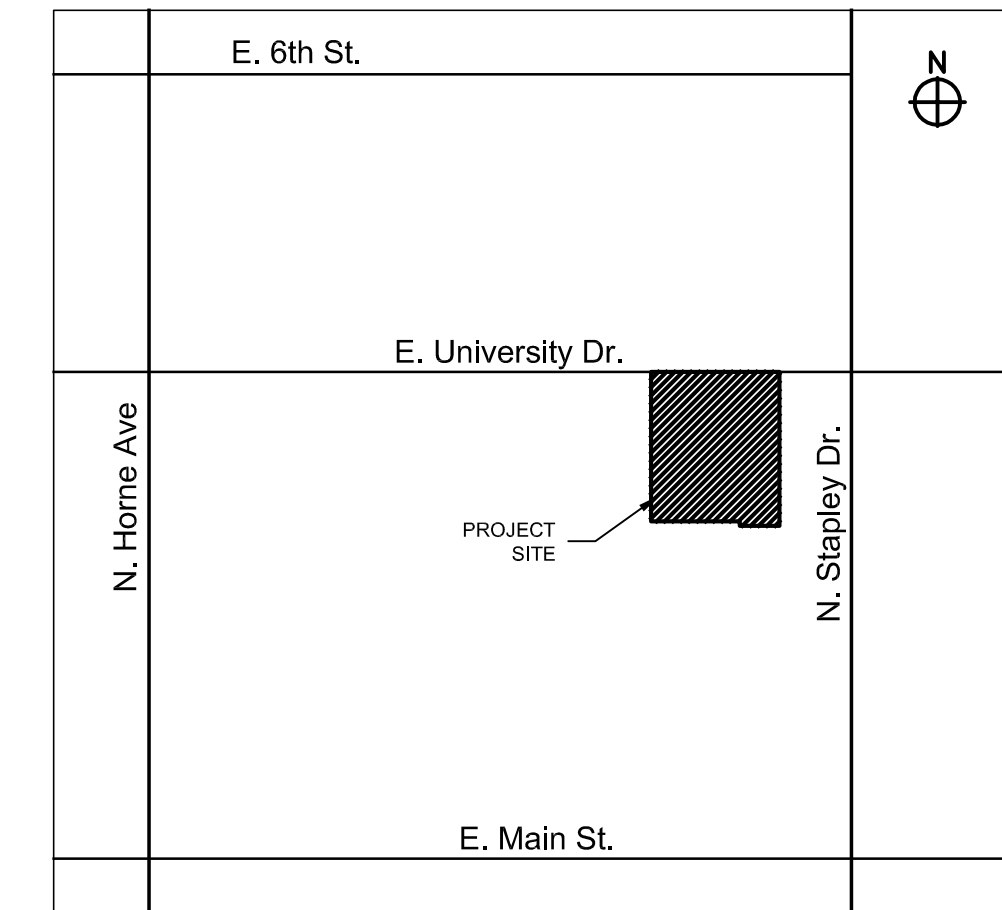
SITE ACREAGE	
GROSS ACREAGE	84.860
NET ACREAGE	75.882

SQUARE FOOTAGES	
MAIN FLOOR	20,687
SECOND FLOOR	20,373
THIRD FLOOR	20,373
TOTAL	61,433

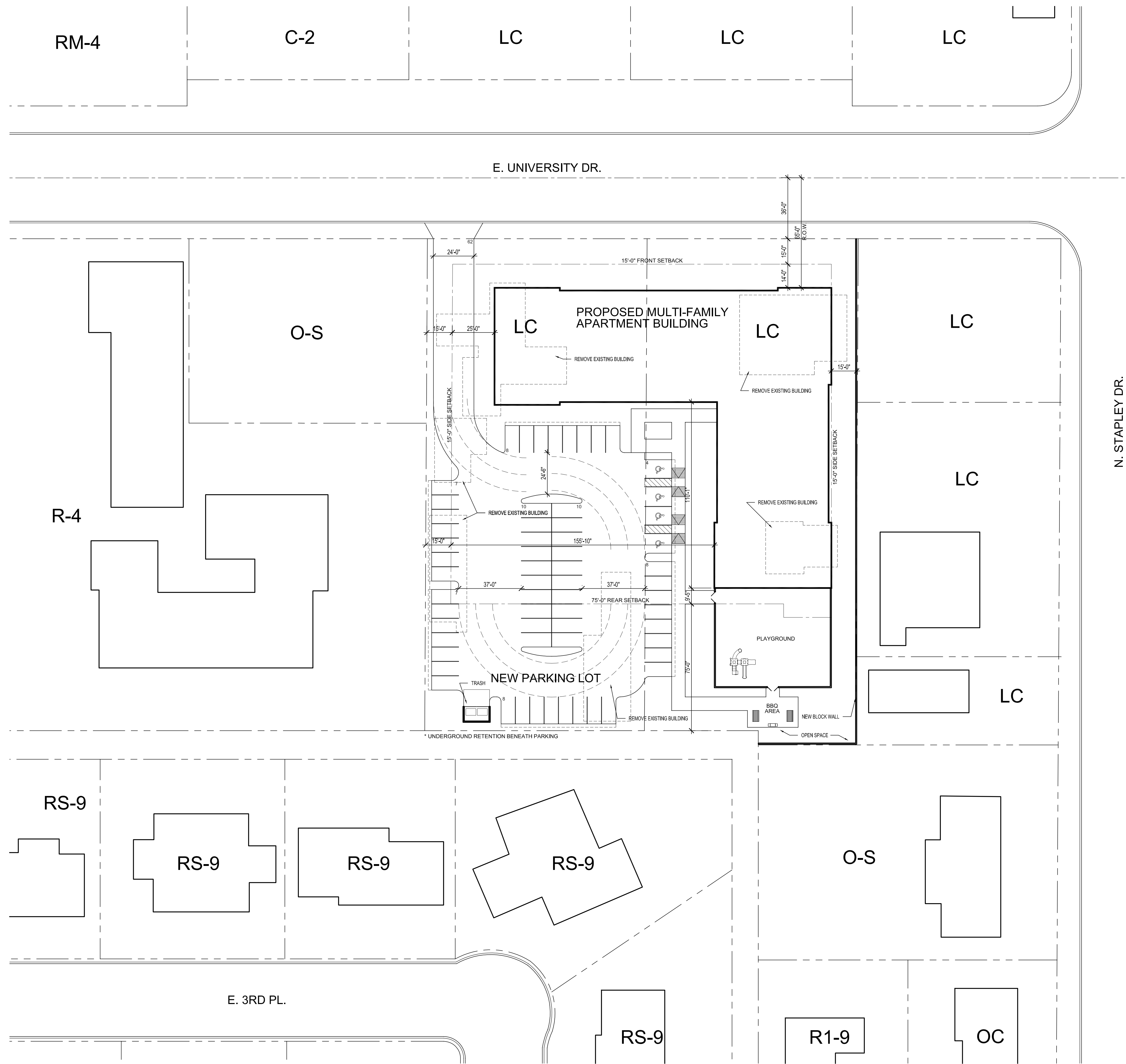
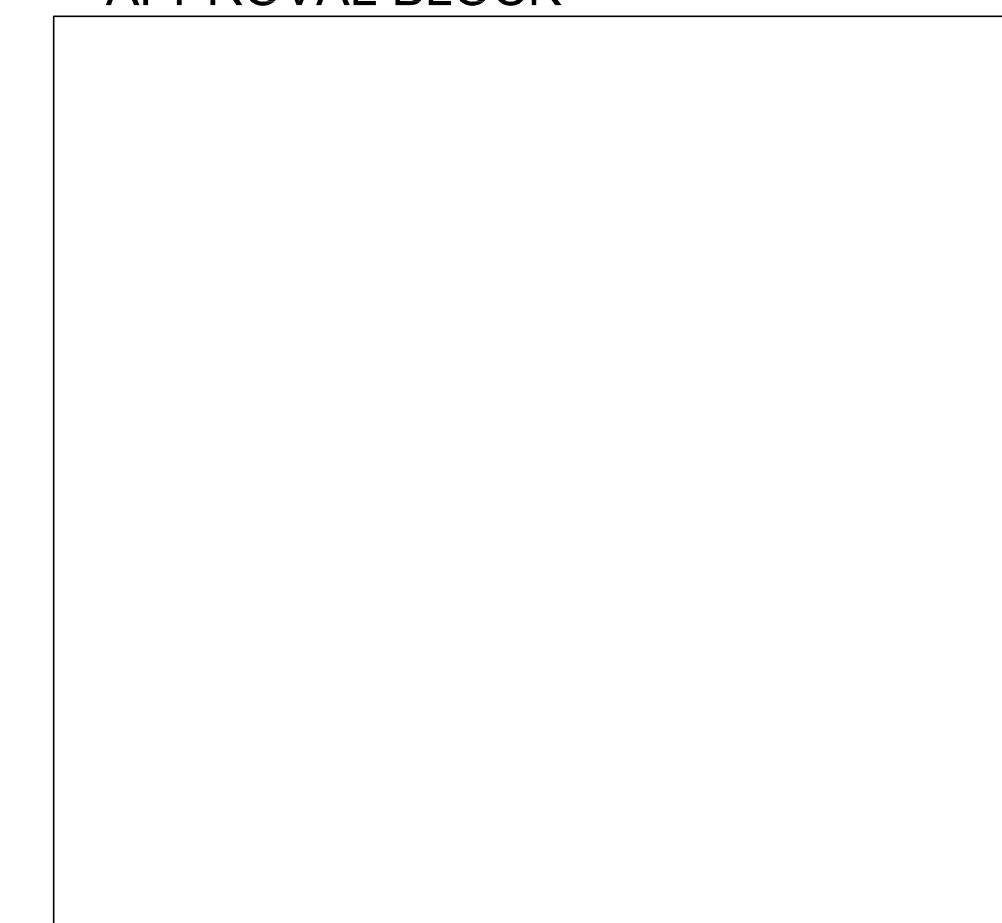
UNIT MIX				
	1BD	2 BD	3 BD	TOTAL
1ST FLOOR	1	1	2	4
2ND FLOOR	7	6	5	18
3RD FLOOR	7	6	5	18
	15	13	12	40

