

**Tuesday, June 11, 2024
Virtual Platform
57 East 1st Street
4:30 PM**

A meeting of the Design Review Board was held at 4:30 p.m.

MEMBERS PRESENT:

Chair Scott Thomas
Vice Chair Dane Astle
Boardmember Paul Johnson
Boardmember Jeanette Knudsen*
Boardmember Justin Trexler
Boardmember Bell

MEMBERS ABSENT:

STAFF PRESENT:

Evan Balmer
Cassidy Welch
Kwasi Abebrese
Vanessa Felix

OTHERS PRESENT:

(* indicates Boardmember or staff participated in the meeting using audio conference equipment)

1 Call meeting to order.

Chair Thomas welcomed everyone to the meeting at 4:30 PM.

2 Consider the Minutes from the May 14, 2024 Design Review Board Meeting.

A motion to approve the Minutes from the May 14, 2024, Design Review Board Meeting was made by Boardmember Trexler and seconded by Boardmember Johnson.

Vote: 6 – 0

Upon tabulation of votes, it showed:

AYES – Thomas – Astle – Johnson – Knudsen – Trexler – Bell

NAYS – None

ABSENT– None

ABSTAINED – None

3 Discuss and provide direction on the following Preliminary Design Review cases:

3a DRB23-01008 - "Banner Desert Medical Emergency Department Lobby Expansion" (District 3). Within 1300 to 1400 blocks of South Dobson Road (west side). Located west of Dobson Road and south of Southern Avenue. (0.5± acres). Design Review for an existing medical facility. Banner Health System, Owner; Cunningham Group Architecture, Inc., Applicant.

Staff planner Kwasi Abebrese presented the case.

See attached presentation.

Staff planner Kwasi Abebrese summarized the case:

- Reallocate materials including stucco and CMU in the proposed building design.

3b DRB24-00339 - "Industrial Building Gateway Norte" (District 6). Within the 6900 block of East Via Northgate (north side). Located east of Power Road and north of Warner Road. (1.5± acres). Design Review for an industrial development. MAI Brothers Investments, LLC, Owner; Tim Rasnake, Archicon Architecture & Interiors, Applicant.

Staff planner Cassidy Welch presented the case.

See attached presentation.

Staff planner Cassidy Welch summarized the case:

- Provide full stone on yellow pop-outs as opposed to wainscot
- Provide dimensions return when changes in parapets
- Push site wall back 1-2 feet to read as separate
- Mimic jog from sides along the front

3c DRB24-00408 "SRP Flight Services Hangar" (District 5). Within the 4600 to 4700 blocks of East McKellips Road (north side). Located east of Greenfield Road on the north side of McKellips Road. (5± acres) Design Review for a hangar. DESERT JET CENTER LLC (LEASE)/P AND H HANGARS, Owner; Mike Smejkal, Stantec, Applicant.

Staff planner Evan Balmer presented the case.

See attached presentation.

Staff planner Evan Balmer summarized the case:

- No comments

- 4** **Adjournment:** Boardmember Johnson moved to adjourn the meeting and was seconded by Boardmember Trexler. Without objection, the meeting was adjourned at 5:06 PM.

Respectfully submitted,

Cassidy Welch, Senior Planner



DRB23-01008

BDMC Emergency Department Lobby Expansion

Kwasi Abebrese, Planner II

June 11, 2024



Request

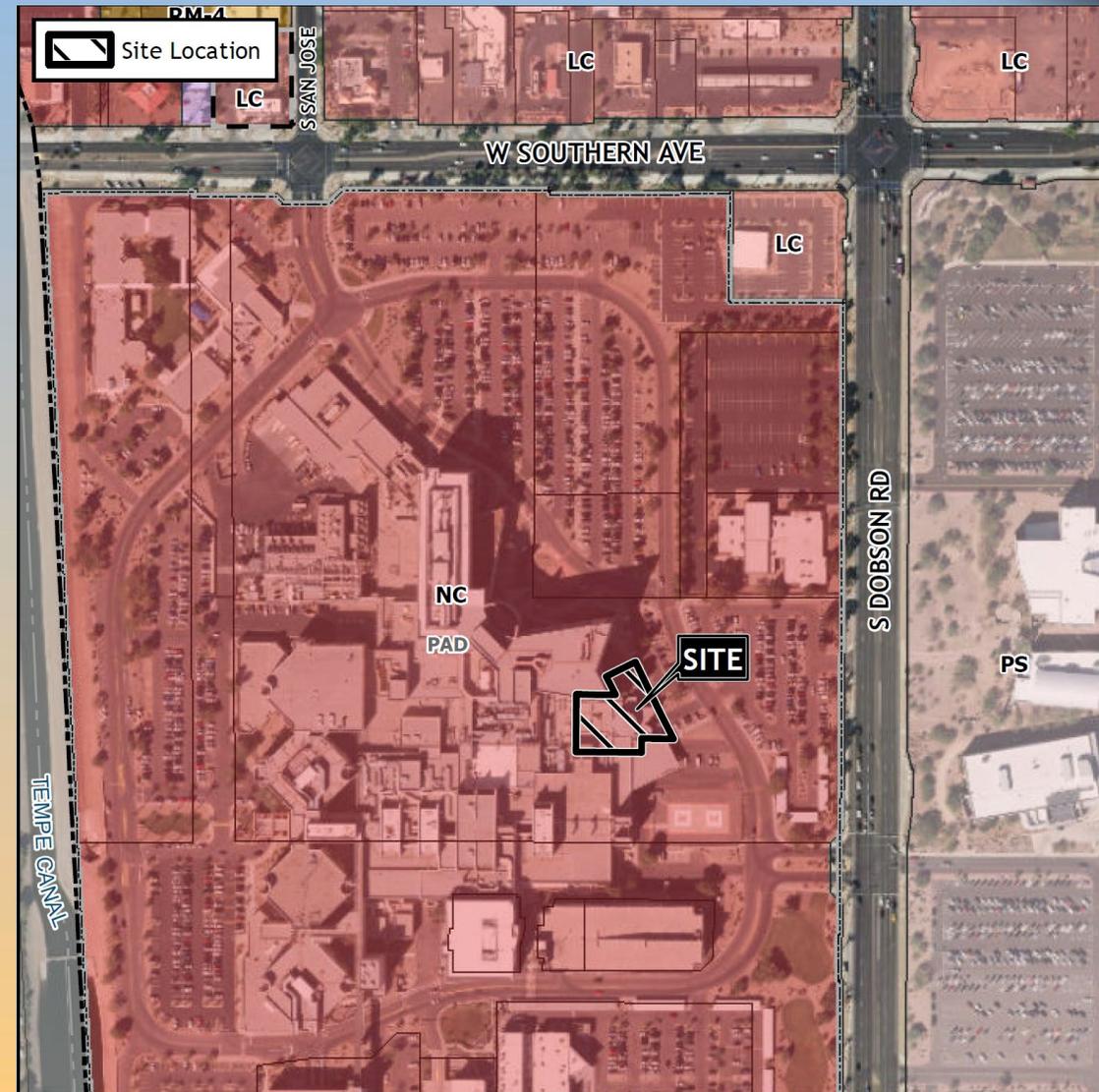
- Design Review
- To allow for the addition to an existing medical facility





