

The Oasis/El Oasis – 482 E. Erie Street (APN: 302-65-106)

Updated Written Narrative in Support of a Use Permit Request

Time Extension Request - March 2024

Development Narrative

Facility Overview - The Oasis/El Oasis – A Live Love Community Center

The Oasis (El Oasis) will be located at 482 E. Erie St. on a 1.88-acre site [81,814 s.f.] currently zoned MF-2. This project consists of three main components: Plazita, Education, and Community Garden. Each component has a varying level of community involvement and participation, but the goal is that all three components work together. By blending the components of The Oasis, the space becomes a memorable “gathering place”, where everyone is welcome and plays a part in building a stronger and safer community. A key element of the project approach is partnering both with the local neighbors as well as P-20 educational partners from both the immediate neighborhoods (Galveston Elementary, Willis Junior High, Chandler High) as well as post-secondary providers including the Maricopa Community College District and ASU.

With an intention to create a functional and beautiful structure while also leaving as much green space as possible, one building will house all the proposed Oasis components. Located at the front of the site, the community center building welcomes people onto a 70’-wide shaded community porch, inviting neighbors to connect and learn with each other. The massing of the building rises from 10-feet at the south up to 20-feet at the north, creating a space that is both respectful of the residential scale of the neighborhood and rises to the community scale to create a space for gathering.

Constructed of a simple material palette – the wood-frame building is clad in a variety of textured and weathered steel, with frameless windows in custom steel boxes. The architecture is both culturally appropriate and timeless without relying on cliché or style. Simple, warm, and rich, the architecture expresses a forward-thinking approach to construction skinned with ordinary materials in a creative manner.

The building, totaling 5,000 square feet, includes a large community room that can be broken down into smaller co-working/tutoring/training space or a single meeting space serving up to 90 people. It will also include an open workroom, public restrooms a generous teaching kitchen, and storage/operations space that can store vehicles and equipment in support of the overall facility and community gardens. Adjacent to the building are 16 parking spaces, including 2 ADA stalls, in addition to the on-street parking.

Use/Activity Descriptions

Plazita - Gathering Together

Creating a beautiful space where our neighbors can relax, breathe deeply, and connect with each other is the heart of The Plazita at The Oasis. The large community room in the center of the building spills out into a covered outdoor patio (within the building roof line) and a turf open space with an exterior shade canopy. This then opens out to the short side soccer field and the gardens at large. Gathered from neighborhood input, there is a need for safe places where

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children can play and learn together, and families can spend time together under the shade of a tree celebrating family milestones, such as quinceañeras or reunions. While there is a city park nearby, shade is limited, and the park is subject to flooding at times. The Plazita will provide an additional community accessible safe recreation space for play and supervised activity for children and families. The Plazita is a critical element of the project, as a safe space that will bring community and neighbors together.

Education- Learning Together

The Community Learning component is the most tangible element of the Oasis environment. Tutoring, educational support, and safe spaces for studying will be available for students of all ages after school or during school breaks as needed. Vocational and life skill classes for both students and adults will also be offered, promoting a lifetime learning model that invites all ages and stages of life to be involved. A generous kitchen space will make it possible to teach ground-to-table cooking for all ages, incorporating fresh fruit and vegetables into the traditional foods eaten by neighborhood families. Professional mentor relationships and training programs will be created for community members interested in learning more about a specific occupation or trade, and for helping to develop local entrepreneurial businesses.

Garden - Growing Together

The Community Garden accomplishes multiple goals. Varieties of fruits and vegetables will be seasonally grown, harvested, and shared with neighbors to feed their families. There will also be opportunities for individuals and families in the neighborhood to be involved in planting, nurturing, and harvesting their own food as well. There will be space for crop-style growing as well as smaller community plots - where neighbors can cultivate and care for their own plot. In addition, partnerships with the neighborhood schools will create opportunities for students and teachers to be involved in gardening projects as well.

The overall vision is that The Oasis will have a transforming effect on the community through relationships, generosity, and love.

Landscaping

The approach to site landscaping is focus on providing plantings at the public sidewalk edge that is both complimentary to the surrounding neighborhood while still being inviting to the community, including the incorporation of a walkway from the public sidewalk to the entry porch (front door) of the Community Education Center. This south oriented walkway attaches to a sidewalk that travels north along the west edge of the building, transiting through two-thirds of the site. The focus is to provide pedestrian accessibility to both the facility as well as the community gardens.

