

**Tuesday, September 10, 2024  
Virtual Platform  
57 East 1<sup>st</sup> Street  
4:30 PM**

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

**MEMBERS PRESENT:**

Chair Dane Astle  
Vice Chair Justin Trexler  
Boardmember Scott Thomas  
Boardmember Paul Johnson  
Boardmember Kyle Bell  
Boardmember Ryan Circello  
Boardmember Denise Dunlop

**MEMBERS ABSENT:**

**STAFF PRESENT:**

Evan Balmer  
Cassidy Welch  
Mallory Ress  
Jennifer Merrill  
Charlotte Bridges  
Joshua Grandlienard  
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 Election of Design Review Board Officers:**

**a. Chair** – Vice Chair Astle was nominated as the new Chair by Boardmember Trexler, second by Boardmember Johnson and passed unanimously.

**Vote: 7 – 0**

Upon tabulation of votes, it showed:

AYES – Astle – Trexler – Thomas – Johnson – Bell – Circello – Dunlop

NAYS – None

ABSENT– None

ABSTAINED – None

- b. Vice Chair** – Boardmember Trexler was nominated as the new Vice Chair by Chair Astle, seconded by Boardmember Johnson and passed unanimously.

**Vote: 7 – 0**

Upon tabulation of votes, it showed:

AYES – Astle – Trexler – Thomas – Johnson – Bell – Circello – Dunlop

NAYS – None

ABSENT– None

ABSTAINED – None

**3 Consider the Minutes from the August 13, 2024, Design Review Board Meeting.**

A motion to approve the Minutes from the August 13, 2024, Design Review Board Meeting was made by Boardmember Thomas and seconded by Vice Chair Trexler.

**Vote: 7 – 0**

Upon tabulation of votes, it showed:

AYES – Astle – Trexler – Thomas – Johnson – Bell – Circello – Dunlop

NAYS – None

ABSENT– None

ABSTAINED – None

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

- 4a DRB24-00701 - "Downtown Revitalization - 150 W Main" (District 4).** Within the 100 to 200 blocks of West Main Street (north side). Located east of Country Club Drive on the north side of Main Street. (0.2± acres). Design Review for the removal of the colonnade and construction of façade improvements. Bryce Albretsen, City of Mesa, Applicant; Tibby Investment CO, Owner.

**Staff planner Mallory Ress presented the case.**

See attached presentation.

**Staff planner Mallory Ress summarized the case:**

- Replace the canvas shade material with a suitable alternative to ensure longevity
- Provide a smaller span of the canvas shade sections for improved longevity; confirm warranty timeframe of product type
- Review the area of the baseplate for the steel structure and ensure a tripping hazard is not present
- Concern over temporary nature of shade system
- Watch transitions from the thin brick veneer to the adjacent stucco

- Use the brick over the window lintels and utilize the corner version of brick veneer where needed
- Watch transitions at the adjacent colonnades

**4b DRB24-00702 - "Downtown Revitalization- 104 W Main" (District 4).** Within the 100 to 200 blocks of West Main Street (north side). Located east of Country Club Drive on the north side of Main Street. (0.1± acres). Design Review for the removal of the colonnade and construction of façade improvements. Bryce Albretsen, City of Mesa, Applicant; Main & Macdonald LLC, Owner.

**Staff planner Mallory Ress presented the case.**

See attached presentation.

**Staff planner Mallory Ress summarized the case:**

- Strongly consider including 108 W Main as a part of the project: at a minimum paint, patch, and repair 108 W Main
- Provide a bracketed color palette for the under-colonnade lighting

**4c DRB24-00703 - "Downtown Revitalization - 137 W. Main" (District 4).** Within the 100 to 200 blocks of West Main Street (south side). Located east of Country Club Drive on the south side of Main Street. (0.3± acres). Design Review for the removal of the colonnade and construction of façade improvements Bryce Albretsen, City of Mesa, Applicant; DT MESA HOLDCO II LLC, Owner.

**Staff planner Jennifer Merrill presented the case.**

See attached presentation.