Location

- West of Dobson Road
- South of Southern Avenue





Site Photo



Looking west towards the site from Dobson Road



Site Photo

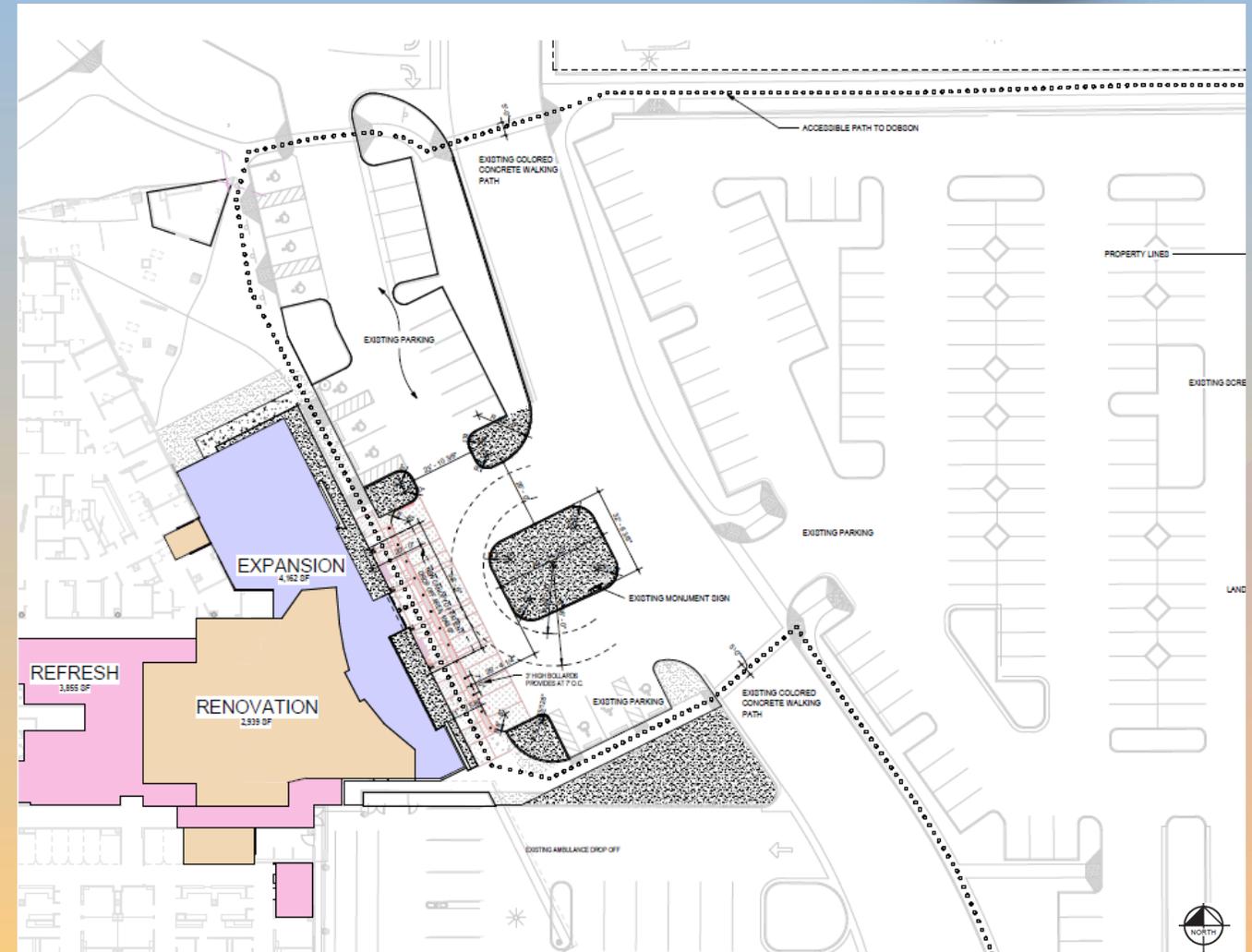


Looking west towards the site from an internal drive aisle



Site Plan

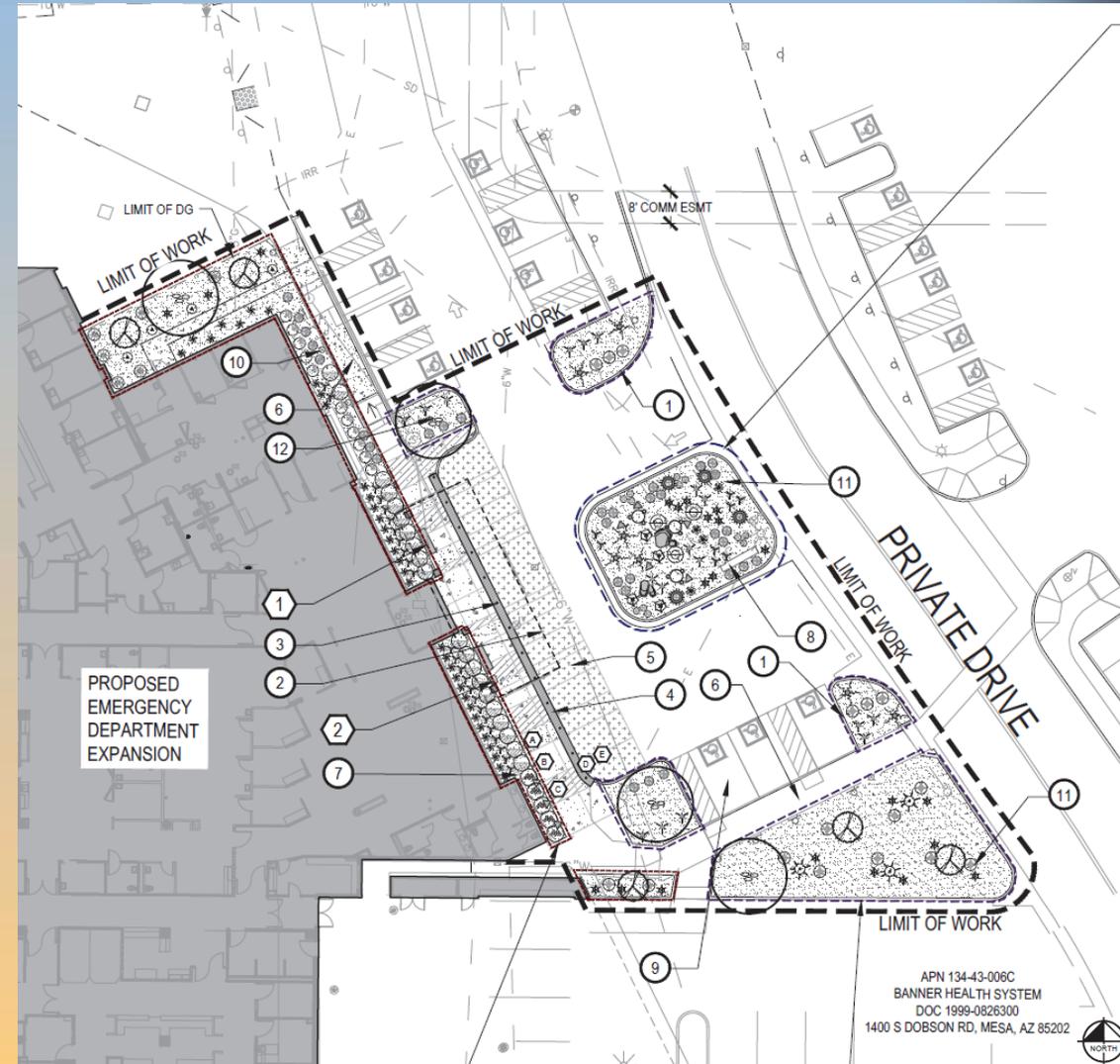
- Addition of an approximately 4,185 sq. ft. new area to existing building
- Proposed canopy in front of building at patient drop-off area
- Redesign of parking lot immediately adjacent to patient drop-off area