Xeriscape plantings and native trees from the approved street tree planting list would be used in the front yard of the property. Landscaping will be used to support screening the garage door

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entrance on the west face of the building. The balance of the trees on the site will draw from a variety of drought tolerant species native to central Arizona while provide a variety of alternatives to provide examples of habitats throughout Arizona, including N. Arizona and the Mogollon Rim.

The east and north property lines will provide tree rows that (for the east) separates the site from the alley easement, as well as provide additional screening to the adjoining single-family units.

The intent is to replace the existing sterile site perimeter chain link with variable fencing options that include CMU, decorative steel, and green wall (grid fencing with plantings growing through. The driveway at the southwest corner of the site will incorporate a swing gate, setback from the street frontage.

Immediately north of the Community Education Center, the open/shaded Plaza will be turf as will an adjacent short-sided soccer field. The soccer field will support drainage needs for the site and will be anchored on the north by a variegated 4–6-foot screen wall that provides a separation from the more finely developed southern one-third of the site from the northern Community Gardens.

The community gardens will incorporate raised bed, small plot gardens up through row crops. The current diagram is indicative and will change both with the seasons as well as responding to community preferences for planting types and the curriculum needs of educational partners.

The site is served by Salt River Project flood irrigation infrastructure and this will be the primary source of landscape water for the north portion of the site. Typical xeriscape irrigation will be used along the southern frontage and rights-of-way.

Parking

16 parking stalls (including 2 accessible stalls) are provided along the drive aisle located on the west perimeter of the site. Additionally, two parking stalls will be provided within the garage portion of the building with an additional 3 stalls available at the face of the building. The facility dominantly serves the local community located in relative proximity to the site. As a result, a significant amount of travel to the site is anticipated to be by pedestrians.

Hours of Operation

The site can be broken into two broad uses: the southern Community Education Center/Plaza and the Community Gardens/grass field.

The community gardens/grass field are intended for use from dawn to dusk throughout the year.

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The Community Education Center/Plaza are principally intended for use during typical 8am-5pm Monday to Friday, with more limited activity on Saturday and Sunday. The potential for evening activity would principally be Monday to Saturday (5pm-10 pm). The uses are focused on education and neighborhood meetings/community gathering activities. Events, such as weddings and Quinceañaras will typically occur Thursday to Saturday late afternoon into the evening (4pm-10pm).

An on-site employee will be located at the facility during normal business hours.

Live Love Chandler (LLC) – Non-Profit Developer and Operator

Introduction

Live Love Chandler is a community development non-profit dedicated to building strong communities by connecting people and caring for our neighbors. A strong community is demonstrated best by the compassionate actions of its members for each other. We believe connecting with others is the foundation for learning to authentically care for others. Once we truly care for others, we discover we are stronger together, learning, serving, and growing side-by-side. It starts with connecting, and that drives much of what we do at Live Love.

The service area for Liv Love is broadly bounded by Arizona Avenue to the West, the Ivanhoe Street alignment to the North, McQueen to the East, and Chandler Blvd to the South.

Since our start in 2007, Live Love has been primarily funded by donations from our volunteers and loyal supporters. Connecting is the foundation for much of what we do at Live Love, but it is also the foundation for most of how we fund and support those activities. Our donors and volunteers are essential members of our team and directly affect our success. Most business sponsorships and corporate grants given to Live Love have been a direct result of a donor or volunteer making the connection for us. Examples of this include The Grove, Intel, Paypal, JP Morgan Chase & Co., Norwex, Major League Baseball Players Trust, and Isagenix.

History

Since 2007, we have been bringing people together in safe and supportive environments to share, learn, and grow together. With the help of the City of Chandler Neighborhood Programs staff, we have selected neighborhoods that are often overlooked by other service providers; areas where a few residents were working to create healthy growth and change right where they lived. Hours of listening to neighbors on porches and at kitchen tables provided the vision for where to begin.

It started with a large-scale service day where community volunteers were invited to work side-by-side with neighborhood residents on home improvement projects such as painting and

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landscaping. This, Live Love Day, became an annual event for several years as we learned to partner with our neighbors in downtown Chandler. As we began to connect more closely with them, we discovered there was a great opportunity to care for our senior adult neighbors on a more regular basis. The monthly Saturday Serve Day was launched in 2009 to connect with and care for our senior adults by assisting with practical and needed assistance. This activity continues to this day, allowing volunteers to build long-term caring relationships with some of our most treasured community members.