**Staff planner Jennifer Merrill summarized the case:**

- Provide a larger canopy on the front elevation
- Provide the underside of the canopy in a brown metal, rather than wood pattern
- Raise the canopy on the west elevation to 9'-10" to the underside
- Restore the can lights along the curved element and provide as functional
- Keep the murals under the new sconces
- Add shade trees in the tree wells; replace palm trees with shade trees

**4d DRB24-00719 - "Downtown Revitalization - 136 W Main" (District 4).** Within the 100 to 200 blocks of West Main Street (north side). Located east of Country Club Drive on the north side of Main Street. (0.2± acres). Design Review for the removal of the colonnade and construction of façade improvements. Bryce Albretsen, City of Mesa, Applicant; Pomeroy Family Building LLC, Owner.

**Staff planner Mallory Ress presented the case.**

See attached presentation.

**Staff planner Mallory Ress summarized the case:**

- Ensure that the metal storefronts and general finish relate to each other
- Remove the additional window canopies where windows do not exist
- Provide a deeper shade canopy; 7' is not deep enough to provide good shade
- Remove the palm tree and replace with a shade tree that is appropriate for an urban environment
- Consider installing a mural at the blank east façade in the future

- 4e DRB23-00770 - "The Five Six" (District 2).** Within the 100 block of North 56th Street (east side) and within the 100 block of North 57th Street (west side). Located west of Recker Road and north of Main Street. (1± acres). Design Review for a multiple residence development. Tim Boyle, Atmosphere Architects, Applicant; Johnstar LLC, Owner.

**Staff planner Charlotte Bridges presented the case.**

See attached presentation.

**Staff planner Charlotte Bridges summarized the case:**

- Replace the "Twin Flower Agave" plants along 56<sup>th</sup> Street with a different plant that is more tolerant of the sun exposure
- Replace the "Cat's Claw Vine" with a vine better suited to attaching to the proposed metal screening

- 4f DRB24-00479 - "ABC Supply Co." (District 4).** Within the 1000 block of West 1st Avenue (south side) and within the 100 block of South Beverly (east side). Located south of Main Street and west of Extension Road. (8± acres). Design Review for an industrial development. Arc One Associates, Applicant; American Builders and Contractors Supply Co. Inc., Owner.

**Staff planner Kwasi Abebrese the case.**

See attached presentation.

**Staff planner Kwasi Abebrese summarized the case:**

- Provide a welded wire mesh fabric with angled frame for the proposed trellises at the west elevation of Building C
- Change the locations of the proposed trees adjacent to West First Avenue based on tree height, with lower trees closer to the street and taller trees closer to the building



**4g DRB24-00557 - "Signal Butte and Elliot DR" (District 6).** Within the 3500 block of South Signal Butte (west side). Located north of Elliot Road on the west side of Signal Butte. (1± acres) Design Review for a multi-tenant commercial development. Mike Hills, PHNX Design, Applicant; TTRG Mesa Elliot Signal AZ LLC, Owner.

**Staff planner Joshua Grandlienard presented the case.**

See attached presentation.

**Staff planner Joshua Grandlienard summarized the case:**

- Incorporate the colors proposed on the north side of the building to the south side of the building
- Match the roof heights to the front elevation
- Coordinate the building's doors with the proposed colors
- Ensure that the brick is on a separate plane from the stucco by providing a change in depth from the adjacent wall face
- Swap the bear grass with an easier to maintain plant
- Add trees to the eastern and western portions of the site to provide shade

**5 Annual Design Review Board Orientation Presentation.**

**5a Staff planner Evan Balmer presented the Design Review Orientation.**

See attached presentation.

**6 Adjournment:** Boardmember Thomas moved to adjourn the meeting and was seconded by Vice Chair Trexler. Without objection, the meeting was adjourned at 6:50 PM.