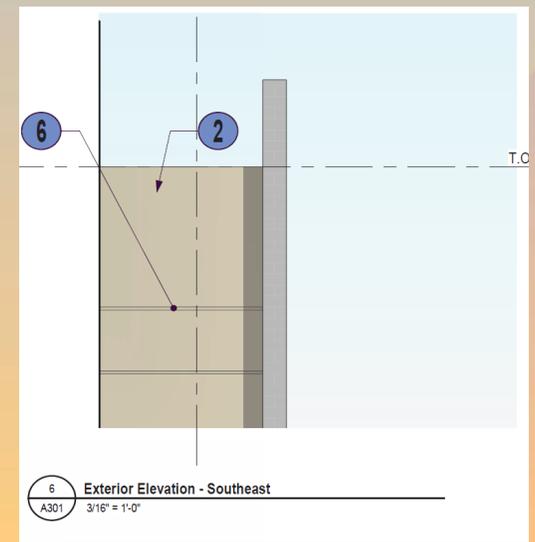
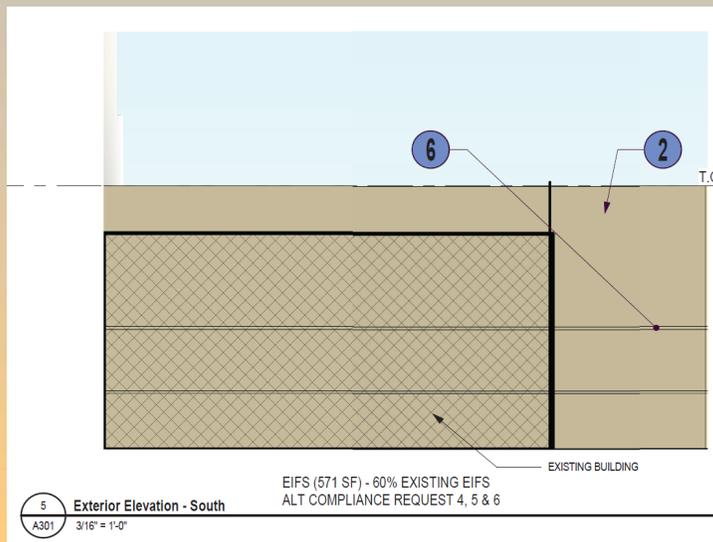
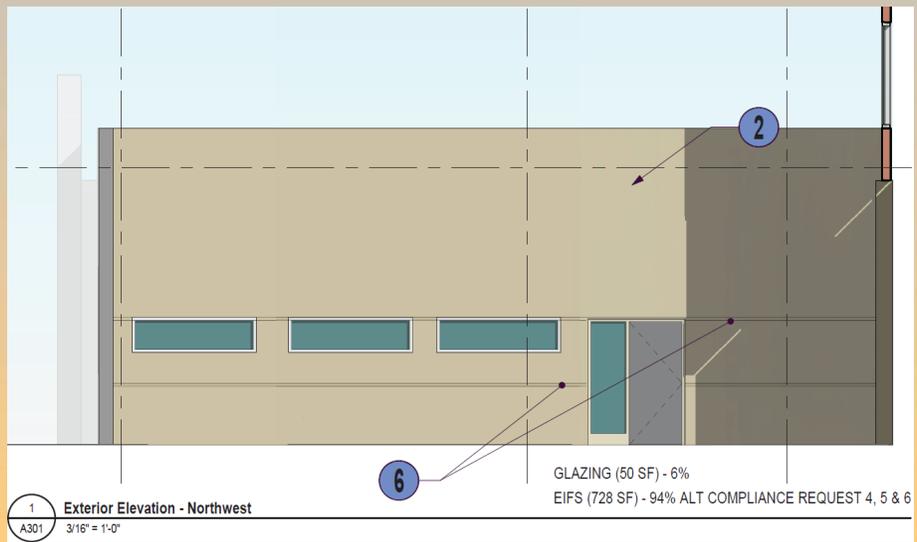
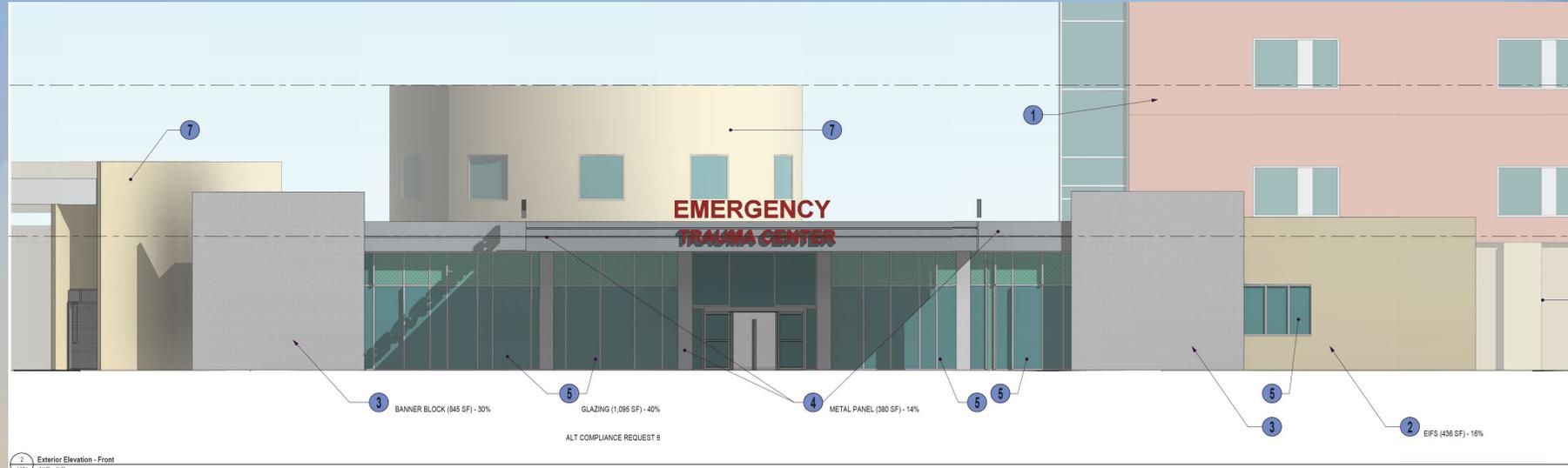
Landscape Plan

TREES	BOTANICAL / COMMON NAME	SIZE/TRUNK TYPE	CALIPER/ INSTALL SIZE	QTY
 	Prosopis glandulosa 'Thomless AZT' Thomless Honey Mesquite	36" BOX MULTI-TRUNK	HEIGHT: 10' WIDTH: 6" MIN. AT INSTALL CAL: 1.75-2.25 MIN	4
	Sophora secundiflora Texas Mountain Laurel	24" BOX MULTI-TRUNK	HEIGHT: 4' WIDTH: 3" MIN. AT INSTALL CAL: 0.75-1.0 MIN	5
SHRUBS	BOTANICAL / COMMON NAME	SIZE	MATURE HEIGHT & WIDTH	QTY
  	Leucophyllum zygophyllum 'Cimarron'™ Blue Ranger	5 GAL	3' x 3'	4
	Russelia equisetiformis Coral Fountain Grass	5 GAL	3' x 3'	4
	Tecoma stans stans 'Gold Star' Gold Star Yellow Bells	5 GAL	6' x 3'	6
GRASSES	BOTANICAL / COMMON NAME	SIZE	MATURE HEIGHT & WIDTH	QTY
 	Bouteloua gracilis 'Blonde Ambition' Blue Grama	5 GAL	1' x 1'	12
	Muhlenbergia capillaris 'Regal Mist' Regal Mist® Pink Muhly Grass	5 GAL	3' x 3'	11
ACCENTS	BOTANICAL / COMMON NAME	SIZE	MATURE HEIGHT & WIDTH	QTY
           	Agave murpheyi 'Rodney' Vangated Murphey's Agave	5 GAL	1' x 2'	4
	Aloe barbadensis Medicinal Aloe	5 GAL	2' x 2'	32
	Echinocactus grusonii Golden Barrel Cactus	5 GAL	2' x 2'	4
	Euphorbia antisiphilitica Candelilla Euphorbia	5 GAL	3' x 4'	3
	Fouquieria splendens Ocotillo	24" BOX	8' x 8'	7
	Hesperaloe funifera Giant Hesperaloe	5 GAL	6' x 5'	3
	Hesperaloe parviflora 'Yellow' Yellow Yucca	5 GAL	4' x 4'	18
	Pachycereus marginatus Mexican Fence Post Cactus	15 GAL, MULTI STEM	8' x 4'	3
	Pachycereus schottii f. Monstruosus Totem Pole Cactus	15 GAL, MULTI STEM	7' x 4'	5
	Pedilanthus macrocarpus Lady Slipper	5 GAL	4' x 3'	34
	Yucca pallida Pale Leaf Yucca	5 GAL	1' x 2'	22
	GROUND COVER	BOTANICAL / COMMON NAME	SIZE	MATURE HEIGHT & WIDTH
 	Lantana montevidensis Purple Trailing Lantana	5 GAL	2' x 4'	16
	Lantana x 'New Gold' New Gold Lantana	5 GAL	1' x 2'	32
	Setcreasea pallida Purple Spiderwort	5 GAL	1' x 5'	20





