

Project Name and Address

The Grove on Main
435 E. Main Street

Primary Awardee

City Creek Reserve
Carl Duke, Vice President
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Category

Infill Construction

Nominator

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Description

The Grove on Main falls within the Temple Historic District which is located on the east end of the original square mile, situated between the neoclassic Arizona Temple, which broke ground in 1922 and the area just east of the original Mesa Townsite. The Arizona Temple is approaching its 100th year in existence and has undergone major renovations that started in 2018 which include major exterior improvements to the gardens and landscape areas on the grounds. The Visitor Center that existed on the north side of the Temple was removed.

City Creek assembled multiple commercial parcels that existed on the south side of Main Street between Mesa Drive and LeSueur that had either been neglected for years or had buildings that were previously demolished. An area of 4.5 acres was assembled and redeveloped into the Grove on Main, an impressive multi-family mixed-use project that totals almost 300,000 square feet with 243 units, with buildings that range from four-story to two-story and 14,000 square feet of commercial uses on the ground floor, all built over a 450-space underground parking garage. Above the garage podium are beautifully landscaped central courtyard and resort-style amenities.

There are three main buildings along Main Street. At the corner of LeSueur and Main Street is a four-story civic building that replaces the old Visitor's Center previously located at the Temple. It is a classic urban building, with a formal look, designed to be asymmetric based on Spanish modern character with clean lines. It is a cream color building with a GFRC exterior skin with a flat roof and pre-cast panels in some areas. Moving west on the site, is another four-story building with three story shoulders that is a traditional brick building with stucco. The building has a cream color with pre-cast details and terracotta color brick. It is designed to have a vertical rhythm in the openings of the building, the doors, and windows. There are inset patios, Juliet balconies, interior corridors, entry stoops, and door entries that provide a positive contribution to the streetscape. The building at the corner of Mesa Drive and Main Street is a four and three story classic urban character building with a bridge element that is setback from the façade and connects the two buildings. The building has hip roofs and flat roofs. It has modern detailing with traditional forms that mirror and complement the traditional forms in the neighborhood.

Additional redevelopment and renovations were performed within the neighborhood. Two story row homes, townhomes, garden court homes, a duplex, and two new single-story homes were also constructed along the southern end of the project. These renovations also included eight lots within the Historic District, seven of the lots had rental residences that were structurally deteriorated and unoccupied. Based on the historic surveys, seven of the homes were considered "Contributing property to the District", and one home had to be torn down. In this part of the Historic District, most of the lots were smaller, therefore it created opportunities for smaller bungalow type housing using architecture that maintained the character of the neighborhood.

Although the area of Mesa Drive and Main suffered from modern intrusions and the conversion of historic houses to commercial use. The Grove on Main worked to retain, restore, and preserve the original residential character by creating diverse residential unit sizes, comfortably scaled buildings with Mesa-authentic architectural character, that not only mirrors but also beautifully complements the existing architecture, landscaped streets, and gardens. They also created a space that mimics and transitions from bungalow and period Revival style homes in the original Mesa Townsite which was constructed over many decades and includes many architectural styles. This restoration, preservation, and rehabilitation of the Temple Historic area at Main and Mesa Drive is an outstanding example of how we can preserve Mesa's rich history and maintain historic character of neighborhoods.













