

**DEVELOPMENT DESIGN REVIEW
APPLICATION NARRATIVE FOR
The Homestead at Signal Butte
MESA, AZ
A 261 UNIT APARTMENT COMMUNITY**

May 5, 2026

LOCATION: NEAR SWC OF E RUBIDIUM AVE & S. SIGNAL BUTTE RD

DEVELOPER:

Evergreen

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DESIGN TEAM:

Architect:

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Landscape Architect:

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Attn: Dave Solysik, PE



Introduction

A. Project Overview

The subject property is located within the Eastmark planned community near the southwest corner of E. Rubidium Avenue and S. Signal Butte Road and encompasses approximately 11.74 gross acres of vacant land (the "Property") of which approximately 2.15 acres will be retail/commercial. The Property is currently zoned Planned Community (PC) located within Development Unit 5/6 South (DU5/6S). Land Use Group (LUG) District (D) may be applied in DU5/6S allowing the proposed use of Multi-Family.

The proposed development is a residential rental community that is current, relevant, and integral to Mesa's live, learn, work, and play community. The planned 261-unit luxury residential community is in proximity to Loop 202 and uniquely placed in a jobs-orientated core within the desirable Mesa submarket. The Project will appeal to working professionals, employees, and young families that desire a unique, amenity-rich, and pedestrian-friendly lifestyle near major employment hubs and distinctly local restaurants and retail. This project provides needed housing in an underserved area.

The luxury community will include a clubhouse with business and lounge area, swimming pool and spa, an outdoor lounge, barbeque areas, a fitness center, and recreation area. Other amenities provided around the property are the pet wash area, additional barbeque areas, covered seating areas, dog park, and a recreational gathering area.

Valet trash service will be provided for all residents. The service will begin in the evening and will be provided for 5 days a week. Valets will stop by each resident's door and pick up trash that has been left out and take it to the compactor.

B. Site Design

Building placement has been developed to interact with the streetscape and adjacent developments by varying the roof lines, styles, and orientations, providing spacious courtyards, amenities and landscape features, a variety of stories, and architectural detail.

As a multifamily residential community, enhanced amenities have been provided for the residents. The amenities include patio amenities with barbeque and seating areas, swimming

pool, an outdoor lounge, a dog area for dog owners, fitness center, and an indoor lounge area. Adjacent to many amenities is open space, which is also provided between buildings, creating enjoyable gathering areas for residents. The pedestrian walkways connect individuals to various areas of the site, buildings, and parking areas.

C. Parking

Per Section 6 of the Eastmark PC District we are seeking a minor modification to be approved by the Planning Director or designee for a parking ratio of 1.7 per unit for the proposed multifamily development. The proposed 1.7 parking spaces per dwelling unit is a more appropriate parking ratio based on the project's actual unit and bedroom make-up. The proposed parking ratio is also consistent with other jurisdictions in the Phoenix-area. For example, the City of Phoenix requires 1.5 parking spaces for one- and two-bedroom units; the City of Scottsdale requires 1.3 parking spaces for one-bedroom units and 1.7 parking spaces for two-bedroom units. Moreover, the City of Mesa has approved a similar 1.7 parking ratio for other multifamily developments in this area of Mesa. Thus, we respectfully request approval of this 1.7 parking spaces per dwelling unit for the proposed development finding that: the multifamily developer for this development approves/agrees with the proposed ratio/parking need, the development will be adequately served by the proposed parking, the need to provide an additional buffer/landscape setback along the southern boundary, meeting many of the goals and aspirations of the Eastmark PC District's vision as well as quality site design/open space/pedestrian connectivity, and will help minimize hard surfaces/heat gain in this area. The site will have a total of 444 residential parking spaces for a parking ratio of 1.7:1, which was provided as an administrative waiver by the city staff during the meeting on April 7th, 2026, and consists of open and covered spaces. Parking space dimensions are 8'-6" wide by 18'-0" long.

D. Vehicular Access and Circulation

A main entrance with full movement will be provided along E. Rubidium Avenue leading to guest parking in front of the clubhouse. A secondary shared driveway with the retail will be provided along the same road for full entry and exit. Per section 6 (J) of the Eastmark PC District, we are seeking a minor modification to be approved by the Planning Director or designee for a reduction of the required 50' setback on the commercial side to 38'-4" as the drive aisle serves as a secondary access drive and does not function as a cross-traffic drive aisle. A stop sign will be added on the commercial site. The drive aisle location has been coordinated to avoid

conflicts with parked vehicles on the multi-family site. This configuration provides improved overall circulation for the retail component, while still maintain the full 50' setback along the east half of the drive on the multi-family site.

E. Pedestrian Circulation

Pedestrian circulation is a key feature provided by the proposed site plan. Off-site access is provided via sidewalks along the local streets, and on-site pedestrian circulation is well-defined and interconnected between the different buildings and uses to ensure that those living in this community as well as those visiting the development have safe and convenient access throughout the property. Attention will be given to provide quality shade on pedestrian circulation connections.