Elevations





Rendering





Rendering





Rendering





Colors and Materials





Alternative Compliance

- ✓ Materials. Facades shall incorporate at least 3 different materials
- ✓ Materials. No more than 50% of the façade may be covered with one single material



Findings

Staff is seeking your review and recommendation on the following:

- ✓ Proposed building elevations and landscape design
- ✓ Alternative Compliance requests

Staff welcomes any feedback



DRB24-00339

Industrial Building

Gateway Norte

Cassidy Welch, Senior Planner

June 11, 2024



Request

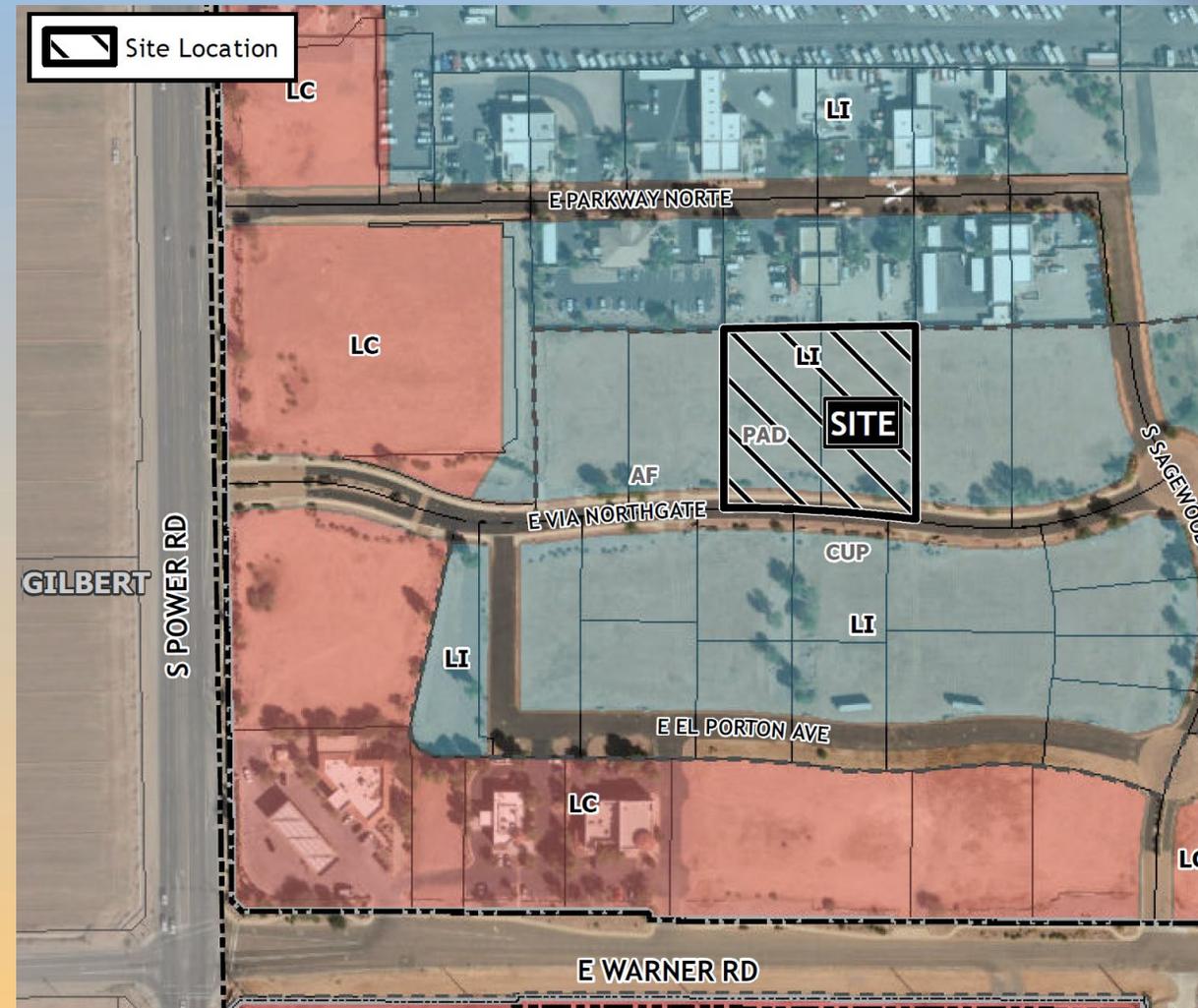
- Design Review
- To allow for an industrial development





