TIMBOYLEDESIGN
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# 3426 E University Narrative


University Drive has long connected Mesa with Arizona State University, and now with an ASU Campus coming to Downtown, dwelling units for students, teachers, and staff are arriving.

The 33 dwelling units of 3426 E University are a luxury rental TwentyTwenty Modern style project patterned after the successful The Alan project along the canal on McKellips near Gilbert. Featuring canal views and large windows to bring in light, this infill project continues an upscale standard for future infill throughout Mesa. Multiple pocket parks sit within the large site, and amenities also include a jacuzzi, pool, clubhouse, ramada, putting green and a large dog or pig park. The owner's plans include modern conveniences such as solar panels, Ring doorbells, and Nest thermostats.

A majority of the second story master suites have views of Mesa's canals and the distant mountain peaks. Most of the other units look out over the entertainment space, which has a pool, jacuzzi, a shade structure, concrete corn hole and metal ping pong tables. In the neighborhood meeting several nearby residents asked that the entertainment space not be along the west side to avoid noise, so it has been located along University, contained within the buildings on the site.

This lot has been long overlooked for development. Its irregular shape required careful architectural consideration to create a vibrant multifamily community. Units are oriented along the north, east, and south property lines to maximize views of green space and the canals.

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The project consists of 36 dwelling units, with a density of 15.6 units /acre (RM-3 max = 20) and the building lot coverage is 40% (RM-3 max = 50%). The exteriors blend metal paneling, synthetic wood gates and balconies, sand finish stucco and modern pavers. The building will be Type V-B wood construction on grade with a mix of garage parking and surface visitor parking, along with secure bicycle parking. The units are designed to meet EPA Energy Star standards and have extensive daylighting strategies and sunlight shading strategies to contribute to the high efficiency of the buildings.

Private yard space will be 140 sq ft, and consists of private yards attached to each unit. Private balconies accessible from master bedrooms provide additional 65 exterior sq footage. The 205 sq ft total exceeds the City Ordinance requirements of 175 sq ft per unit. The common areas have stylish lush landscaping throughout. The plantings along university meet the ordinance standard for trees and shrubs. Landscape has a simple pallet to provide privacy and accent the minimalist architectural style of the project.

Mesa's Zoning Code requests a varied roof form. This project uses triangular sawtooth overhanging fins that from the perspective of humans under 18 ft tall will create a strongly varied roof form. This does not show up in the elevations but is illustrated in the 3d perspectives in this narrative.

A derelict house sits on the property today, noted on civil site plan. It will be completely demolished and removed prior to beginning of construction. The existing roadway along the west side will be removed or repaved. There are a few trees that might be of a quality to keep on the site, that shall be determined by an arborist.

The interior roads on this project will not be gated. Interior gates and fences accessed by key code or fob will maintain the safety of the residents but will be designed to be see through, such as a wrought iron fence, to allow views into the canal area.

We request all out of date Conditions of Approval be removed for Casefile Z86-075 hearing date 7-21-1986 effective date 8-20-1986

3426 is zoned R-3. We request a rezone from RM-3 to RM-3 BIZ, with the Bonus Intensity Zone overlay allowing the following alterations:

| Location | RM-3 | Requested BIZ | Details |
|---|---|---|---|
| South Setback | 20' | 10' | Irregularly oriented buildings create setbacks ranging from 10' to over 100'. |
| West Landscape Setback | 15' | 5' | Existing road along allows access for property to the West. We will reuse this existing road and its existing 5' landscape buffer |
| Interior building separation | 30' | 24' | Allows full sized interior street for garage access and maximized green space elsewhere to benefit residents and pedestrians over cars. |
| Canal Side | 15' | 15' | Original setback keeps the canal side open for larger green spaces. |

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We request the front setback be reduced from 20' to 10' due to the original R.O.W. alteration from 45' to 55' by city engineers. This irregular, bypassed parcel has clearly been a challenge to develop in the past, and reducing the amount of developable space along its widest side by ~3500 sq ft increases that hardship. By orienting the buildings towards the canal, this site's prized amenity, the University side has an irregular setback ranging from 10' to over 100.' This variety of setback depths create a diverse, uniquely-shaped amenity area and pocket parks that better enhance the public realm because they are more unique to our grid based city. They reiterate the way the canals also break up Mesa's street grid.

We request the landscape buffer on the west side be reduced from 15' to 5.' The residence on the west side does not have its own driveway and would require partial demolition to build one. By reducing the setback on that side, this project can be a good neighbor and allow that property to have access along this road with an easement. This was discussed with the owner of that property. Where the project borders residential properties on the north west side, there is a much deeper landscape setback and a lush retention park.

We request the building separation reduced from 30' to 24'. This allows the alley between the garages to be minimized so that the landscape and shared green space is maximized on this tight, irregular lot. The design of this in between space will still be deliberate and elegant, see pg 5 for more details, and alternate compliance is requested.

Minimalist architecture and landscape have been staggered at the eastern entrance to create an enhanced landscape feature that aligns with incoming traffic. Once the vehicle turns to align with the site road the driver drives towards the trees of the park on the north.