Our early years also included neighborhood holiday events. Tents, tables, and chairs would be organized on a central corner and neighbors would gather for potluck style meals with music, art, raffles, family photos, and games. Rain or shine, people would show up for these anticipated block parties, thankful for the chance to connect with each other.

As time went on, it became clear we needed a fixed place to continue our efforts. In 2012, we purchased an abandoned home that we restored with the help of our community. It became a tangible representation of our mission to build community by connecting with and caring for others. Here are some of the ways we have been connecting and caring in Chandler:

Connecting

Our Connecting activities focus on providing opportunities for neighbors to interact in a safe and fun environment where they can get to know each other, build on what they have in common, and tear down the walls that divide them. This has happened through holiday celebrations, neighborhood soccer games, and a variety of workshops and community education events. These activities typically take place at the Live Love House, a home previously known as “the drug house” in the neighborhood.

Key Services - School Break Program

Students in the neighborhood are often home alone during summer, fall and spring break weeks. For this reason, a hands-on learning program was organized to give them a safe place to connect with others. Workshops have included dance, karate, music, art, cooking, and gardening, to name a few. Field trips to local points of interest were also a favorite. We also encouraged reading skills for all ages and snacks to ensure the students were receiving healthy food while out of school.

Key Services - Community Education

To support parents and adults in our neighborhood, we hosted several education series which covered topics they were most interested in. Guest speakers were invited in to speak on topics such as community resources, local government, immigration issues, gang activity and prevention, and drug and alcohol use and prevention. A light dinner was also provided to ensure families could participate who were just coming home from work and school.

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Key Services - Soccer at the Park

In response to parents' requests for activities to do with their kids, the monthly Soccer at the Park was started. It has traditionally been kids vs. adults and the rivalry is strong. This has been an easy activity for inviting friends and neighbors, and almost always includes hanging around afterward for pizza or snacks. Everyone is truly disappointed when it becomes too hot to play during the summer months, as the park does not have lights and is not considered by neighbors to be safe at night.

Key Services - Caring

Providing support and practical assistance to our neighbors is the priority of our Caring activities. Bringing together volunteers to work side-by-side with residents as well as supporting local schools, we have been working to restore beauty and dignity in the lives of our neighbors. In whatever way possible, we strive to promote compassionate connections with those we serve, one neighbor to another.

Key Services - Saturday Service Day

Our monthly Saturday Serve days care for the local downtown Chandler community. We do light yard work such as mowing, pulling weeds, & other minor home repairs for those unable to complete these tasks on their own. We also deliver canned food and a friendly smile to the senior adult residents of a local subsidized apartment complex.

Key Services - Mentor/School Support

The Mentor and School Support program works in partnership with our neighborhood schools to support teachers and students on their learning journey. Volunteers helped students at both Willis Jr. High and Sacaton Schools throughout the school year with a wide range of activities, including helping in classrooms, cheering on students at sporting events, leading after school clubs, or even spending a few moments with students at lunch. The goal is to be present in ways that say to both students and teachers: "we see you and care about your success."