PARKING	
REQUIRED PARKING	1.2 PER UNIT = 40(1.2) 48
PROVIDED PARKING	62

VICINITY MAP



APPROVAL BLOCK



BUILDING HEIGHT
3 STORIES @ 10' PER STORY 30'-0"

SITE ACREAGE
GROSS ACREAGE 84.860
NET ACREAGE 75.882

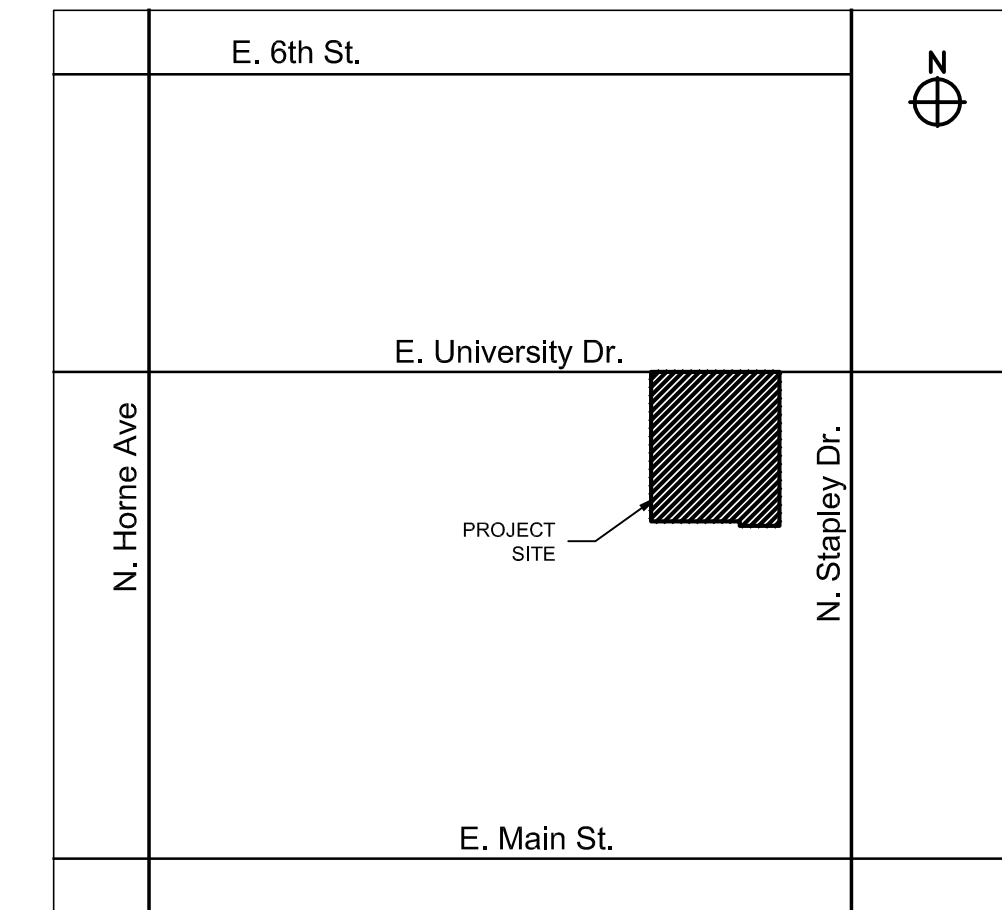
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SECOND FLOOR 20,373
THIRD FLOOR 20,373
TOTAL 61,433

UNIT MIX

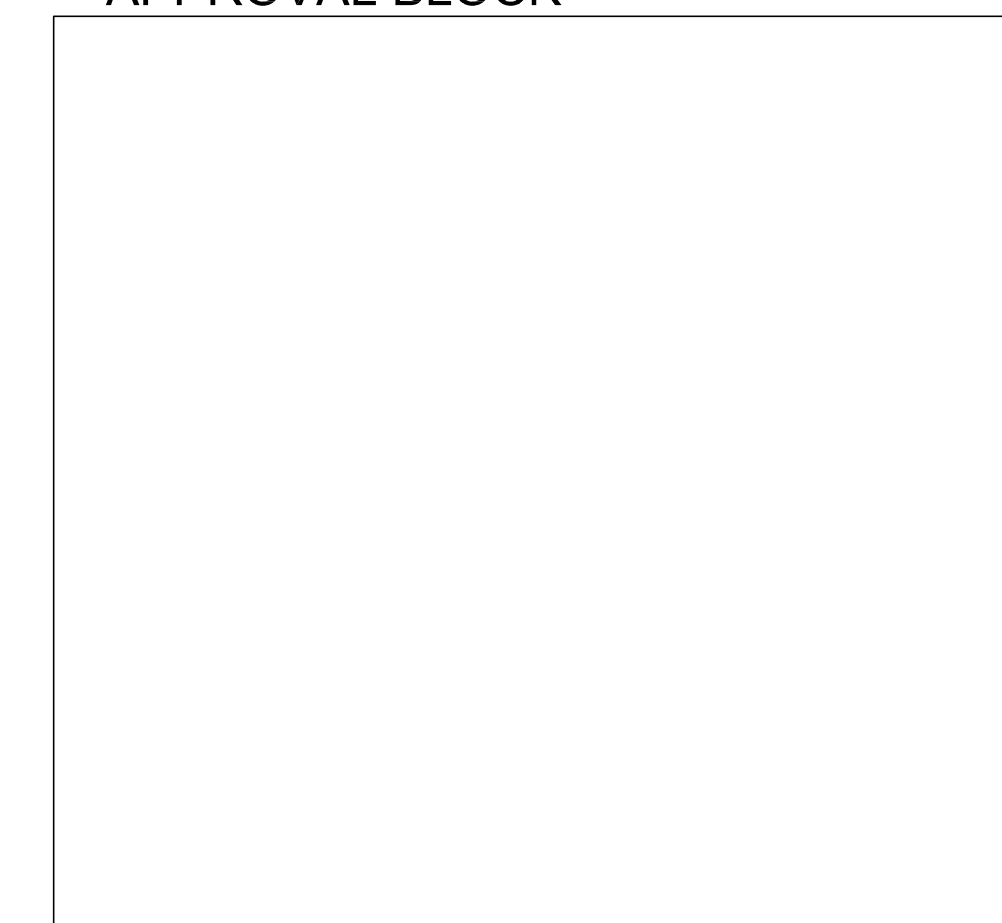
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PARKING
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PROVIDED PARKING 62