Respectfully submitted,

*Mallory Ress*

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Mallory Ress, Senior Planner



# DRB24-00701

## Downtown Façade 150 W Main

Mallory Ress, Senior Planner

September 10, 2024

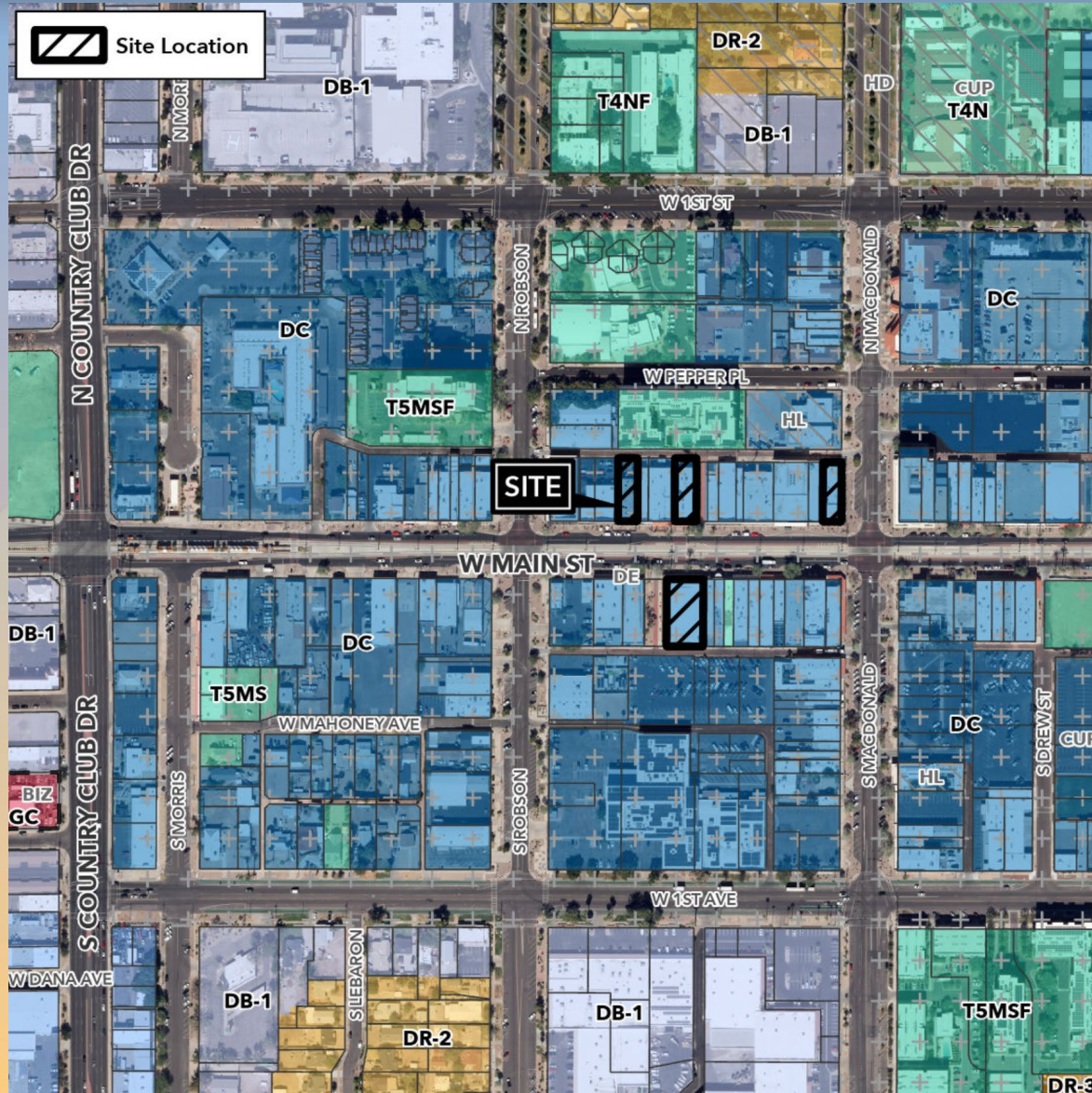