Location

- North of Warner Road
- East of Power Road





Site Photos

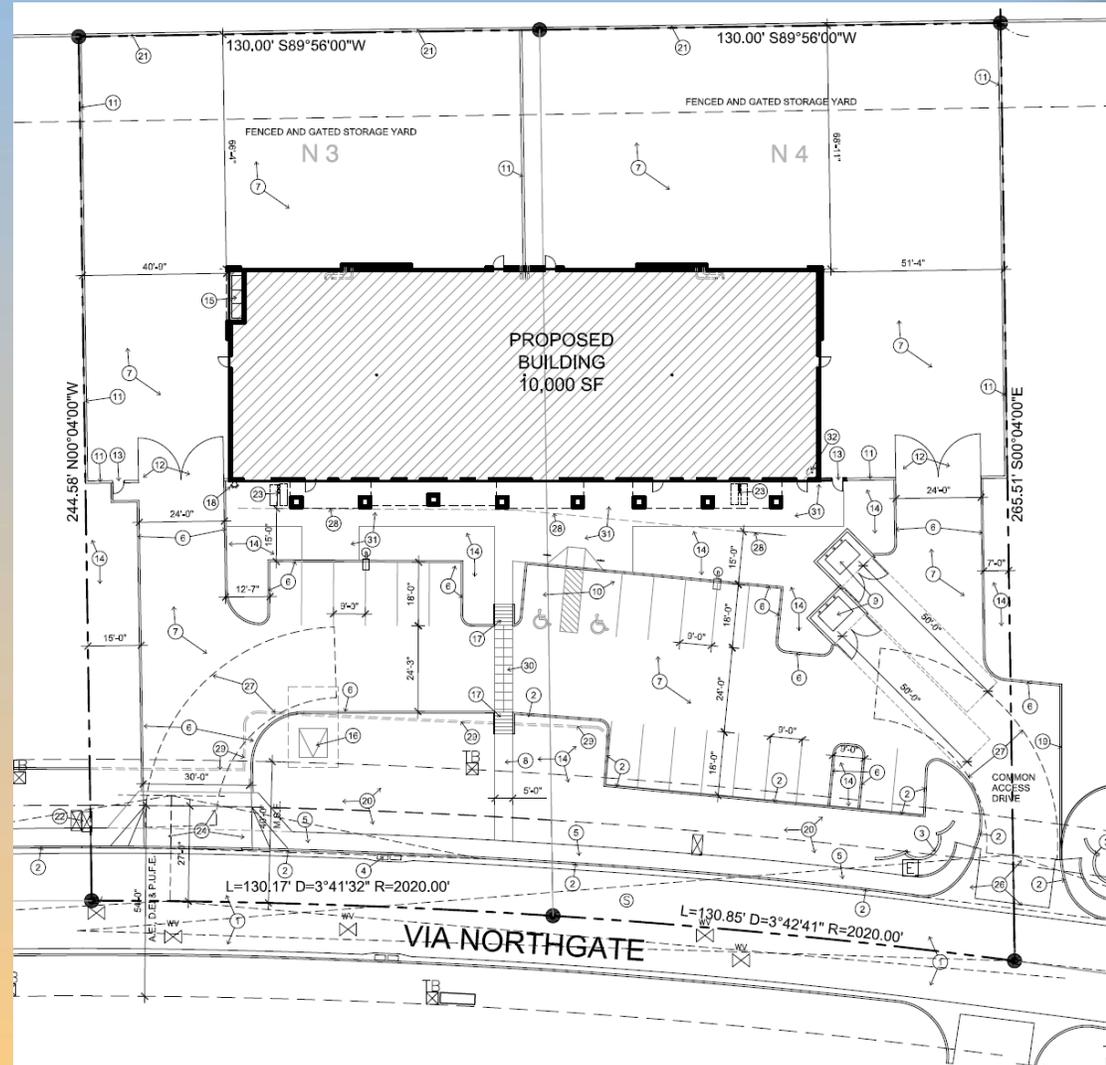


Looking north towards the site



Site Plan

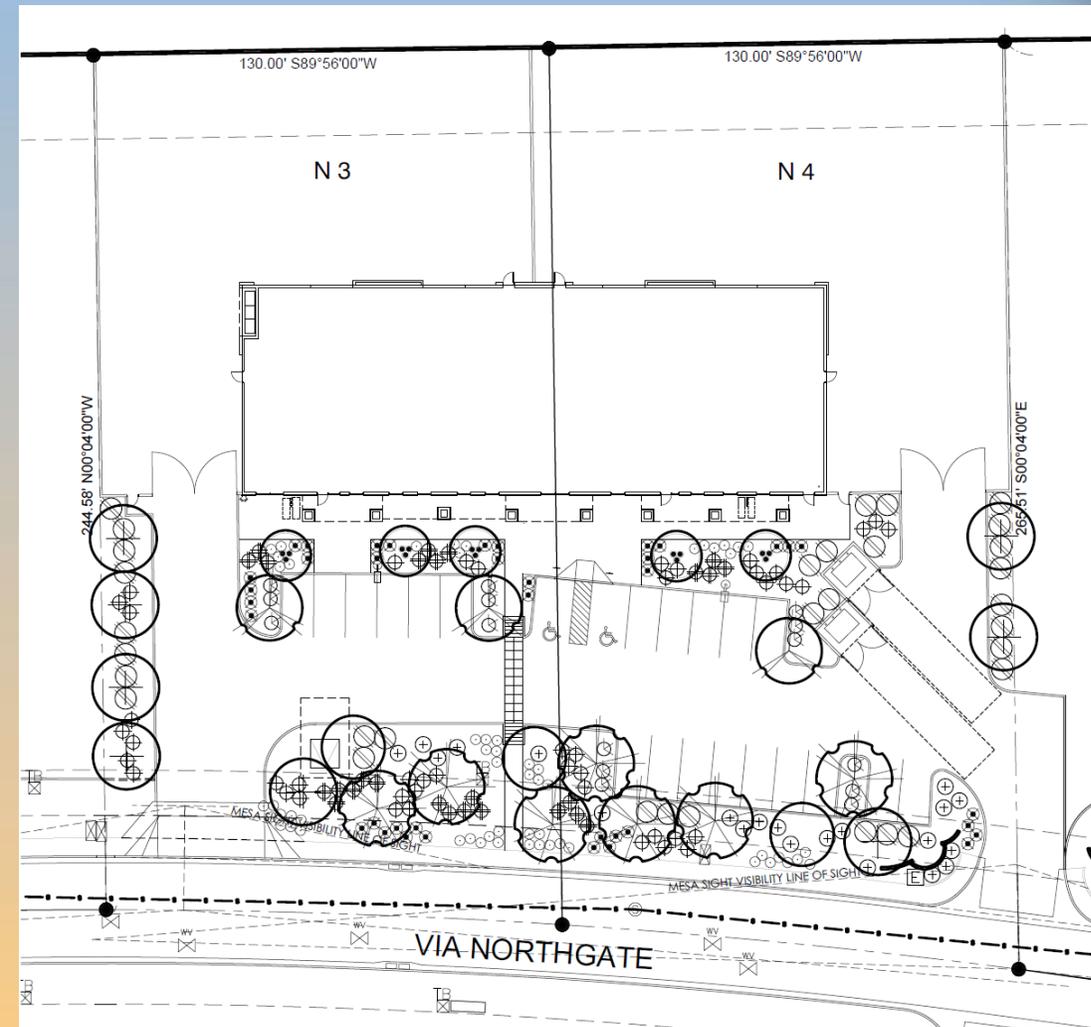
- New 10,000 SF building
- 19 spaces required, 22 space provided
- Access from Via Northgate





Landscape Plan

LANDSCAPE LEGEND	
	CERCIDIUM 'HYBRID' DESERT MUSEUM PALO VERDE 24" BOX 6.5T, 4.5W (7)
	CAESALPINIA CACALACO CASCALOTE 36" BOX (MULTI) 6T, 4W (5)
	QUERCUS VIRGINIANA LIVE OAK 36" BOX, 7T, 4W (3)
	ACACIA SALICINA WILLOW ACACIA 24" BOX (8)
	TECOMA 'ORANGE JUBILEE' ORANGE JUBILEE 5 GALLON (32)
	RUELLIA PENINSULARIS BAJA RUELLIA 5 GALLON (15)
	HESPERALOE PARVIFLORA RED YUCCA 5 GALLON (45)
	DASYLIRION WHEELERII DESERT SPOON 5 GALLON (27)
	ROSEMARINUS PROSTRATA TRAILING ROSMARY 5 GALLON (38)
	LANTANA MONTEVIDENSIS 'GOLD MOUND' 1 GALLON (57)
1/2" SCREENED PINK CORAL DECOMPOSED GRANITE (MATCHING EXIST.) 2" DEPTH IN ALL LANDSCAPE AREAS	
EXIST. LANDSCAPE	
	EXISTING TREE PROTECT FROM CONSTRUCTION
	EXISTING SHRUB PROTECT FROM CONSTRUCTION





Renderings





Renderings



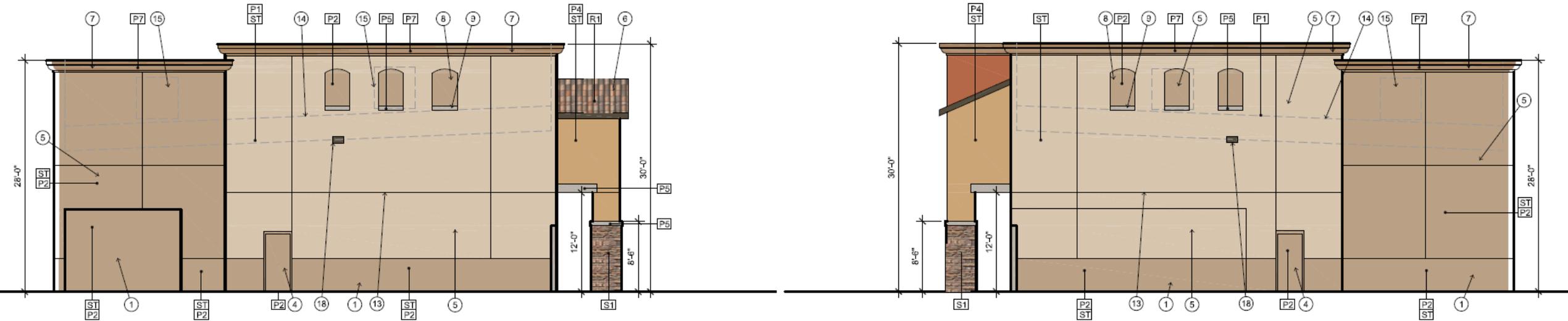


Renderings





Elevations





Material Board



S1
Stone Veneer – Cornado Stone
Old World LedgeStone – Burnt Oak



R1
Roof Tile – Sand Cast Clay Tile
Pinto Blend



P1
Dunn Edwards
Exclusive Ivory-DE6191



P2
Sherwin Williams
Latte SW6108



P3
Sherwin Williams
Reynard SW6348



P4
Sherwin Williams
Vintage Gold SW9024



P5
Sherwin Williams
Requisite Gray SW7023



P6
Sherwin Williams
Enduring Bronze SW7055



P7
Sherwin Williams
Almond Roca SW9105



Alternative Compliance

- Vary building height, providing at least 2 changes in height
- Facades shall incorporate at least 3 different and distinct materials
- No more than 50% of each façade may be covered in one material