VICINITY MAP



APPROVAL BLOCK



NEW APARTMENT BUILDING
G.A. HAAN DEVELOPMENT

1131 & 1149 E UNIVERSITY DR
MESA, AZ 85203

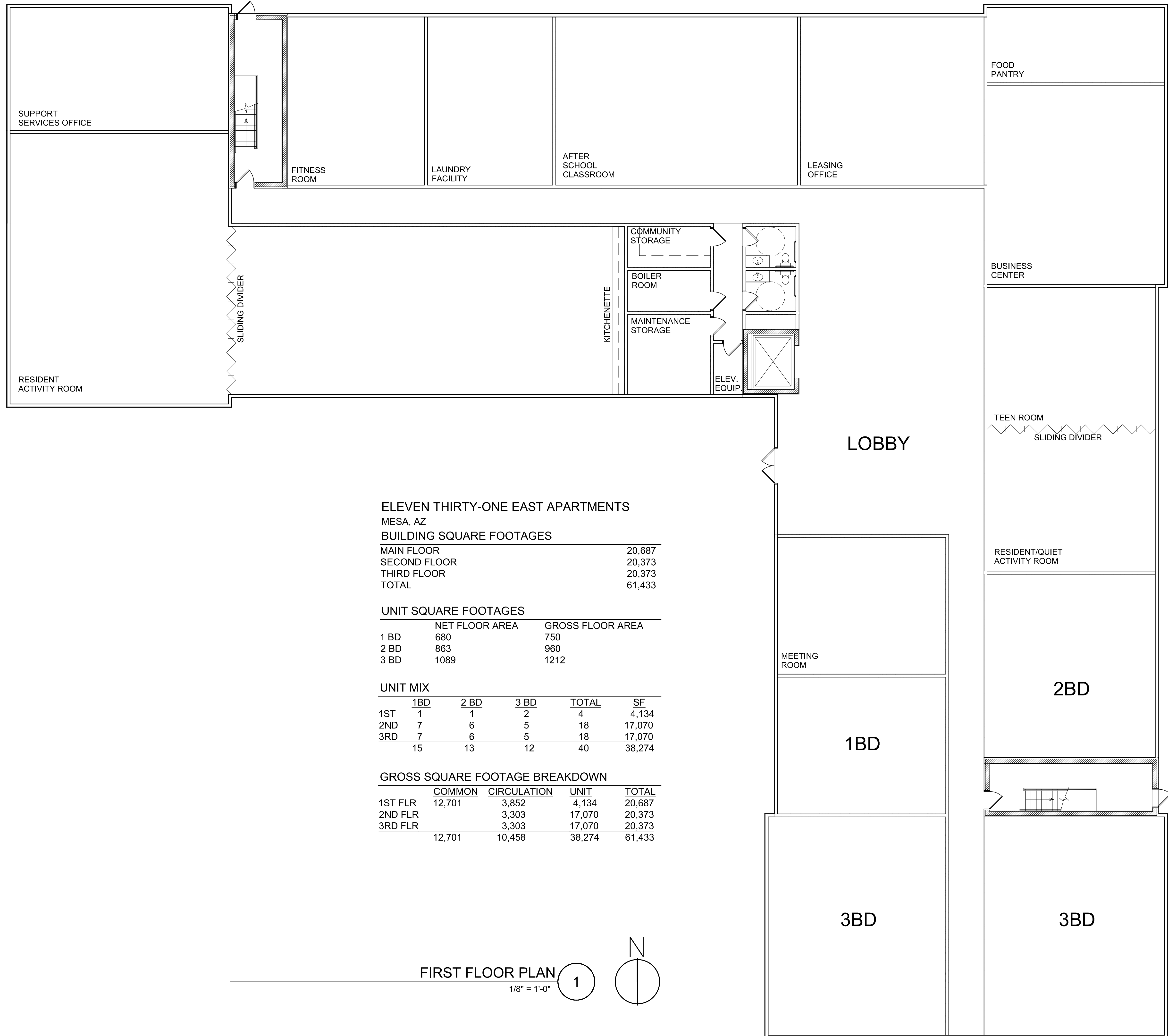
ISSUE

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Job Number	1603
Drawing	SITE PLAN

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ELEVEN THIRTY-ONE EAST APARTMENTS
MESA, AZ
BUILDING SQUARE FOOTAGES

MAIN FLOOR	20,687
SECOND FLOOR	20,373
THIRD FLOOR	20,373
TOTAL	61,433

UNIT SQUARE FOOTAGES

	NET FLOOR AREA	GROSS FLOOR AREA
1 BD	680	750
2 BD	863	960
3 BD	1089	1212

UNIT MIX

	1BD	2 BD	3 BD	TOTAL	SF
1ST	1	1	2	4	4,134
2ND	7	6	5	18	17,070
3RD	7	6	5	18	17,070
	15	13	12	40	38,274

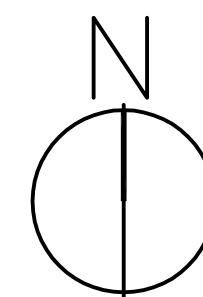
GROSS SQUARE FOOTAGE BREAKDOWN

	COMMON	CIRCULATION	UNIT	TOTAL
1ST FLR	12,701	3,852	4,134	20,687
2ND FLR		3,303	17,070	20,373
3RD FLR		3,303	17,070	20,373
	12,701	10,458	38,274	61,433

FIRST FLOOR PLAN

1/8" = 1'-0"

1



NEW APARTMENT BUILDING
G.A. HAAN DEVELOPMENT

1131 & 1149 E UNIVERSITY DR
MESA, AZ 85203

ISSUE

DATE REV FOR

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Job Number

1603

Drawing

1ST FLOOR PLAN

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ELEVEN THIRTY-ONE EAST APARTMENTS

MESA, AZ
BUILDING SQUARE FOOTAGES

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THIRD FLOOR	20,373
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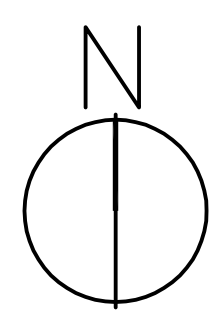
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	12,701	10,458	38,274	61,433

SECOND AND THIRD FLOOR PLANS

1/8" = 1'-0"

1



NEW APARTMENT BUILDING
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MESA, AZ 85203

ISSUE

DATE REV FOR

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Drawing
2ND AND 3RD
FLOOR PLANS
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ELEVEN THIRTY-ONE EAST APARTMENTS

MESA, AZ

BUILDING SQUARE FOOTAGES

MAIN FLOOR	20,687
SECOND FLOOR	20,373
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TOTAL	61,433

UNIT SQUARE FOOTAGES

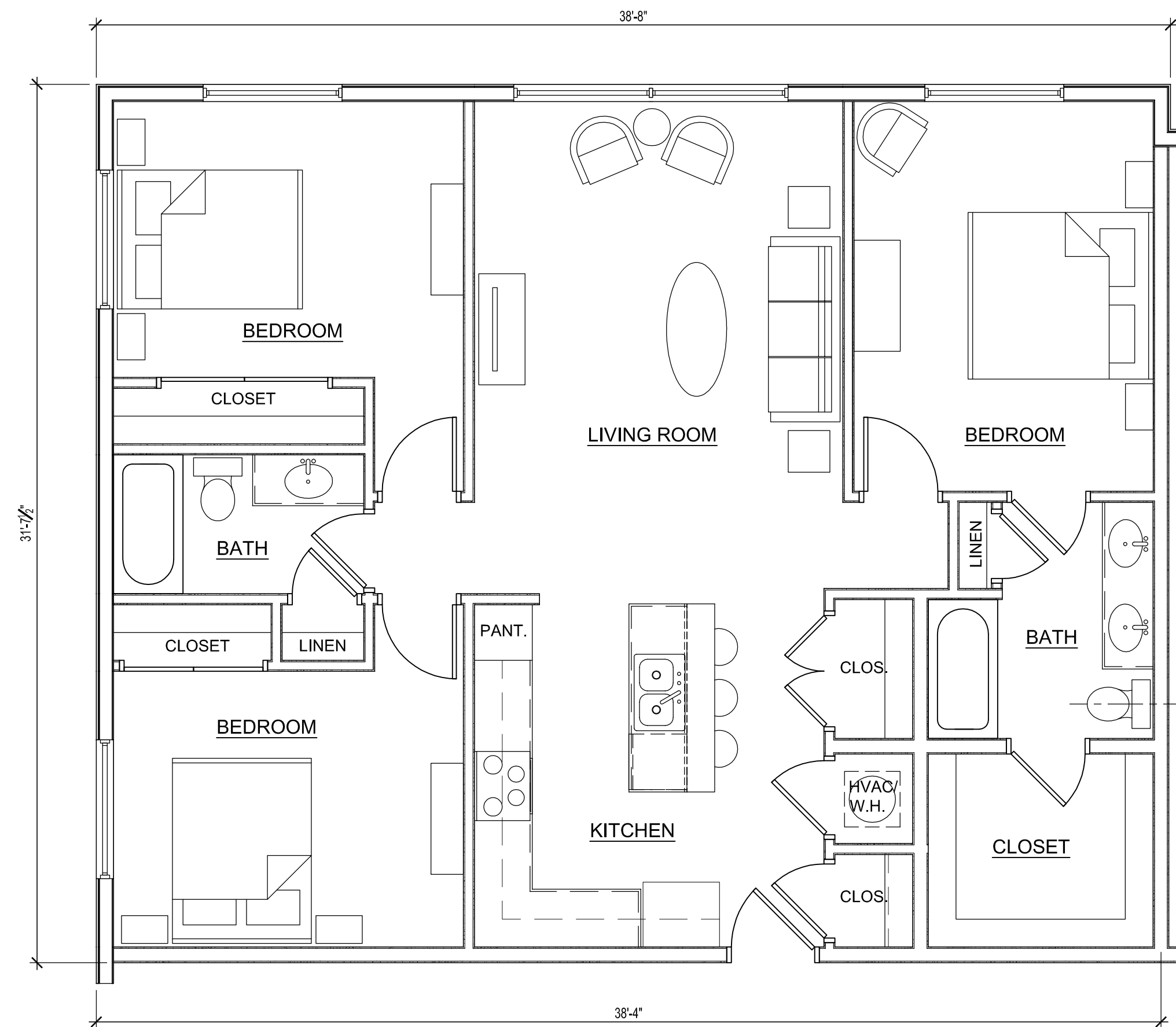
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1 BD	680	750
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UNIT MIX