F. Architectural Design & Theme

1. Building Massing and Articulation

The proposed project consists of luxurious apartments with three various apartment building types, one clubhouse building type, and one maintenance building type that are arranged as a group of various masses. The architectural theme is a modern contemporary style of different sized layered volumes, materials, and strategically placed linear horizontal elements to blend with the surrounding architecture theme within Eastmark.

The building masses are organized as a series of elements that include patios, and balconies; thereby adding a great deal of variety and visual interest to the elevations. Most of the buildings on the site are arranged around open spaces where residents may gather, these courtyards contain spacious and aesthetically pleasing environments with various amenities. The distinctive architecture features three stories with architectural elements at different elevations. The various elements of the development harmoniously blend a modern architectural style with color, form, and texture.

2. Building Materials

The project utilizes a large variety of materials. Included in our palette of materials are:

- Stucco system with various paint color options and a trim color
- Decorative metal railings, awnings, gates, and accents.
- Architectural exterior tile and masonry at select building locations, and throughout the site at amenity areas.

3. Unit Design

There are three dwelling unit types in the project. One of the unit types has one bedroom, one has two bedrooms, and one has three bedrooms. The development will include 123 one-bedroom units, 129 two-bedroom units, and 9 three-bedroom units, for a total of 261 units provided.

G. Compliance with Multifamily Design Standards

The Eastmark Owner Improvements Design Guidelines sets forth suggestions for residential development to encourage creative and innovative design techniques, quality, and merit. The multifamily development complies with the following:

1. Open Space

Private and common open space areas are provided as follows:

- Usable common open space and recreation area will meet minimum code requirements for the net site area.
- A private exterior open space shall be provided for each dwelling unit. Each private open space shall have a minimum area of 54 square feet and a minimum depth of 6'-0".

2. Site Circulation and Parking

Safe and convenient pedestrian circulation to and from parking lots throughout the development is provided. Parking canopy covers are architecturally integrated with the surrounding structures, i.e., color, materials.

3. Common Open Space Amenities

This site provides the following onsite amenities.

- One resort-style swimming pool with an entertainment area
- One enclosed community building at least 1,000 square feet.
- One fitness room.
- BBQ areas.
- Dog park
- Outdoor activity lawn area
- Outdoor game lawn area

4. Specific design attention areas

The design of courtyards and pedestrian areas will relate to "human scale." Common open spaces, rather than parking lots, will be used as central features. The specific design features incorporated into the design of the development are embraced by the developer as design elements that set their communities apart from other multifamily developments.

5. Energy conservation

The development provides shade on the south and west sides of buildings by overhang and/or trees and provide shade trees on the south and west side of streets. Types of building shading will be provided through recessed patios and balconies, roof overhangs, and the use of landscape. This project will also be sensitive towards "green design" by use of, energy star appliances, programmable thermostats, water efficient plumbing fixtures and landscaping, electric car charging stations at select areas around the site.

6. Landscaping

The Property is envisioned as a luxurious multi-family residential community set in a lush environment. The main entry off E. Rubidium Avenue greets residents and visitors with a landscape palette that reflects the quality and character of the community. This project will be designed with a modern desert landscape featuring authentic and natural materials that will be utilized along with a patterned landscape to accentuate the development. Decorative paving enhances the entry drive aisle, announcing the arrival into the community, adding to the pedestrian experience, and leading visitors and potential residents to the centrally located leasing center. A concerted effort has been made to provide convenient and comfortable pedestrian pathways throughout the site, providing access to the clubhouse and amenities, as well as to adjacent roadways and nearby retail amenities and services. A centralized community amenity area is prominently featured within the community and includes a variety of amenities that can be enjoyed by residents of all age groups. The main amenity area features a resort style pool, spa, and fitness center with decorative paving, elegant lighting, a central fire pit, pool side shade elements, and several seating and lounging areas. Finally, a generous dog park has been provided featuring a fenced turf area with shade trees and a closed in dog wash/grooming amenity near the dog park.

Overall, this project has been designed as an integrated whole, both functionally and aesthetically, to achieve a unique project identity that contributes to the high-quality residential

development within Eastmark and the City of Mesa. The overall site design creates a well landscaped, comfortable, and resort-like environment for residents and visitors of all ages.

7. Building Standards

Mechanical equipment is fully screened using parapet walls on the building elevations; they are concealed from view as an integral part of the building.

8. Lighting

Lighting will be compatible with the current Mesa Land Development Code; external lighting will be located and designed to prevent rays from being directed off the property upon which the lighting is located. The parking lot lighting will be mounted 18' AFG, measured from the bottom of the fixture or fixture lens to above finish grade.

H. Summary

A multi-family residential community at this location is the ideal use for this property with the growing job market in the surrounding area. The proposed multi-family residential community will provide additional and alternative housing opportunities to address the needs of the city and future employers. The proposed community will also provide the best transitional use between the surrounding commercial/industrial, the nearby major arterials, freeway, and the single family uses to the west and south. The architecture of the project fits well into the area by both complementing the existing building materials and colors, as well as incorporating modern elements into the design that respects the significance of the surrounding commercial development. The thoughtful design of the proposed project will be an attractive entry to the overall area and provide numerous benefits to Eastmark and the City of Mesa.