Findings

Staff is seeking your review and recommendation on the following:

- ✓ Proposed building elevations and landscape design
- ✓ Alternative compliance requests

Staff welcomes any feedback



DRB24-00408

SRP Hangar at Falcon Field



Request

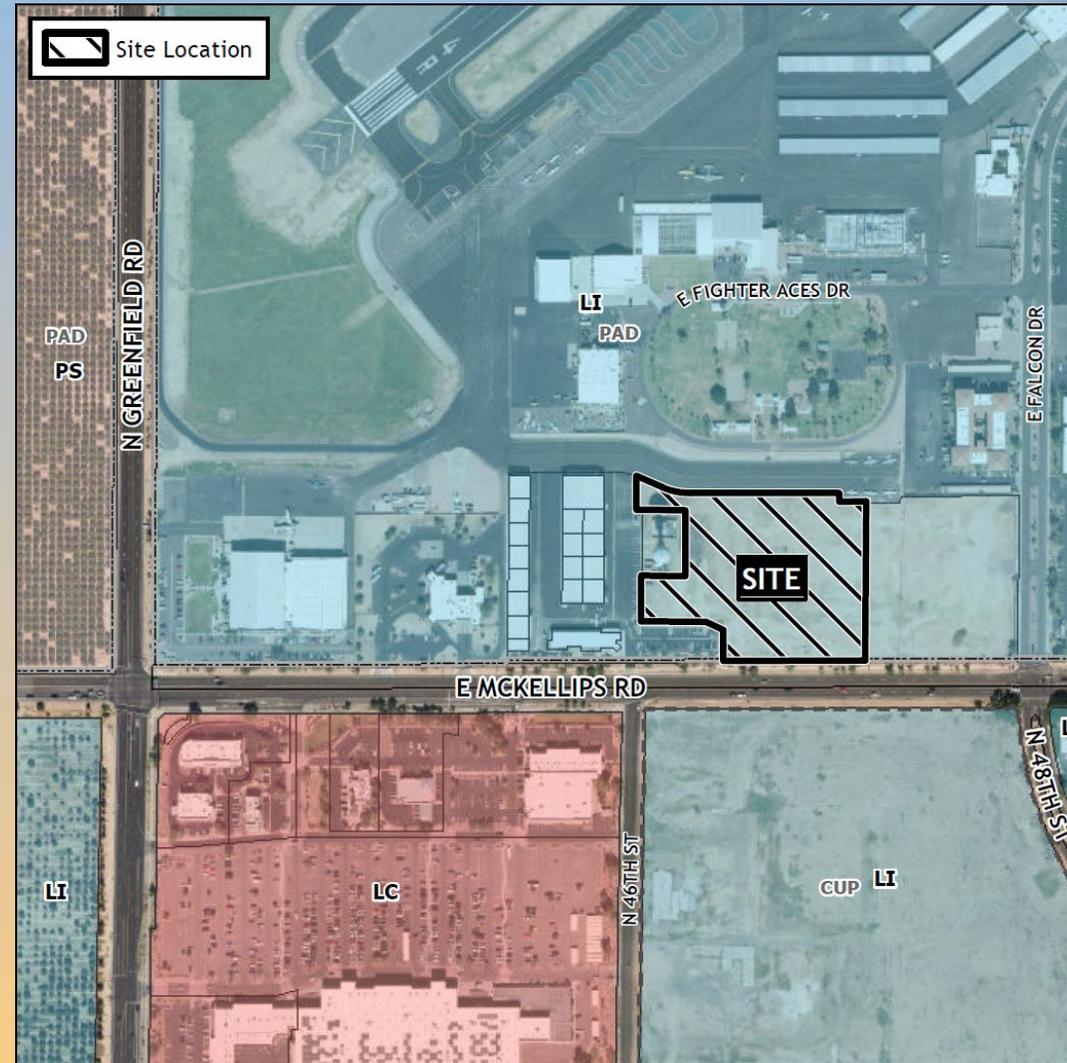
- Design Review
- To allow for a hangar





Location

- East of Greenfield Road
- North of McKellips Road





Site Photo

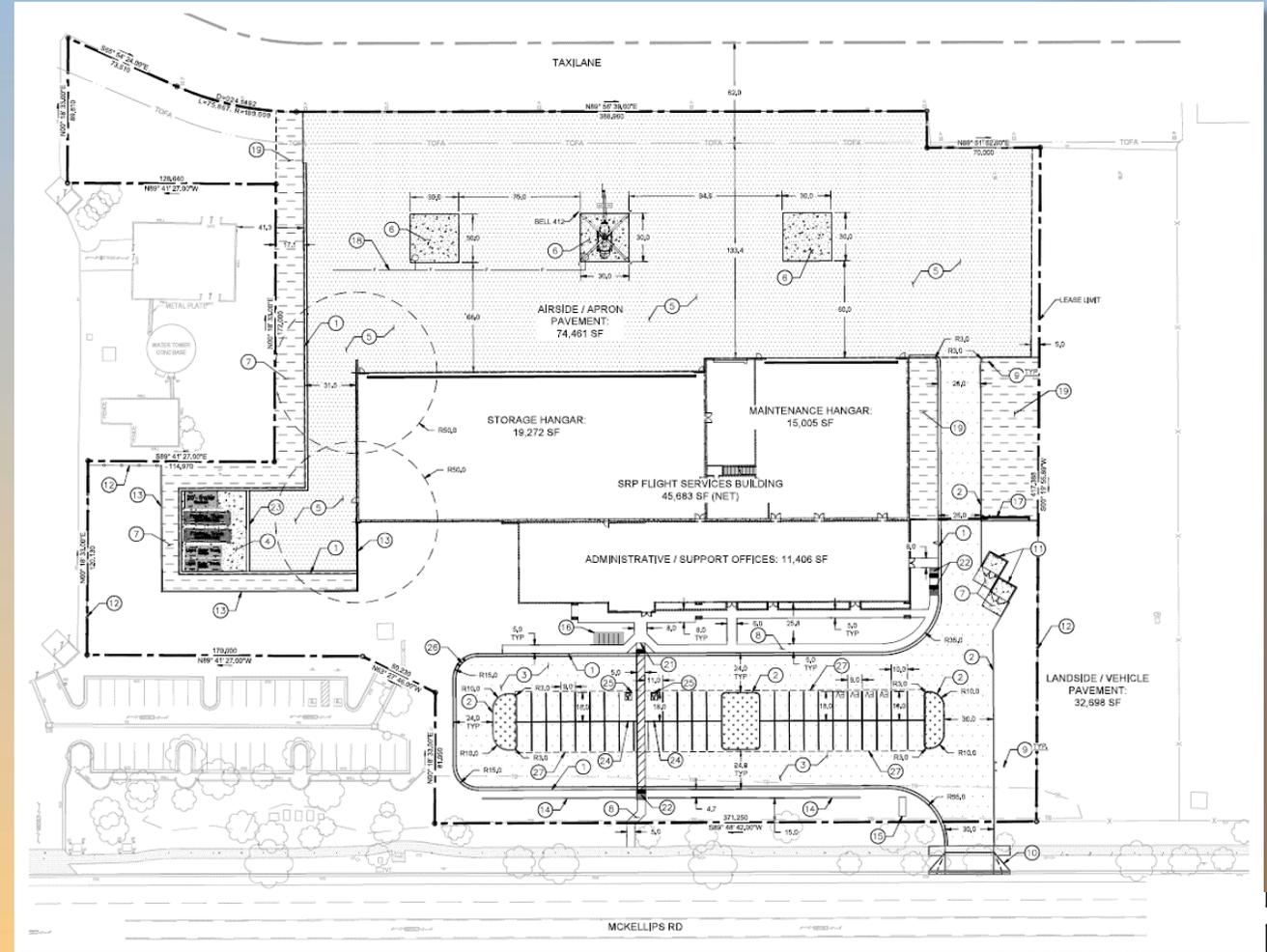


Looking north from McKellips Road



Site Plan

- Hangar proposed for Falcon Field
- Vehicular access to the site is provided from McKellips Road
- 44 parking spaces provided