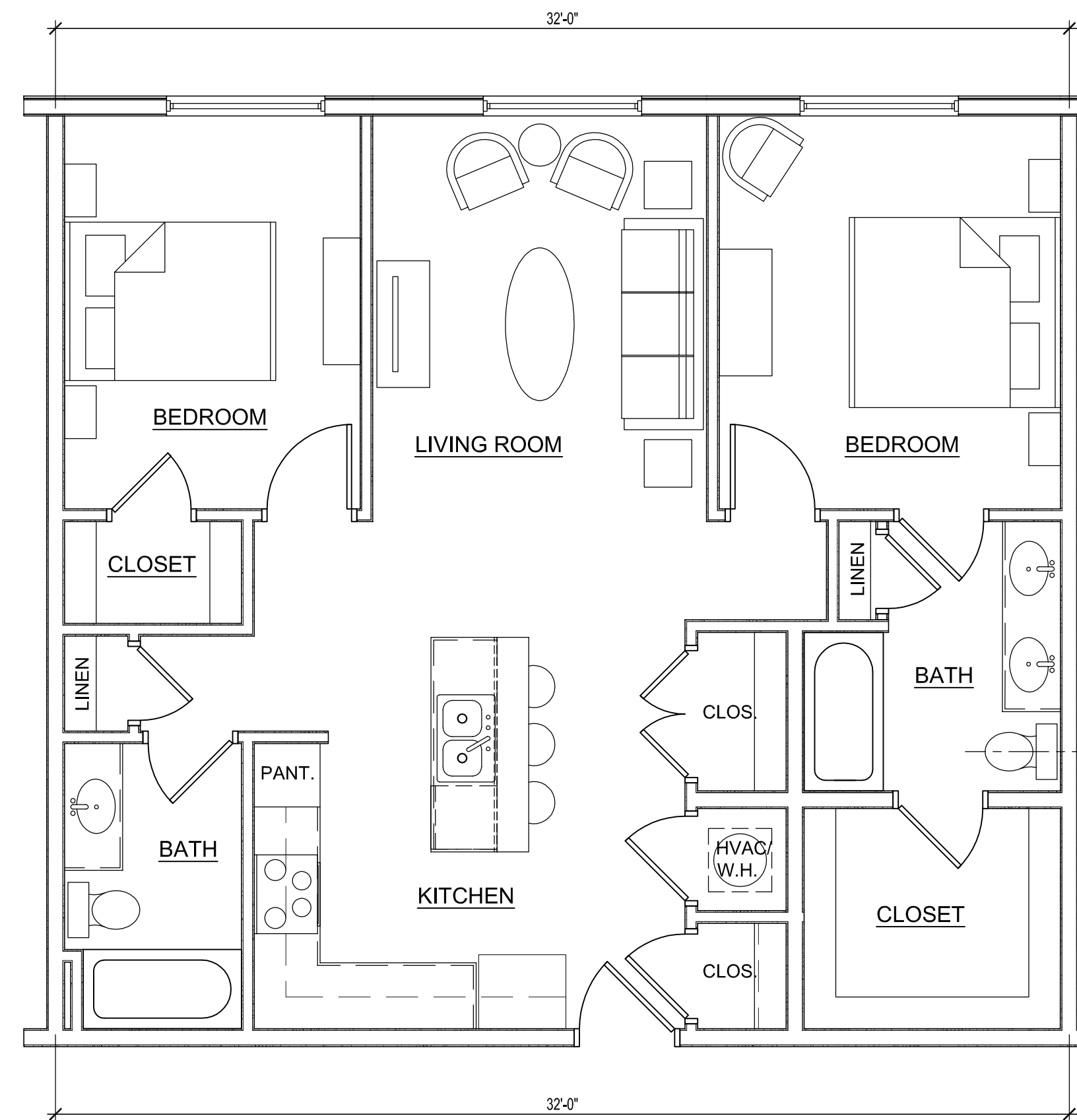
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GROSS SQUARE FOOTAGE BREAKDOWN

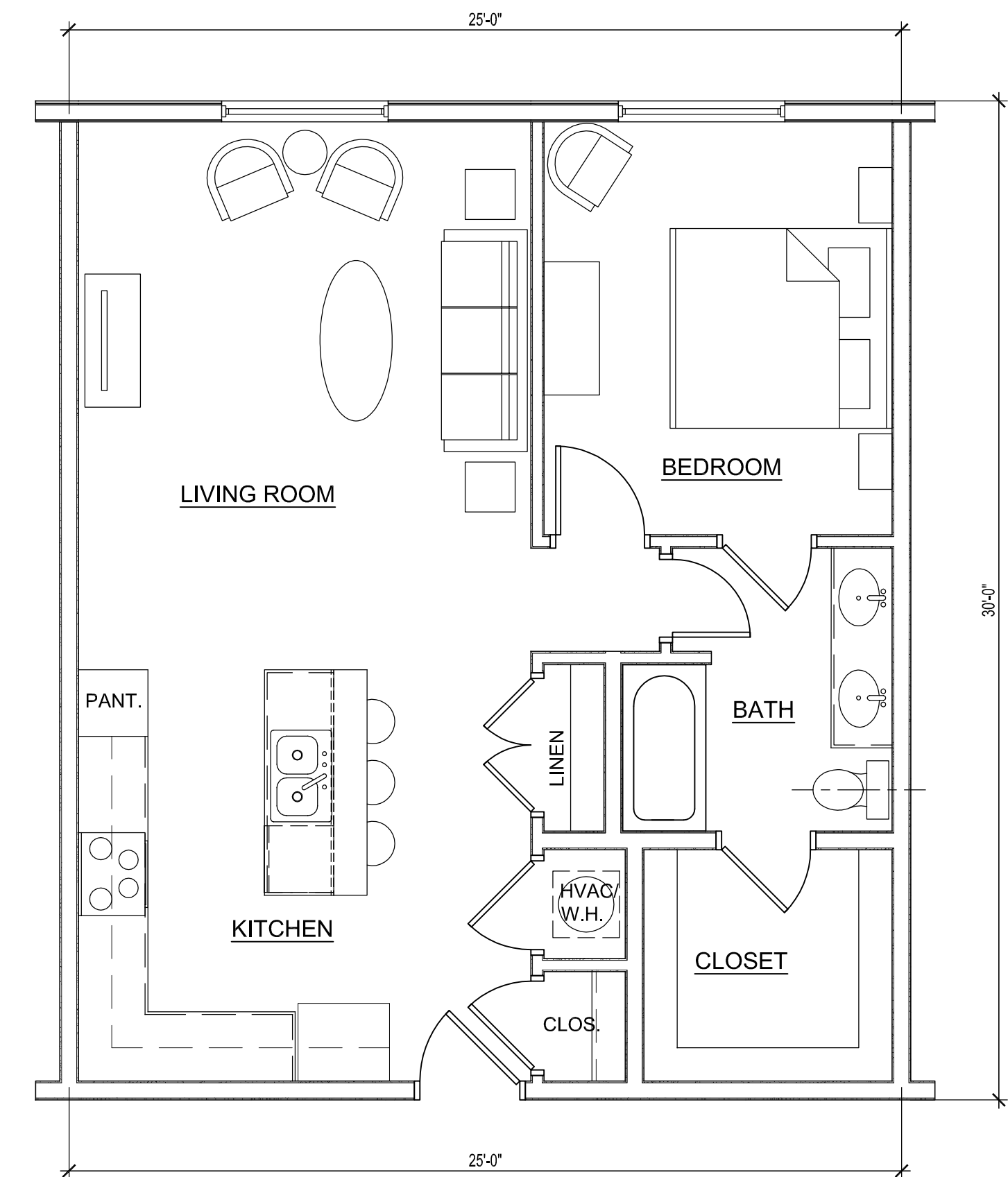
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3RD FLR		3,303	17,070	20,373
	12,701	10,458	38,274	61,433