Drivers entering the western entrance face and drive towards the same dog park and its lush landscape.

In order to have the master suites face the amenity area, a superior view than University Drive and its buildings to the south, on the southwest corner the primary building entries align perpendicular to University and the ROW. Alternate compliance is requested as the architecture was intentionally designed with the side view as the more sculptural of the facades. Planting has been enhanced along University street to minimize the view of the garages from both driveways seen from University. None of the garages align with the street, and with the project's angled buildings and the angled fins and stripes in matching colors, the garage doors are a minimal part of the sculptural visuals seen when driving down University.

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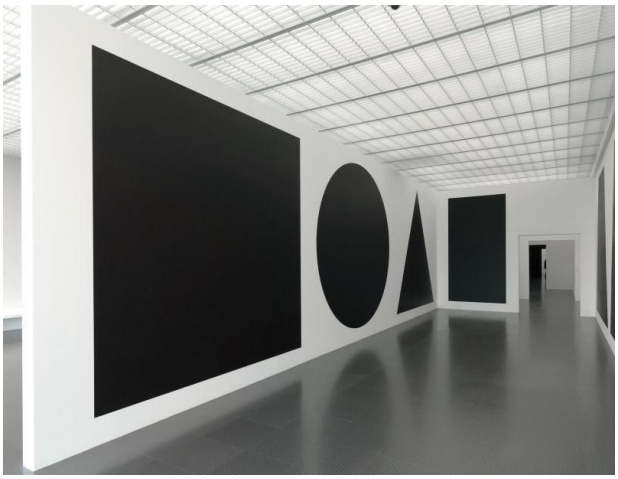
Mesa's Quality Design Guidelines recommend the avoidance of blank, windowless walls. All of the walls in this project are broken up through windows and a sculptural use of materials inspired by modern art. The scale of this minimalist sculptural architecture as seen from a car is similar to drawing near to a Rothco, Stella, or Lewitt a in a gallery.



Mesa's zoning ordinance requires that architectural metal not cover more than 25% of the primary facade. Because these buildings are designed to be seen from at an angle from passing cars, there are 3 facades seen from the street: an entry facade, a primary facade, and a garage facade. The only metal on these facades is on the window and door frames, and flashing.

Mesa's zoning ordinance requests two kinds of primary materials, each covering 25% of the exterior walls. But nothing in modern aesthetics suggests a quota of material for beauty. Municipalities can aim to avoid bleak buildings, but Mesa must also avoid limiting architectural diversity by allowing for large unbroken facades similar to those found on new, celebrated buildings such as the Aga Khan Museum and Apple Stores. Alternate compliance requested.

This project's main street facade architecture is composed by framing landscape trees and capturing their shadows on its white, smooth stucco walls, with a dark triangular cut denoting the staircase inside, and its flat wood signage column.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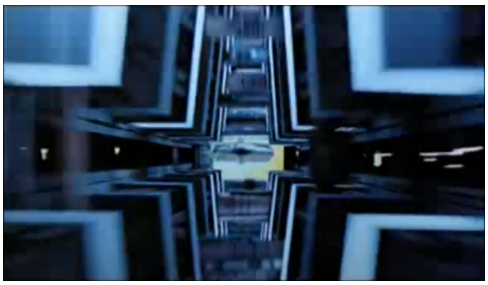
Garage canyons are similar to parking lots and structures, so while they must not be bleak, their size and shape should not require the reduction of the size and quality of the green spaces because little time is spent driving through these spaces. Staggering setbacks doesn't create superior design when it alters deliberate and unique architectural language.

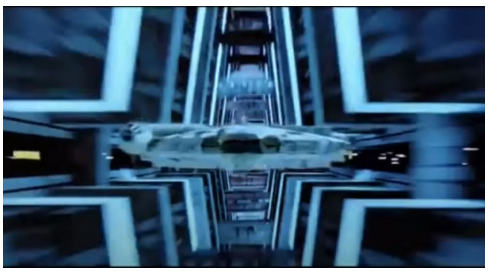
This project's interior streets are flanked by deliberately designed roof to floor fins that mimic the entry facade architectural language, break up the multiple garage doors, conceal/reveal plantings along the walls, and frame a cinematic space for drivers to travel. Mesa should seek more unique, sculptural spaces.

A few minimally staggered building walls create emphasis points that do not detract from the minimalist architecture that made The Alan such a success.

On the longest interior street the pavement is broken up between the clubhouse and tot lot with stamped concrete.

The garage doors have windows along one side to break up the long expanses of metal and add depth to their facades. The painted stucco line along the metal further breaks the garage door shape up.



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Project will comply with the basic development as described in the project narrative and as shown on the site plan, landscape plan, and building elevations submitted.

Project will comply with city requirements except as modified by this BIZ

Retention basins shall be designed per Section 11-33-6 of Mesa Zoning Code

Signs (detached and attached) require separate approval and permit for location, size, and quantity

**Vicinity Map with 1000' buffer for Community Meeting notification**