# Request

- Design Review
- Downtown façade improvement to existing storefront







# Location

- North side of Main Street
- West of Center Street
- East of Country Club Drive





# Site Photo

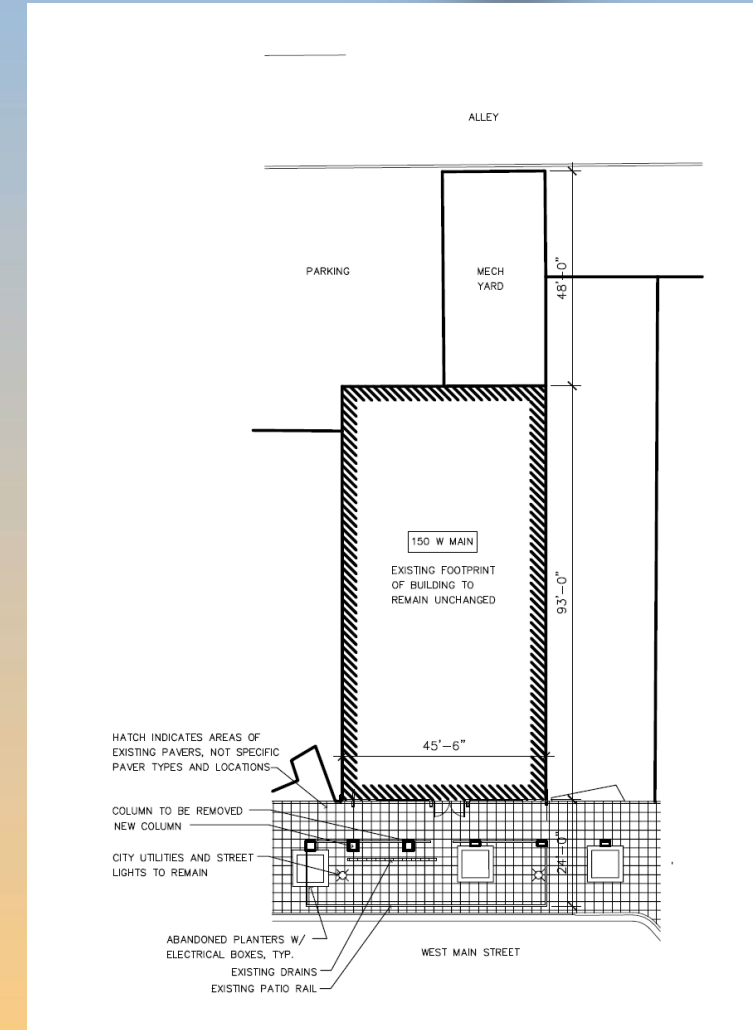
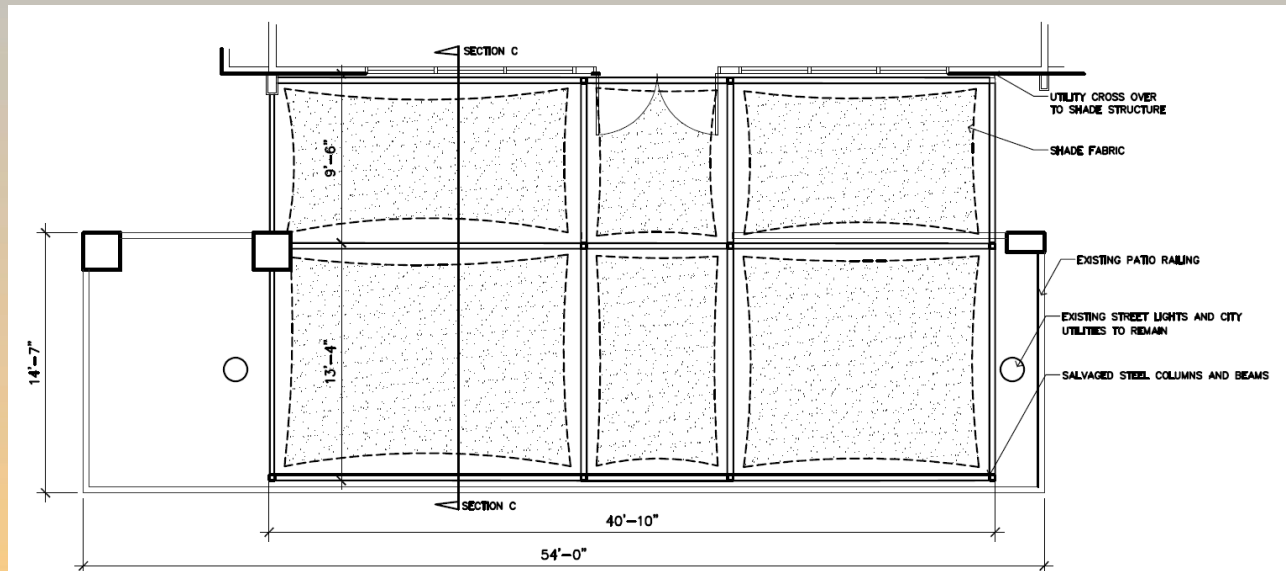