3 BEDROOM UNIT FLOORPLAN
NET SQ FT 1089
1/4" = 1'-0" 3



2 BEDROOM UNIT FLOORPLAN
NET SQ FT 863
1/4" = 1'-0" 2



1 BEDROOM UNIT FLOORPLAN
NET SQ FT 680
1/4" = 1'-0" 1

NEW APARTMENT BUILDING
G.A. HAAN DEVELOPMENT

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MESA, AZ 85203

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UNIT PLANS

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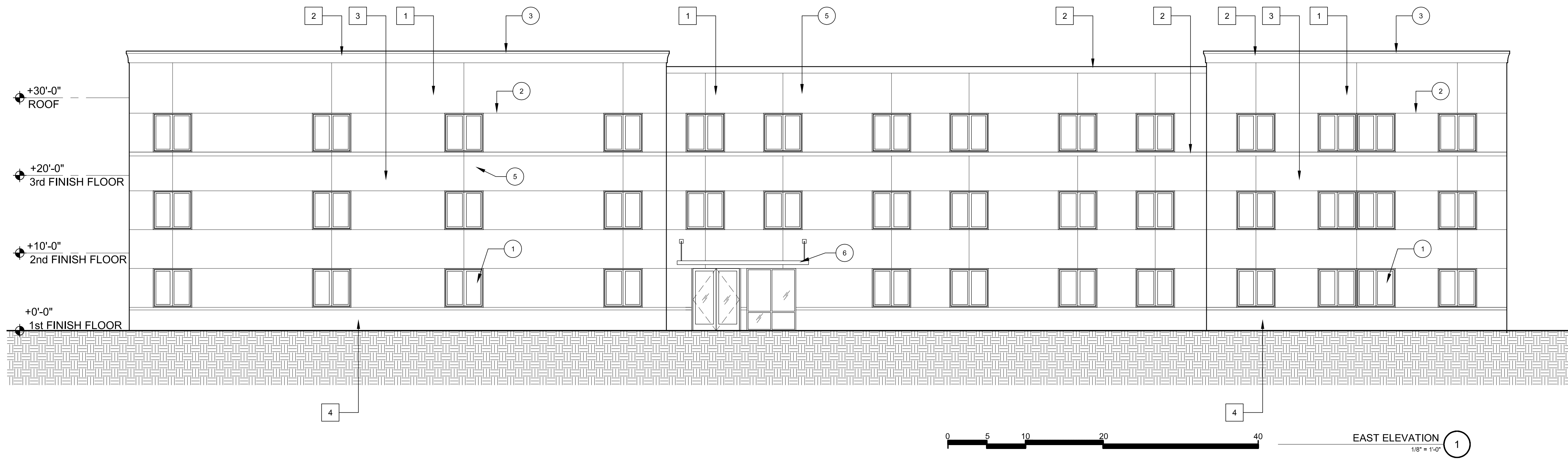
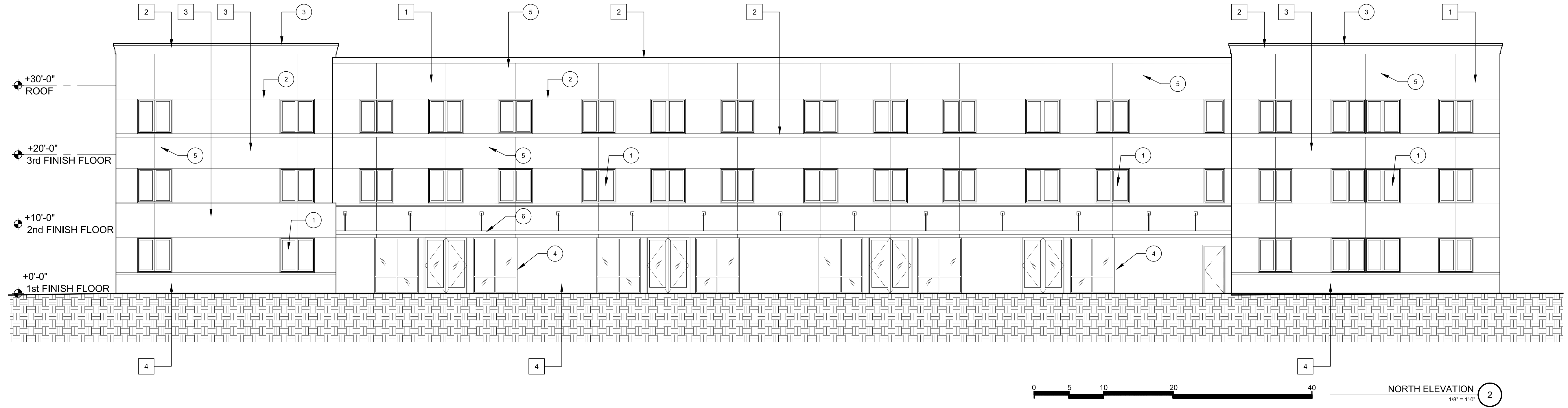
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- COLOR KEY: #**
1. PAINT COLOR - SW7642 PAVERSTONE
 2. PAINT COLOR - SW7661 REFLECTION
 3. PAINT COLOR - SW7645 THUNDER GREY
 4. BRICK - EL DORADO STONE - ASHLAND TUNDRABRICK

- KEYNOTES: #**
1. DUAL PANE WINDOW SYSTEM CLEAR ANODIZED ALUM.
 2. STUCCO CONTROL JOINT, TYP.
 3. STUCCO COVE
 4. ALUMINUM STOREFRONT
 5. STUCCO SYSTEM, SAND FINISH, TYP. U.N.O.
 6. STEEL CANOPY



NEW APARTMENT BUILDING
G.A. HAAN DEVELOPMENT

1131 & 1149 E UNIVERSITY DR
MESA, AZ 85203

ISSUE

DATE REV FOR

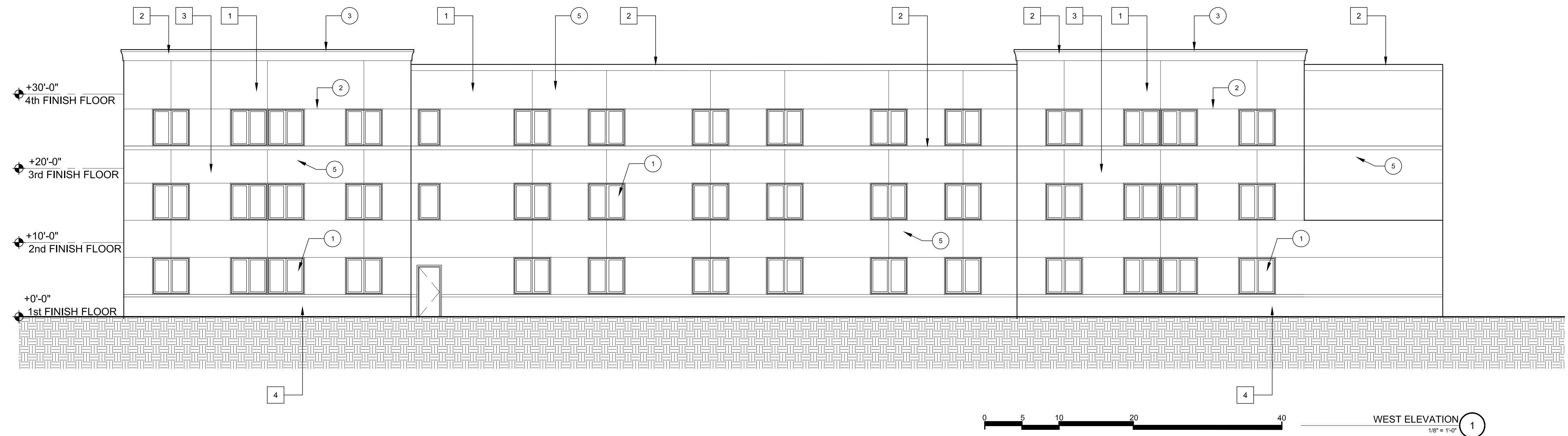
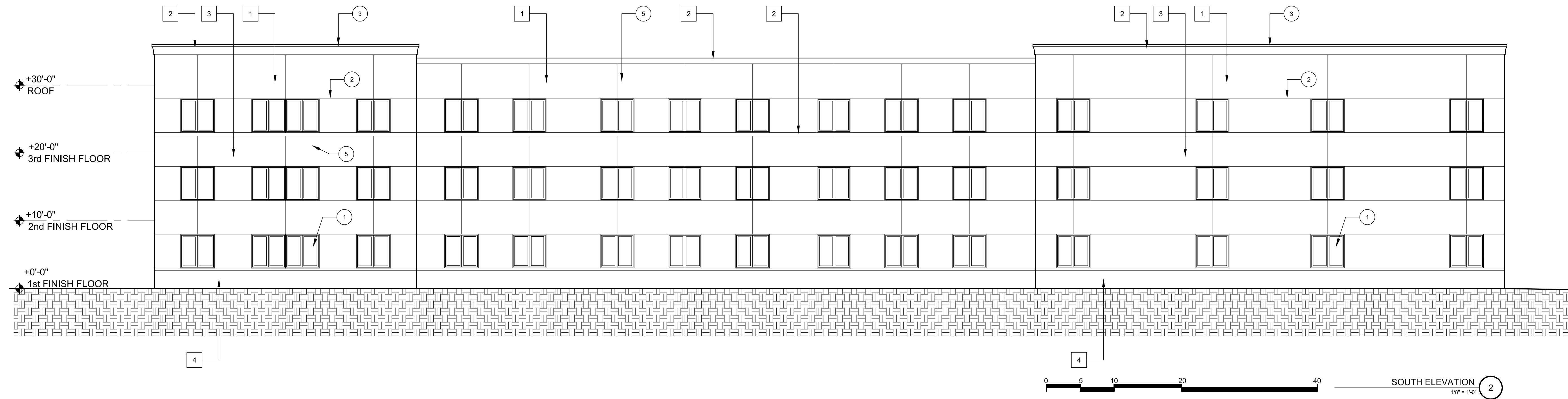
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- COLOR KEY: #**
1. PAINT COLOR - SW7642 PAVERSTONE
 2. PAINT COLOR - SW7661 REFLECTION
 3. PAINT COLOR - SW7645 THUNDER GREY
 4. BRICK - EL DORADO STONE - ASHLAND TUNDRABRICK

