

**FORT LOWELL RESIDENCE: STATEMENT OF PROPOSAL  
ADDRESSING APPLICABLE DESIGN GUIDELINES IN UDC SECTION 5.8.9 DESIGN STANDARDS**

**UDC DESIGN STANDARDS**

The Development Zone for any project in an HPZ is defined in the UDC, and we have delineated the development zone for our project in drawing form included in this submittal.

**BUILDING HEIGHT COMPATIBILITY (TYPICAL, MAXIMUM)**

The height of the new building is derived from the surrounding context within its Development Zone. The tallest parapet wall for a contributing parapet historic structure is 17'-0" tall located at 5425 E Fort Lowell Rd; the top of the parapet for the proposed design is 15'-6". The proposed addition is not taller than any existing residence.

**BUILDING FORM (SITE, MASS, SCALE)**

The new building is a simple u-shape volume with dimensions of 4,020 sq ft. The proposed new building is not out of the scale for the development zone.

**SETBACKS (PREVAILING)**

For the proposed design, the street perimeter yard setback is 21'-0", the side yard setbacks are 20'-0" each, and an average of 20'-0" for the rear. The setbacks along 9th Avenue and in the rear are aligned with structures to the South. The side yard setbacks respect the prevailing setbacks. The front setbacks are aligning the ones in the contributing structures to the east along Fort Lowell Rd. The setbacks respect the prevailing street and interior perimeter yard setbacks on Fort Lowell Rd, which respects the UDC requirement for prevailing setbacks.

**RHYTHM (OPENINGS)**

The proportions of the windows and the rhythm of the openings reflect the contributing historic houses across the street at the south elevation, in combination with the Southern building on 5301 E Fort Lowell Rd; the openings are patterned as window-window, reflecting the typical Santa Fe – Sonoran Ranch style.

**PROPORTION (CONSISTENT, PREVAILING)**

The low and long south elevation is derived from the contributing historic structures along W Fort Lowell Rd, especially 5425 E Fort Lowell Rd. The window and door proportions are also derived from these Contributing Historic Buildings.

**COLOR**

The building is proposed soft earth color to match the existing homes on the street's visible elevations. The color corresponds to the traditional vernacular adobe structure.

### **ROOF TYPE (CONFIGURATION, MASS, MATERIALS)**

The roof type will be a parapet roof in keeping with the contributing historic house on 5425 E Fort Lowell Rd along the street. The roof gently slopes to the sides to direct water to surrounding existing landscaping, for harvesting.

### **LANDSCAPING (MAY BE REVIEWED)**

There is a couple mesquite bosque on site around the existing remaining ruins with some young trees and some older trees. There is a mature mesquite in the north east corner of the lot that will be preserved. Others will be preserved and moved as appropriate.

### **SURFACE TEXTURE (APPROPRIATE)**

The subject property is designed with a Santa Fe – Sonoran Ranch style, using silica sand and stucco finish with ½" western one-coat for the exterior walls system with metal clad and wood single hung windows.

### **ENCLOSURES (FENCES, WALLS)**

The home includes an entry court yard which faces the dominant existing adobe ruins on the street elevation; the entry courtyard will be 8'-0" which aligns the high of these remaining ruins.

### **SITE UTILIZATION (SPACING)**

The spacing of the Southern and Northern heights is consistent with the spacing of the contributing Historic Structures along the street.

### **UTILITIES**

We are proposing a new underground electric service entry to minimize overhead power lines. The condensing unit will be on the roof structure, hidden with the residence parapet.

### **PROJECTIONS AND RECESSIONS (COMPATIBILITY)**

Just like at the streetfronts of the historic building along the street, the proposed Doors and windows are recessed to express the thickness of the walls, with proportions to match the historic residences.

### **DETAILS**

Just like at the streetfronts of the historic buildings along the street, the detailing is minimal, expressing the building elements (windows, doors, stem walls, parapet) for what they are without ornamentation and explicit details.

### **MOTOR VEHICLE AND BICYCLE PARKING AREAS**

The existing curb-cut driveway will be remaining to don't disturb any other grading area.