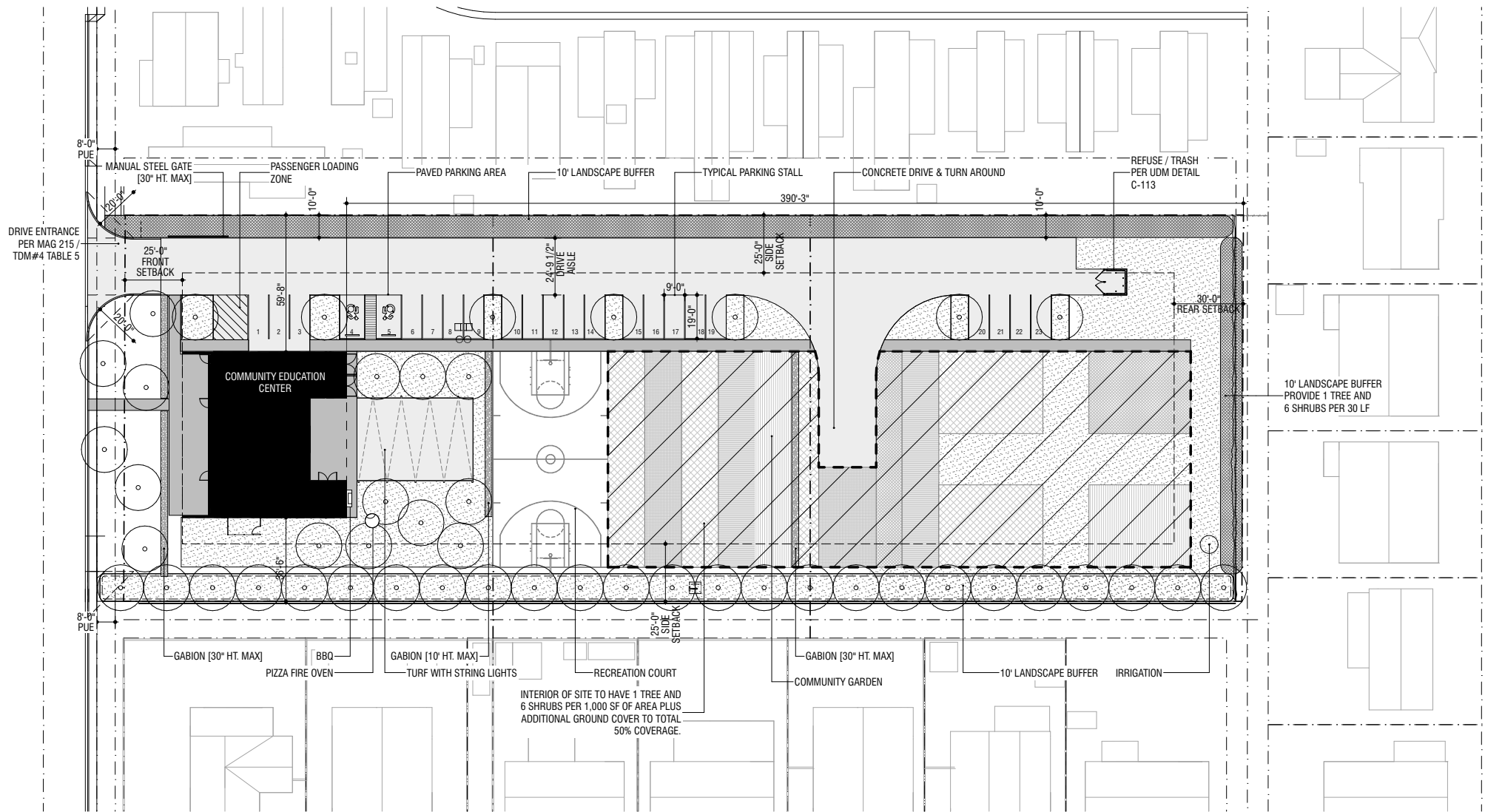
Compliance with the Zoning Code

The Applicant sees compliance being demonstrated in two principal ways:

- The proposed physical development is substantially below the density of development and heights that the existing MF-2 zoning permits
- Proposed 6% lot coverage vs allowed 45%
- Proposed 20' maximum building height vs allowed 35'
- Proposed side yard setbacks are in excess of 40' vs allowed 5'

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- The landscaping and open space provided on the site represents a material improvement over the scale of open space and landscaping that the typical MF-2 development use would likely propose.



1 OVERALL SITE PLAN

1" = 40'

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NOTES:

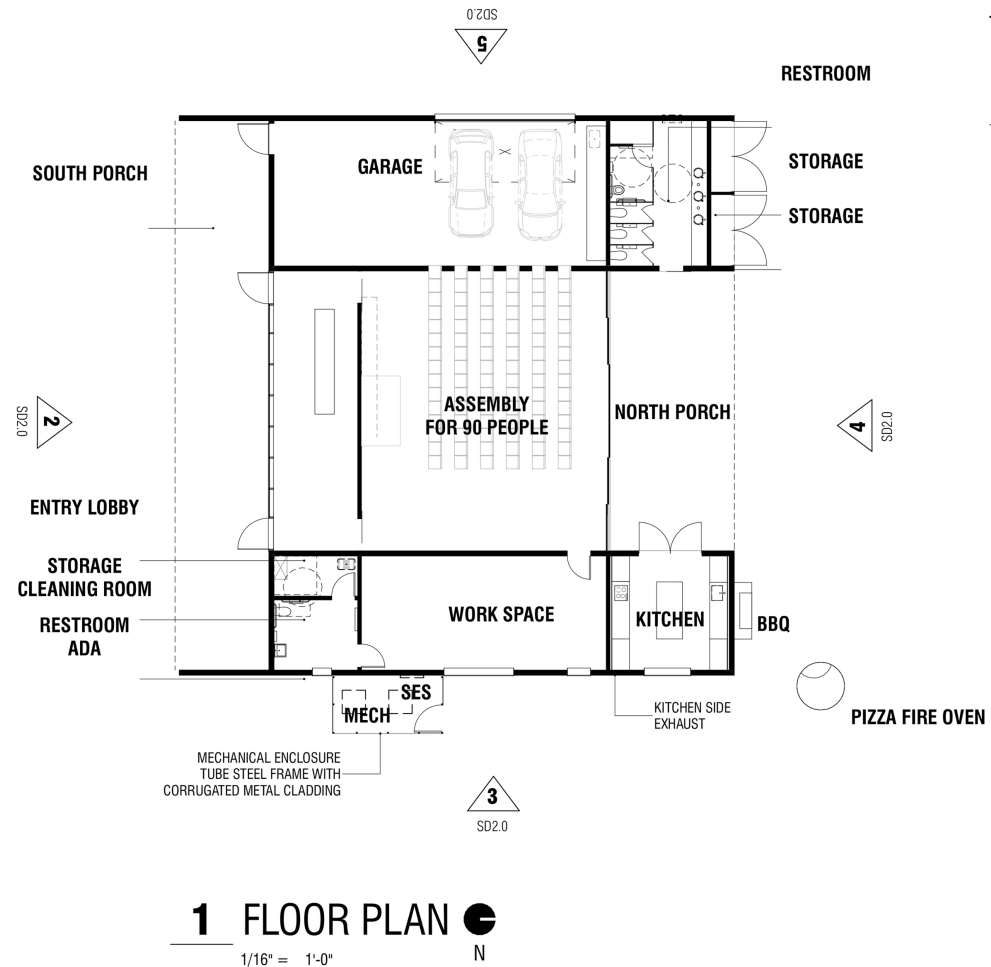
- LOT COVERAGE: [5,000 / 81,814 SF] 0.061% SF
- PARKING PROVIDED: 25 PARKING STALLS [INCLUDING 2 ADA STALLS] [2 STALLS PROVIDED IN GARAGE]
- NO PROPOSED LIGHTING SHALL TRESPASS ONTO ADJACENT PROPERTIES.
- SETBACK ALONG STREET FRONTAGE SHALL PROVIDE 1 TREE AND 6 SHRUBS PLUS ADDITIONAL TO ACHIEVE 50% COVERAGE.

debartolo architects 4450 north twelfth street number 268 phoenix, arizona 85014 tel 602.264.6617 email jack3@debartoloarchitects.com

LIVE LOVE
482 east erie street
chandler, arizona 85225

SD1.0
OASIS

NOTE: REFER TO MATERIALS SHEET [SD3.0] FOR MATERIAL REFERENCES AND NUMBERS INDICATED.



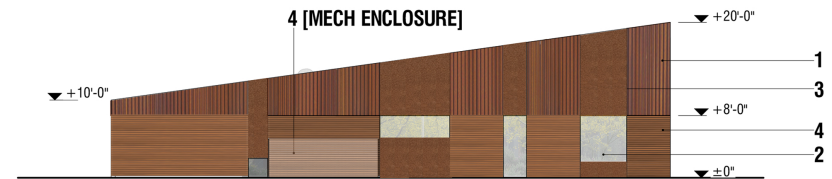
NOTES:

- ROOF TOP VENTS SHALL BE PAINTED TO MATCH ROOF FINISH.
- RESIDENTIAL KITCHEN HOOD SHALL SIDE WALL VENT.
- SES CABINET SHALL BE SCREENED IN MECHANICAL YARD.

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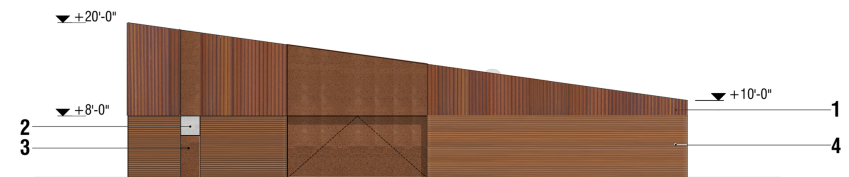
2 SOUTH ELEVATION