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 2. STUCCO CONTROL JOINT, TYP.
 3. STUCCO COVE
 4. ALUMINUM STOREFRONT
 5. STUCCO SYSTEM, SAND FINISH, TYP. U.N.O.
 6. STEEL CANOPY



**NEW APARTMENT BUILDING
G.A. HAAN DEVELOPMENT**

1131 & 1149 E UNIVERSITY DR
MESA, AZ 85203

ISSUE

DATE REV FOR

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1603
Drawing
EXTERIOR
ELEVATIONS
Sheet

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X:\1603 HAAN GROUP - MESA\MESAS\DRAWING\PROJECT\HEBMAN DEVELOPMENT - MESA SITE\SETS\SA\ EXTERIOR ELEVATIONS.DWG Ploed by: JOE FITZPATRICK on 7/20/2016 12:25:09 PM

- COLOR KEY:** #
- 1 PAINT COLOR - SW7842 PAVERSTONE
 - 2 PAINT COLOR - SW7661 REFLECTION
 - 3 PAINT COLOR - SW7845 THUNDER GREY
 - 4 BRICK - EL DORADO STONE - ASHLAND TUNDRABRICK
- KEYNOTES:** #
- 1 DUAL PANE WINDOW SYSTEM CLEAR ANODIZED ALUM
 - 2 STUCCO CONTROL JOINT, TYP
 - 3 STUCCO COVE
 - 4 ALUMINUM STOREFRONT
 - 5 STUCCO SYSTEM, SAND FINISH, TYP U N O
 - 6 STEEL CANOPY



**PRELIMINARY
NOT FOR
CONSTRUCTION**

NEW APARTMENT BUILDING
G.A. HAAN DEVELOPMENT
1131 & 1149 E UNIVERSITY DR
MESA, AZ 85203

ISSUE

DATE	REV	FOR

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Job Number
1603
Drawing
EXTERIOR
ELEVATIONS
Sheet

A3.0

KIMBERLY HAAN GROUP - MESA/BAVARIANWOOD/JAZZ PROJECT - INTERIORS DEVELOPMENT - MESA - SITE/MEASUREMENTS/EXTERNAL ELEVATIONS DRAWING - PREPARED BY JCF/PT/PT/PT/PT/PT ON 02/20/18 AT 3:18:41 PM

**PRELIMINARY
NOT FOR
CONSTRUCTION**

NEW APARTMENT BUILDING
G.A. HAAN DEVELOPMENT
1131 & 1149 E UNIVERSITY DR
MESA, AZ 85203

- COLOR KEY:**
- 1 PAINT COLOR - SW7642 PAVERSTONE
 - 2 PAINT COLOR - SW7661 REFLECTION
 - 3 PAINT COLOR - SW7645 THUNDER GREY
 - 4 BRICK - EL DORADO STONE - ASHLAND TUNDRABRICK
- KEYNOTES:**
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 - 2 STUCCO CONTROL JOINT, TYP.
 - 3 STUCCO COVE
 - 4 ALUMINUM STOREFRONT
 - 5 STUCCO SYSTEM SAND FINISH, TYP U N O
 - 6 STEEL CANOPY



SOUTH ELEVATION
1/8" = 1'-0" 2



WEST ELEVATION
1/8" = 1'-0" 1

ISSUE

DATE REV FOR

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Checked
BC
Job Number
1603
Drawing
EXTERIOR
ELEVATIONS
Sheet

A3.1

PRELIMINARY GRADING & DRAINAGE PLAN FOR ELEVEN THIRTY-ONE EAST APARTMENTS MESA, ARIZONA

A PORTION OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 1 NORTH,
RANGE 5 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA
SWC UNIVERSITY DRIVE AND STAPLEY DRIVE

LEGEND

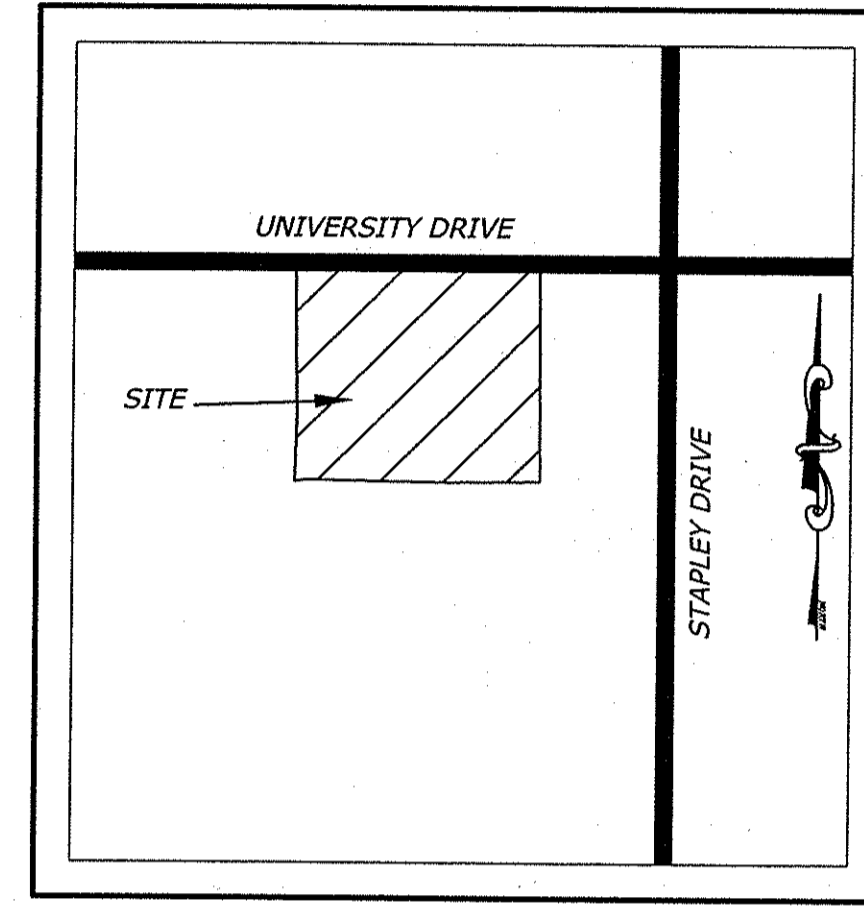
PROPOSED	
CURB AND GUTTER	
REVERSE GUTTER	
MANHOLE	
CURB / YARD DROP INLET	
FLARED END SECTION	
FIRE HYDRANT	
VALVE	
REDUCER	
TEE	
BEND	
SIAMESE CONNECTION	
STORM DRAINAGE LINE	
SANITARY SEWER LINE	
WATER LINE	
CLEANOUT	
SPOT ELEVATION	
<p>TC = TOP OF CURB TB = TOP OF BANK FL = FLOW LINE EP = EDGE OF PAVEMENT TW = TOP OF WALL P = PAVEMENT</p>	
CONCRETE WALK	
HEAVY DUTY CONCRETE	
HEAVY DUTY PAVEMENT	
SWALE	
PROPERTY LINE	
ROADWAY CENTERLINE	
LIGHTPOLE	
WATER METER	
BACKFLOW PREVENTER	
1' CONTOUR	
10' CONTOUR	
INLET PROTECTION	
DRAINAGE FLOW DIRECTION	

OWNER / DEVELOPER:
G.A. HAAN
A NEW LEAF, INC.
ATTN: BRIAN CASSIDY
CCBG ARCHITECTS
102 E. BUCHANAN STREET
PHOENIX, AZ 85004
602.774.3031
602.255.0909 FAX