Landscape Plan

MASTER PLANT SCHEDULE						
TREES * TREES SHALL MEET MINIMUM CALIPER SIZE OR WILL BE REJECTED-BOX SIZE LISTED IS FOR REFERENCE ONLY ** PER TABLE 11-33-2-E C.O.M. TITLE 11, ARTICLE 4, CHAPTER 33 *** MIN. STD TRUNK HEIGHT SHALL BE 3' ABOVE ROOTBALL						
SYMBOL	QTY	BOTANICAL NAME / COMMON NAME	MIN. CONTAINER SIZE *	MIN. CALIPER	MIN. SIZE HT./W.D.	** CREDIT SF MATURITY SIZE
	3	ACACIA SALICINA / WILLOW ACACIA	24" BOX	1.25"	6"x3.5" STD	100SF 30'x15' (EVERGREEN)
	7	CAESALPINIA CALCALADO "SMOOTHIE" CASALDIE (THORNLESS VARIETY)	25 GAL OR 24" BOX	1.25"	***8'x1' SEMI-STD	50SF 20'x20"
	6	CHILOPSIS LINEARIS "BURGUNDY" OR OTHER COLOR OF SIMILAR SIZE DESERT WILLOW	24" BOX	1.25"	***4'x1' SEMI-STD	50SF 20'x20"
	9	PARKINSONIA (CERODIUM) PRAECOX PALO BREA	24" BOX	1.25"	***6'x1.5' SEMI-STD	50SF 25'x25' (SHADE TREE)
	4	PROSPERIS X SEEDLESS "AZT" SEEDLESS HYBRID MESQUITE	24" BOX	1.25"	***6'x1.5' SEMI-STD	50SF 30'x30" (SHADE TREE)
	2		36" BOX	2.5"		

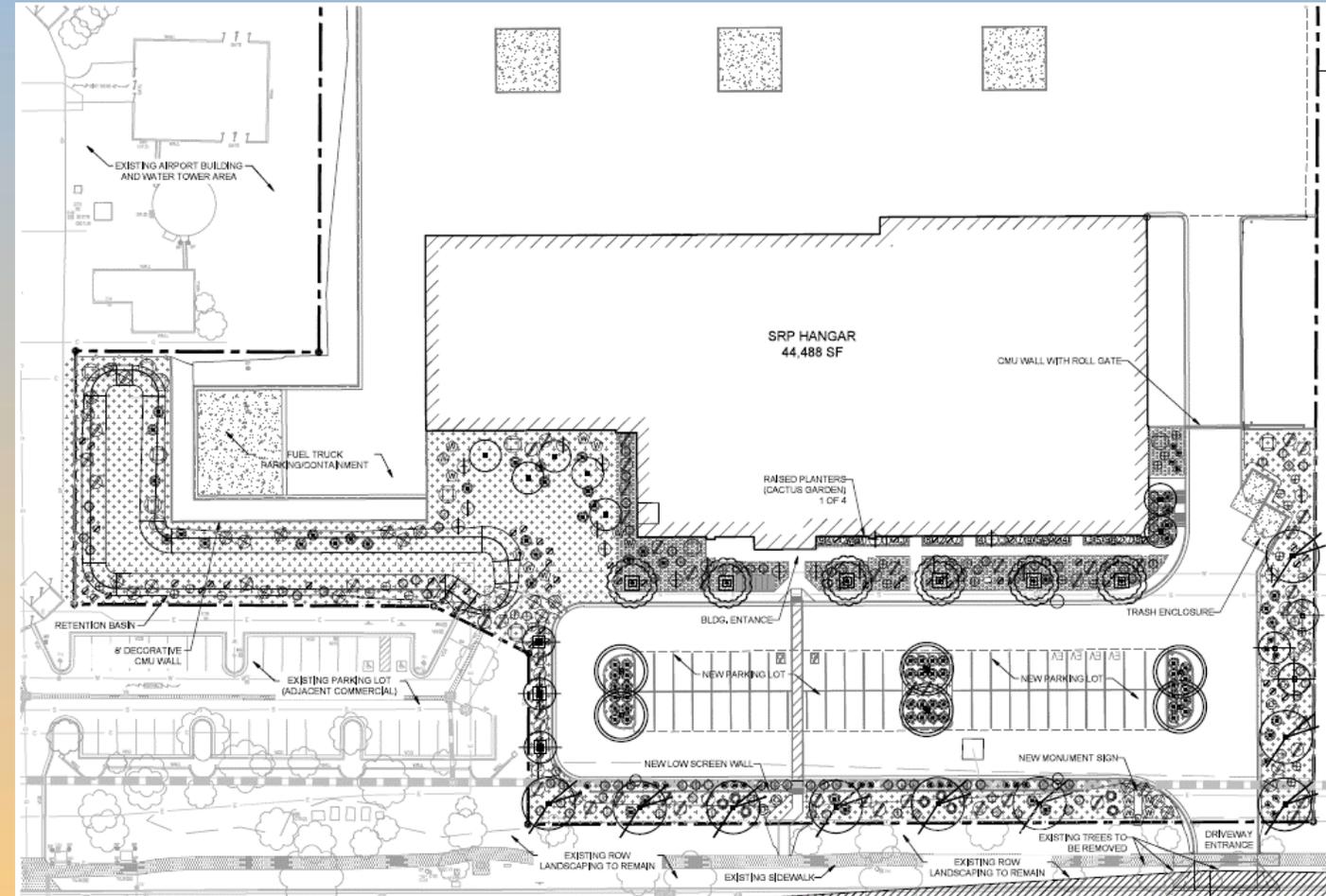
SHRUBS						
SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	MINIMUM SIZE (HT./W.D.)	** MATURE SIZE (HxW)/CREDIT SF
	59	CHRYSACTINIA MEXICANA	DAMIANITA	5 GAL	8"x8"	12'x18'/10SF
	15	CASTURJON WHEELERI	DESERT SPOON	5 GAL	8'x12"	3'x5'/10SF
	6	EREMOPHILA HYDROPHILA "BLUEBELLS"	BLUEBELLS OR BLUE FLM BUSH	5 GAL	10'x12"	4'x5'/25SF
	8	EREMOPHILA GLABRA SSP CAENDIA "WINTER BLAZE" (S)	WINTER BLAZE EREMOPHILA	5 GAL	12'x12"	3'x4.5'/10SF
	19	EUPHORBIA ROIDA	COFFEE PLANT	5 GAL	12'x12"	3'x4.5'/25SF
	84	HESPERALOE X PERRU PP#21728	PINK PARADE YUCCA (S)	5 GAL	12'x12"	4'x4'/25SF
	38	JUSTICIA CALIFORNICA	CHUPAROSA	5 GAL	12'x12"	4'x4'/25SF
	53	LEUCOPHYLLUM LANGMANNAE "RED BRAND"	TEXAS SAGE	5 GAL	10'x10"	4'x5'/25SF
	27	RUELLIA BRITANNICA	PURPLE RUPELLIA	5 GAL	8'x8"	3'x3'/10SF
	12	TECOMA STANS	YELLOW BELLS	5 GAL	14'x12"	8'x8'/25SF

GROUNDCOVERS						
SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	MINIMUM SIZE (HT./W.D.)	** MATURE SIZE (HxW)/CREDIT SF
	80	EREMOPHILA GLABRA WINGENOW GOLD (S)	OUTBACK SUNRISE EMU	5 GAL	10'x10"	2.5'x5'/25SF
	34	LANTANA MONTIVIRENSIS "YELLOW TRAILING"	TRAILING LANTANA	5 GAL	10'x10"	2.5'x5'/25SF