$$1/16'' = 1'-0''$$


3 EAST ELEVATION

$$1/16'' = 1'-0''$$


4 NORTH ELEVATION

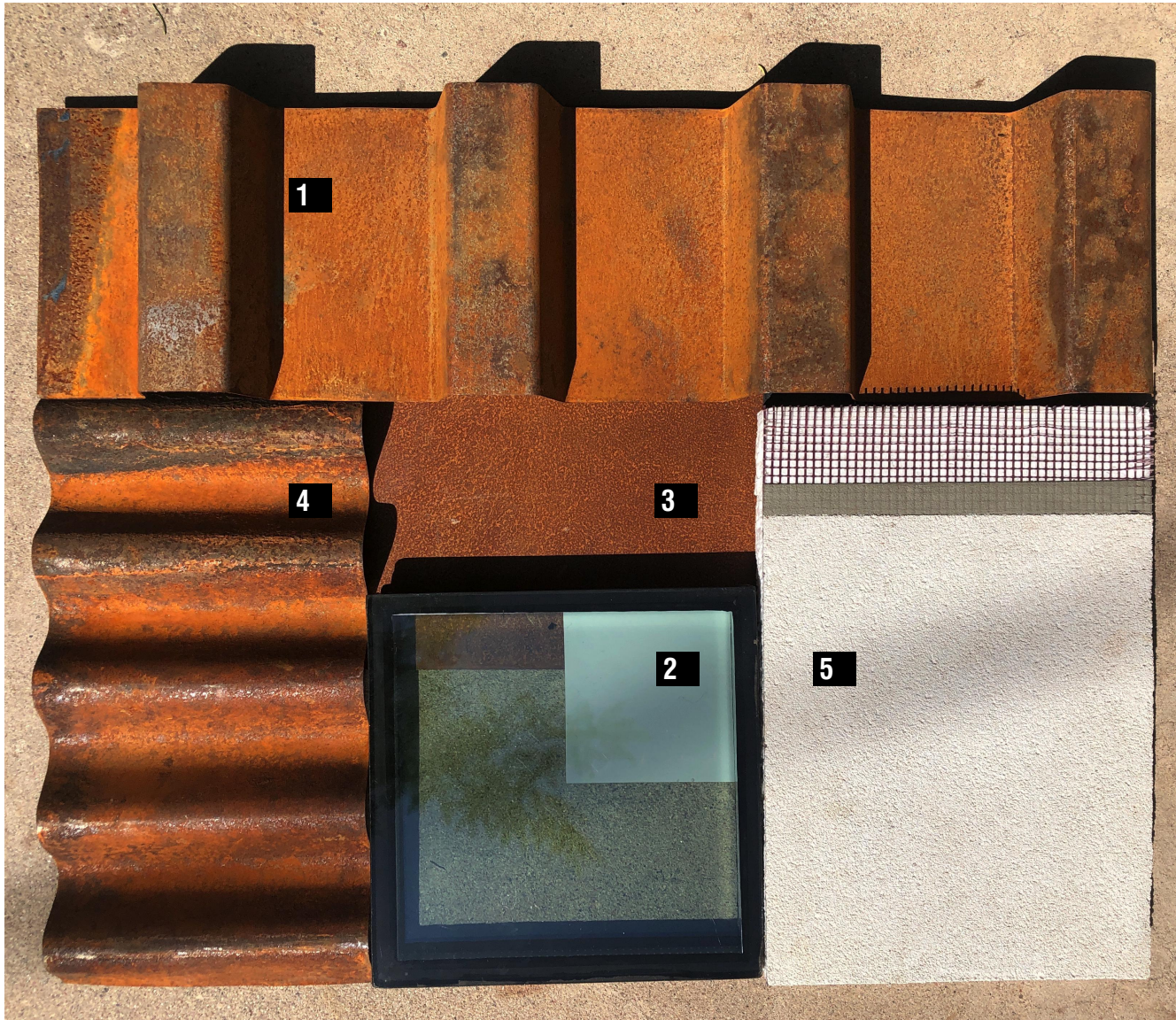
$$1/16'' = 1'-0''$$


5 WEST ELEVATION

$$1/16'' = 1'-0''$$

SD2.0
OASIS

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1 - WEATHERED BOX RIB DECK

2 - LOW E GLAZING

3 - WEATHERED STEEL

4 - WEATHERED CORRUGATED DECK

5 - STUCCO - PAINT COLOR [DE6373 PORPOISE LRV65]