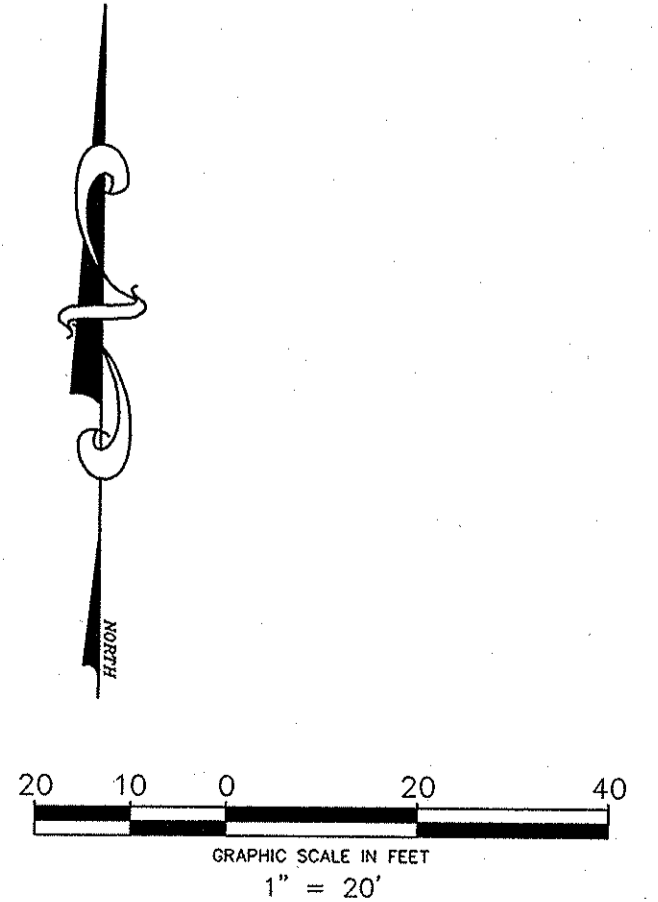
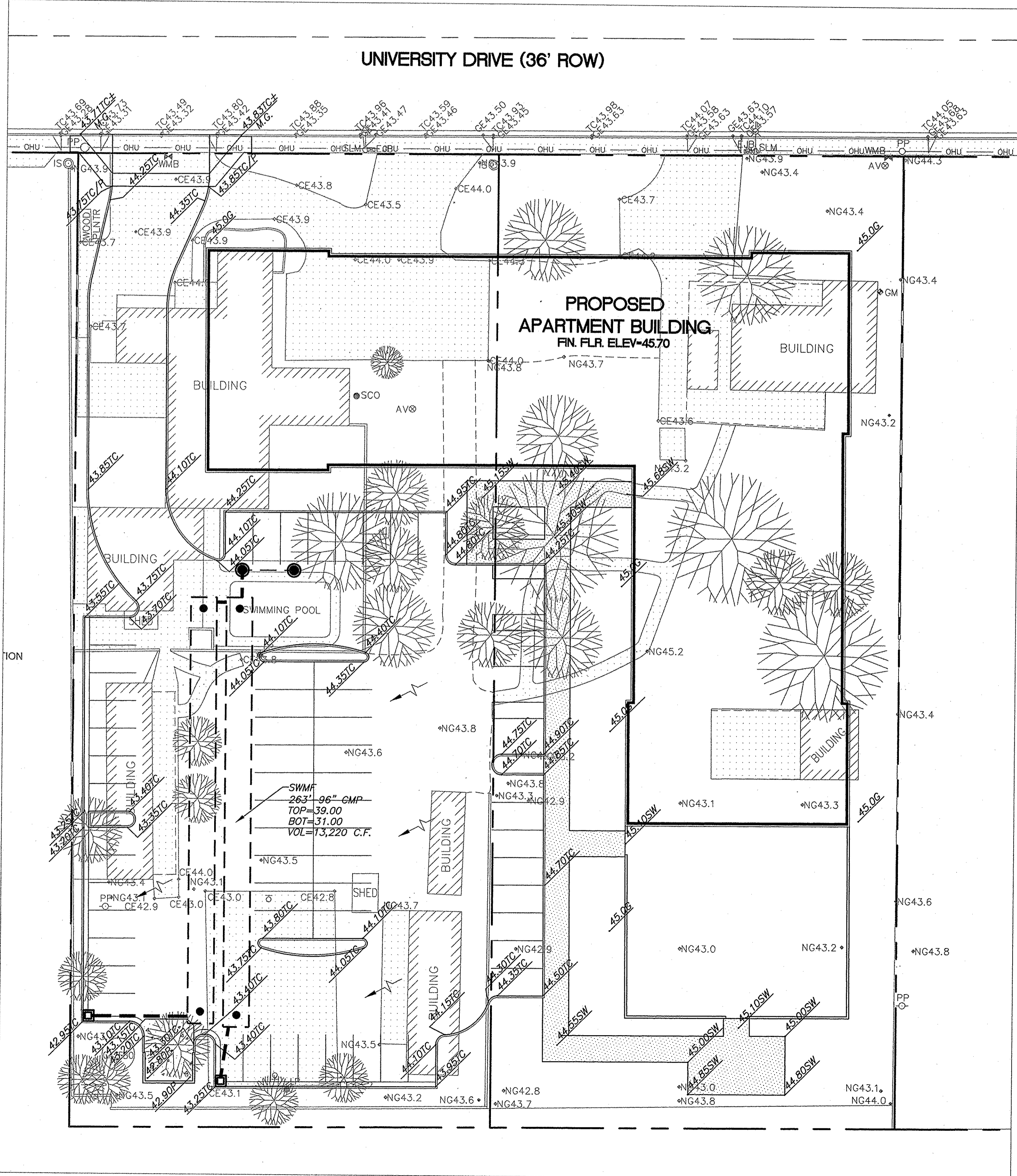
ENGINEER:
RCC DESIGN GROUP, LLC
ATTN: JULIE S. RAYBURN, P.E.
4505 E. CHANDLER BLVD., SUITE 265
PHOENIX, AZ 85048
480.598.0270
480.598.0273 FAX

BENCHMARK:
BENCHMARK IS A BRASS TAG SET ON TOP OF CURB LOCATED AT THE INTERSECTION OF UNIVERSITY DRIVE AND STAPLEY DRIVE. ELEVATION = 1243.83' NAVD 88 (CITY OF MESA DATUM)

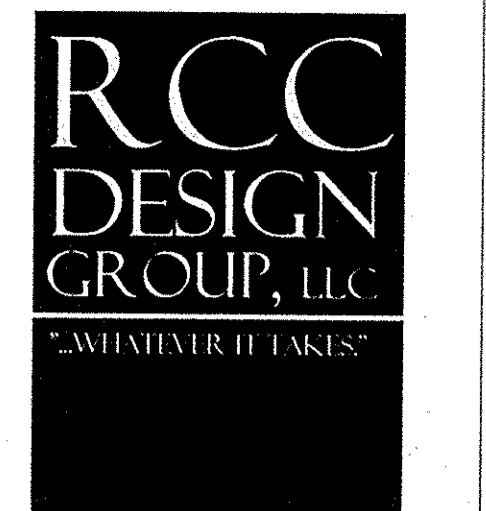
SITE AREA:
NET SITE AREA = 75,794 SF
OR 1.74 ACRES



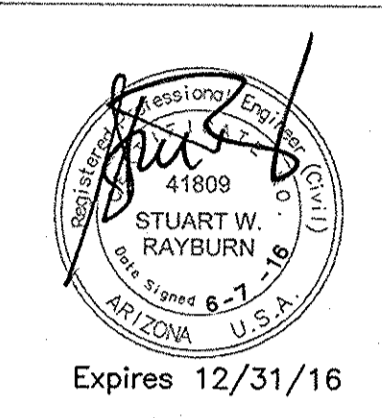
PRELIMINARY RETENTION CALCULATIONS:
RETAIN 100 YR 2 HR EVENT
 $P=2.2'$
 $C=0.95$
 $A=1.74AC$
 $V=P/12 (C)(A)$
 $V=2.2/12 (0.95)(1.74)=13,200 C.F.$
USE 263"-96" CMP WITH DUAL CHAMBER DRYWELL



-PRELIMINARY-
NOT FOR
CONSTRUCTION



4505 E. CHANDLER BLVD.
SUITE 265
PHOENIX, AZ 85048
480.598.0270
480.598.0273 FAX
CIVIL & SITE ENGINEERING SERVICES



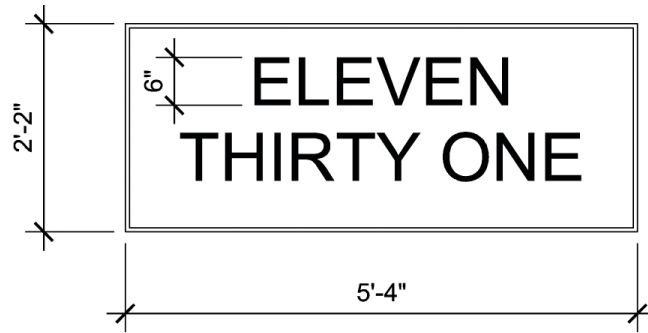
CALL TWO WORKING DAYS BEFORE YOU SET
(602)263-1100
1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)

