



ARCHITECTURAL
RESOURCE TEAM



design with purpose

24017 – City of Avondale: Bridge Housing Project Narrative

Our team is developing 3 non-sprinklered duplexes under the 2018 International Residential Code on Parcel 500-26-003C--an existing parking lot across the street (10th Street) from the City of Avondale Resource Center. With 2 dwelling units in each duplex, the projects will provide a total of 6 dwelling units for transitional housing.

The proximity of the City of Avondale Resource Center across the street informed the design and functionality of this project. The aesthetics of the duplexes reference the unique visual look of the Resource Center, invoking a similar material and color palette to provide a modern aesthetic. Open Spaces are provided in areas in between the duplexes and the duplexes themselves will include a 160 sf Porch to promote outdoor leisure during seasons of bearable weather. These open spaces will be secured by fencing in between the duplexes with cameras placed in strategic locations to deter criminal activity.

The 8 parking stalls required for this site will be located at the southern end of the property and due to the slender shape of the site, will be accessed by a single 12'-0" drive aisle. These 8 parking stalls will include 2 ADA parking spots as well as 1 EV parking stall. A Shade Canopy will be constructed over the parking spaces. Trash will be handled by a 3rd Party vendor. Furthermore, a 7'-0" wide sidewalk will be provided at the west end of the site running north-south as well as an ADA crosswalk to connect the site to the Resource Center across the street.

We are planning to develop this project under 1 phase and depending on the review time frames with the City of Avondale, we are hoping to begin construction in the middle of Summer 2025 and looking complete construction in the Spring of 2026.

Zoning Deviations

Due to the slender shape of the site, some deviations from the zoning code would be required to accommodate the 3 duplexes on this site as well as other site requirements mandated by the city of Avondale.

1. Reduce the rear setback requirement from 5'-0" to 3'-0". While the rear setback is being reduced to 3 ft, each unit will still have a private covered porch and access to a shared open space area.
2. Reduce the Front Setback Requirement from 10'-0" to 7'-0"
3. Utilize a parking stall size of 9'-0" x 18'-0" instead of 9'-6" x 20'-0" as required by Section 28-165a1
4. Reduce the required Drive-Aisle width from 13'-0" to 12'-0" to match the existing drive aisle width currently on site.