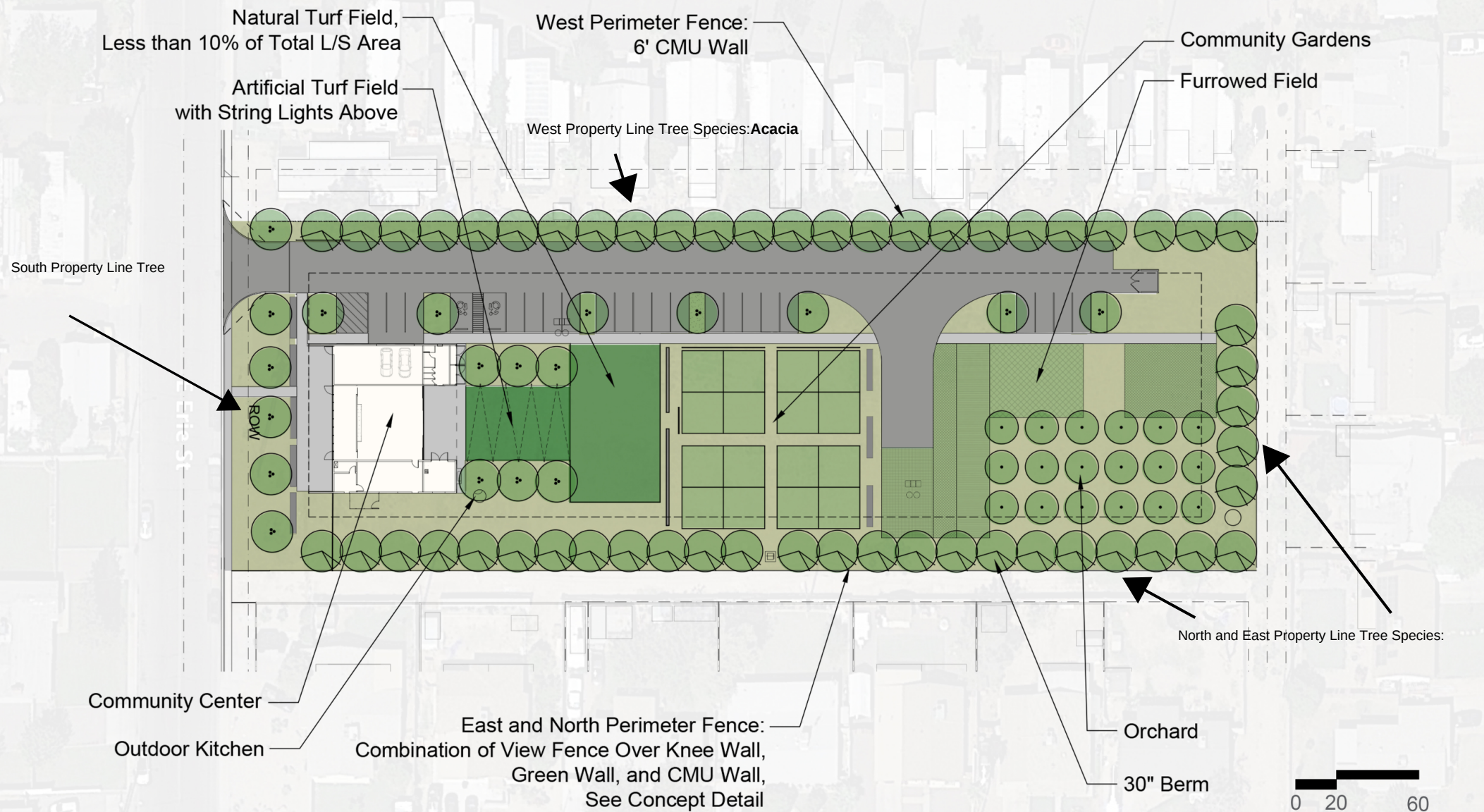
1 MATERIALS

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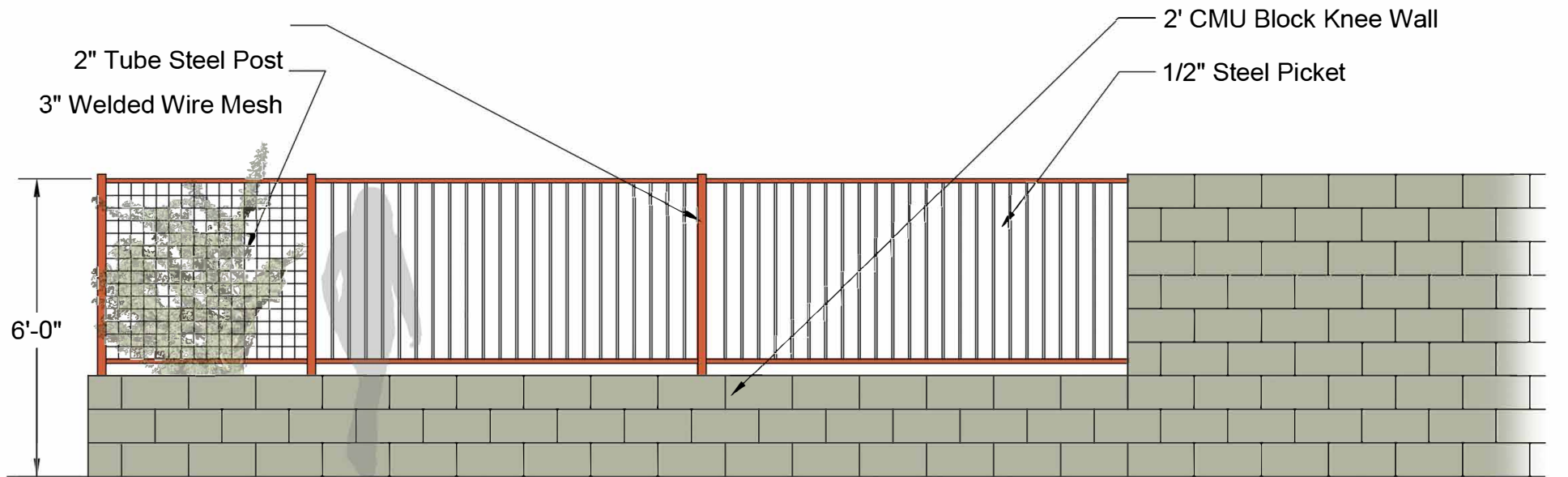
SD3.0
OASIS

LANDSCAPE PLAN OVERVIEW



LANDSCAPE PLAN - FENCE DIAGRAMS

Fence along North and East property lines to vary between vine support (green wall), view fencing and 6' CMU wall. Green Wall and View Fence constructed in combination with 2'-0" high CMU knee wall. Along these alley frontages at every 100', a 20' section of 6' CMU wall will be built. The knee wall visible from alley side, concealed by berm on Oasis side.



Scale: 1/2"=1'-0"

3-7-21

EAST/NORTH FENCE CONCEPT

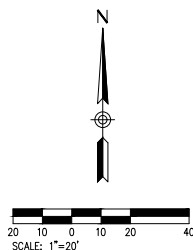
EL OASIS

KRISTIAN KELLEY LANDSCAPE ARCHITECTURE

Site plan for the proposed 1200 E. Erie Street project. The plan shows a building footprint (1219.50' x 1218.8'), a play field, and two retention basins. The building footprint is located on the left side of the plan, with a play field to its right. Retention Basin 1 is located on the right side of the plan, and Retention Basin 2 is located on the left side of the plan. The plan includes elevations, bearings, and distances for various points and features. The plan is bounded by Erie Street to the west and 12th Street to the east. The plan is also bounded by 17th Street to the north and 18th Street to the south. The plan includes a north arrow and a scale bar.