PRELIMINARY GRADING AND DRAINAGE PLAN
FOR
ELEVEN THIRTY-ONE EAST APARTMENTS
SWC UNIVERSITY DRIVE AND STAPLEY DRIVE
MESA ARIZONA

PROJECT NO. 16-030-50
DRAWING NO. 00433
DATE: 05/27/16
DRAWN BY: JSR/AJR
CHECKED BY: JSR/SWR
REVISIONS:

SHEET NO.
C1
OF 1

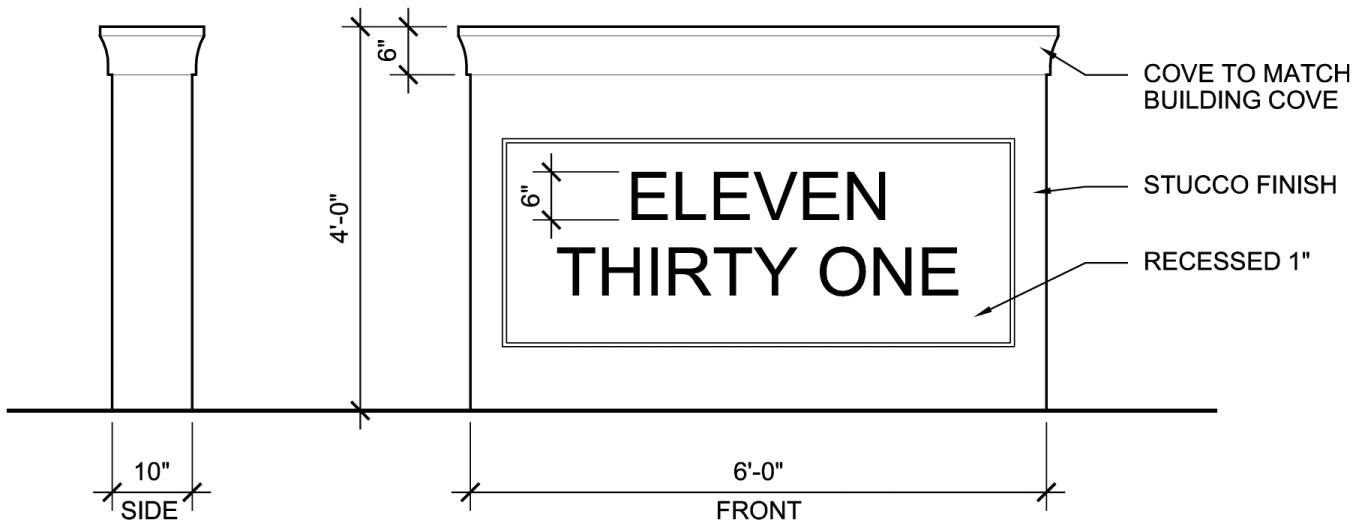
PRELIMINARY GRADING AND DRAINAGE PLAN



BUILDING SIGNAGE

2

1/2" = 1'-0"



SIGN MONUMENT

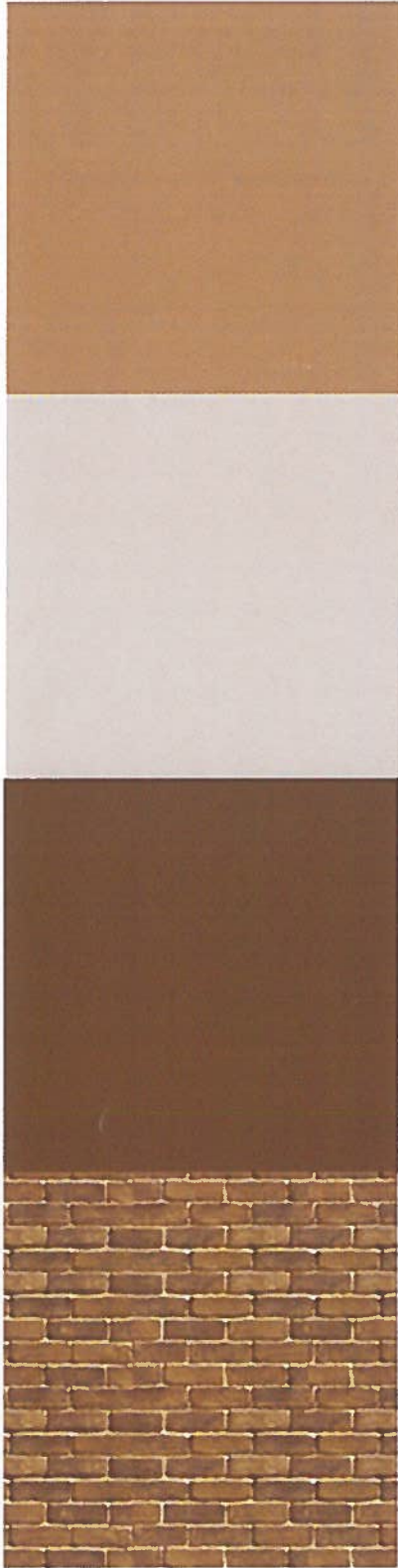
1

1/2" = 1'-0"

NEW APARTMENT BUILDING
G.A. HAAN DEVELOPMENT
 1131 & 1149 E. UNIVERSITY DR.
 MESA, AZ 85203



COLOR KEY



- SHERWIN WILLIAMS
SW 7642 PAVERSTONE

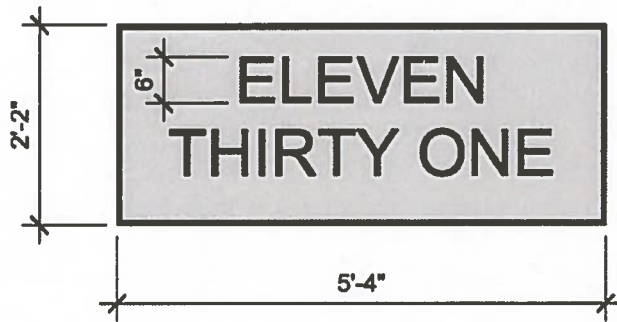
- SHERWIN WILLIAMS
SW7661 REFLECTION

- SHERWIN WILLIAMS
SW7645 THUNDER GREY

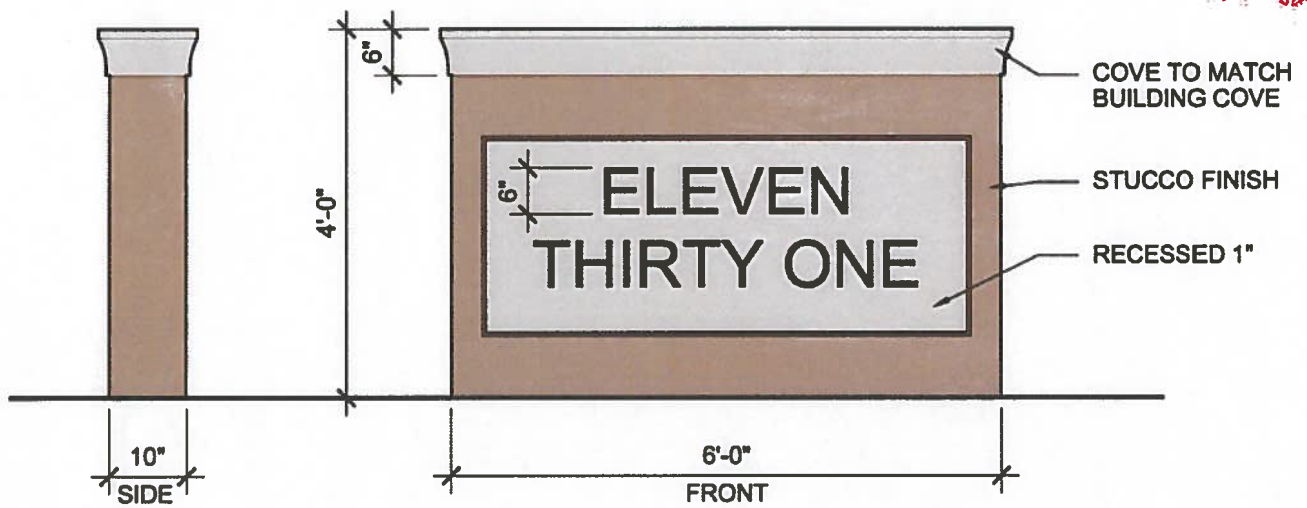
- ELDORADO STONE
ASHLAND TUNDRABRICK

NEW APARTMENT BUILDING
G.A. HAAN DEVELOPMENT
1131 & 1149 E. UNIVERSITY DR.
MESA, AZ 85203





BUILDING SIGNAGE 2
 1/2" = 1'-0"



SIGN MONUMENT 1
 1/2" = 1'-0"

NEW APARTMENT BUILDING
G.A. HAAN DEVELOPMENT
 1131 & 1149 E. UNIVERSITY DR.
 MESA, AZ 85203