CACTUS/AGAVE PLANTERS						
SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	MINIMUM SIZE (HT./W.D.)	** MATURE SIZE (HxW)/CREDIT SF
	2	AGAVE AMERICANA X MEXICANA ALBA	CENTER STRIPE CENTURY PLANT	5 GAL		4'x4'
	3	AGAVE GEMINFLORA	TWIN FLOVERED AGAVE	5 GAL		3'x3'
	3	AGAVE OVATIFLORA "FROSTY BLUE"	WHALES TONGUE AGAVE	5 GAL		3'x4'
	3	ALOE X "BLUE ELF"	BLUE ELF ALOE	5 GAL		1'x2'
	2	ECHINOCHATUS GRISONII	GOLDEN BARREL CACTUS	5 GAL		2'x2'
	5	ECHINOCHATUS ENGLERIANI	HEXAGON CACTUS	5 GAL		1'x1'
	3	OPUNTIA BICOLOR	TEDDY BEAR CHOLLA	5 GAL		4'x3'
	2	OPUNTIA VIOLEACEA "SANTA RITA"	SANTA RITA PRICKLY PEAR	5 GAL		4'x4'
	3	TRICHOCEBUS TERSEGGOKI	SAN PEDRO CACTUS	5 GAL		10'x3'

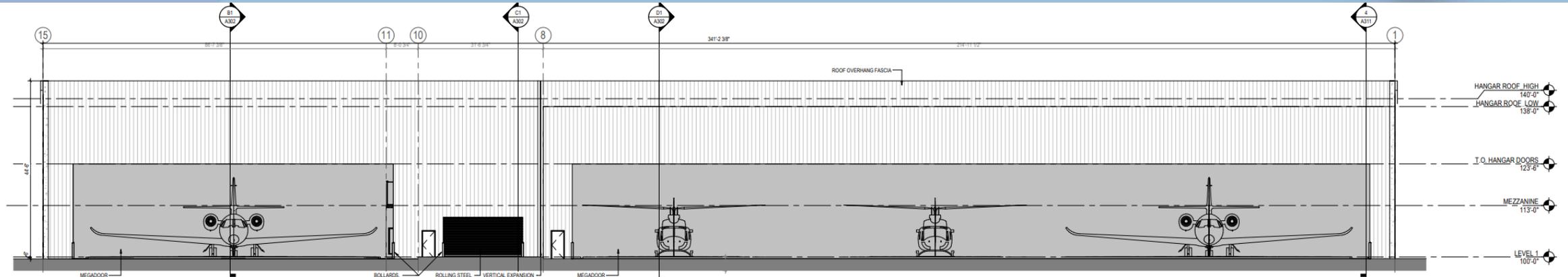
LANDSCAPE INFORMATION						
SYMBOL	QTY	DESCRIPTION	CONTAINER SIZE	MINIMUM SIZE (HT./W.D.)	** MATURE SIZE (HxW)/CREDIT SF	NOTES
	2	AGAVE AMERICANA X MEXICANA ALBA	5 GAL		4'x4'	
	3	AGAVE GEMINFLORA	5 GAL		3'x3'	
	3	AGAVE OVATIFLORA "FROSTY BLUE"	5 GAL		3'x4'	
	3	ALOE X "BLUE ELF"	5 GAL		1'x2'	
	2	ECHINOCHATUS GRISONII	5 GAL		2'x2'	
	5	ECHINOCHATUS ENGLERIANI	5 GAL		1'x1'	
	3	OPUNTIA BICOLOR	5 GAL		4'x3'	
	2	OPUNTIA VIOLEACEA "SANTA RITA"	5 GAL		4'x4'	
	3	TRICHOCEBUS TERSEGGOKI	5 GAL		10'x3'	

LANDSCAPE ROCK GROUNDCOVER						
KEY	DESCRIPTION	KEY	DESCRIPTION	KEY	DESCRIPTION	NOTES
	ROCK TYPE A 3/4"-IN SCREENED DECOMPOSED GRANITE COLOR: GOLD, DEPTH 2"-IN 36,440 SF		ROCK TYPE B 3/4"-IN SCREENED DECOMPOSED GRANITE COLOR: APACHE BROWN, DEPTH 2"-IN 5,130 SF		ROCK TYPE C 3/4"-IN SCREENED DECOMPOSED GRANITE COLOR: APACHE BROWN, DEPTH 2"-IN 5,130 SF	

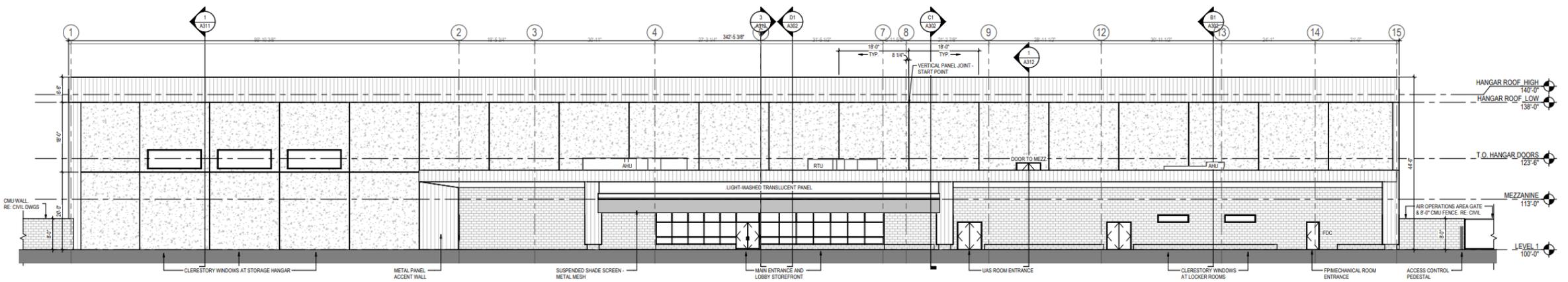




Building Elevations



D1 NORTH ELEVATION
A201 3/32" = 1'-0"



C1 SOUTH ELEVATION
A201 3/32" = 1'-0"



Site Rendering





Site Rendering





Colors and Materials



field color
CONC-1
Description: Integrally colored insulated concrete tilt-up panels.
Manufacturer: Silbman Colors
Field Color: Alabaster
Finish: smooth finish
*Aircraft Silhouettes created by reveals set into tilt-up walls, lighter color as shown created by sand blasted surface treatment



MP-1
Description: Aluminum metal panel rainscreen assembly
Color: ValsparFluoroon Classic II 309C0724 Mica Grey
Size: 10' wide flat panels



tinted glazing (transparent & spandrel)
aluminum storefront frame (clear anodized)

GL-1
Description: Insulated glazing unit in clear anodized aluminum frame
Manufacturer: Vitro / Kawneer
Color: Tinted glazing, Solarban 70(2) / Solexia



Southwest perspective, flight graphics integrated into tilt-up wall panels (final graphics TBD)



CMU-1
Description: Integrally colored ground face masonry with center score.
Manufacturer: Trendstone
Color: Palo Verde



ACRY-1
Description: Colored acrylic panel at main entry. (Translucent - with back or top lighting)
Manufacturer: Acrylite
Color: Blue 5180-4



PERF-1
Description: Perforated panels at front canopy
Manufacturer: MoNichols
Color: Clear Anodized Aluminum



WD-1
Description: Wall and soffit accent panels (metal panel with simulated wood grain pattern) at front entrance
Manufacturer: StoneWood
Color: Ashville Cherry



Southeast Perspective - looking at main entrance



Colors and Materials



Northeast Perspective



MP-1
Description: Aluminum metal panel rainscreen assembly
Color: ValsparFluorpon Classic II 399C8724 Mica Grey
Size: 16" wide flat panels



CONC-1
Description: Integrally color insulated concrete tilt-up panels.
Manufacturer: Solomon Colors
Field Color: Alabaster
Finish: smooth finish
*Microslit Silhouettes created by reveals, set into tilt-up walls, lighter color as shown created by sand blasted surface treatment



Northwest Perspective



GL-1
Description: Insulated glazing unit in clear anodized aluminum frame
Manufacturer: Vitro / Kawneer
Color: Tinted glazing, Solarban 70(2) / Solexia



Alternative Compliance

- ✓ Materials. Facades shall incorporate at least 3 different materials
- ✓ Materials. No more than 50% of the façade may be covered with one single material



Findings

Staff is seeking your review and recommendation on the following:

- ✓ Proposed building elevations and landscape design
- ✓ Alternative Compliance for building materials

Staff welcomes any feedback