Key features and dimensions:

- Building footprint: 1219.50' x 1218.8'
- Play field: 1219.50' x 1218.8'
- Retention Basin 1: 1219.50' x 1218.8'
- Retention Basin 2: 1219.50' x 1218.8'
- Erie Street: 1219.50' x 1218.8'
- 12th Street: 1219.50' x 1218.8'
- 13th Street: 1219.50' x 1218.8'
- 14th Street: 1219.50' x 1218.8'
- 15th Street: 1219.50' x 1218.8'
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- 47th Street: 1219.50' x 1218.8'
- 48th Street: 1219.50' x 1218.8'
- 49th Street: 1219.50' x 1218.8'
- 50th Street: 1219.50' x 1218.8'



THE PROPERTY IS LOCATED IN FEMA (FEDERAL EMERGENCY MANAGEMENT AGENCY) FLOOD ZONE AB. A FLOOD PLAIN USE PERMIT WILL BE REQUIRED PRIOR TO CIVIL PLAN APPROVAL OR PERMIT ISSUANCE. THE ONSITE RETENTION MUST ACCOUNT FOR THE COMPENSATORY FLOOD VOLUME. THIS SITE IS WITHIN THE DETROIT BASIN AREA, THEREFORE, THE 100-YEAR 2-HOUR STORM IS NOT REQUIRED TO BE STORED ONSITE.

LANDCOR
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**EL OASIS
PRELIMINARY GRADING PLAN**

CHANDLER, ARIZONA

REVISIONS:		DATE:

PRELIMINARY
GRADING PLAN

DATE: 3/8/21

PROJ. #:	1567
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1 OF 1