Looking north from Main Street



# Site Plan

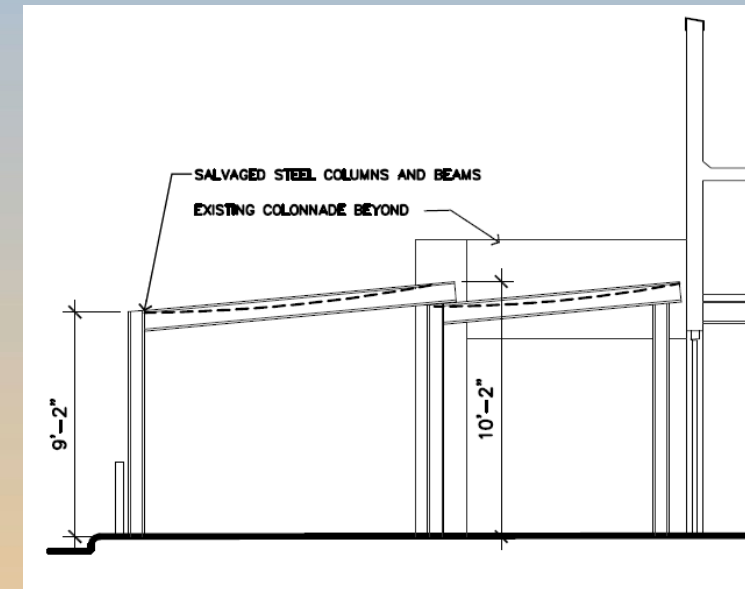
- No changes to building footprint
- Remove existing colonnade
- Install temporary steel and canvas shade system







# Elevations





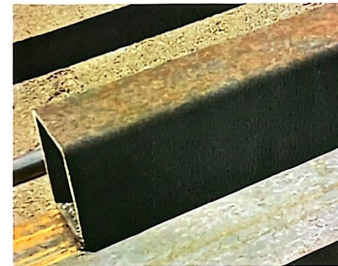
# Elevations







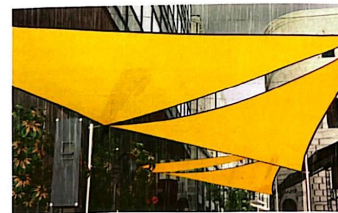
# Material Board



**SALVAGED STEEL**  
USED FOR SUNSHADE SUPPORT



**BRICK VENEER**  
USED OVER FRONT FACADE CMU WALL



**SUNSHADE**  
SPANS OVER DINING AREA

**GH2** PRESERVATION ARCHITECTS  
1201 S. ALAN SCHOOL RD  
STE 16100  
MESA, AZ 85210  
(480) 839-1945  
GH2.COM

OTHER ISSUE DATES		CITY OF MESA ENGINEERING DEPARTMENT	
NO.	DESCRIPTION	DATE	
<b>INTERIM REVIEW ONLY</b>		<b>NOT FOR CONSTRUCTION</b>	
THESE DOCUMENTS ARE INCOMPLETE. THEY ARE NOT TO BE USED FOR PERMITS, BIDDING, OR CONSTRUCTION.			
DRAWN BY: MEJ		PHANTOM FOX FACADE REHAB 150 WEST MAIN MESA, AZ 85210	
APPROVED BY: MEJ		<b>FINISH BOARD</b>	
APPROVED BY: ROY		DRAWING <b>F-1</b>	
SHEET		CATALOG NUMBER:	
CITY PROJ. NO.: CP180		OF	
SHEET NO.: 002004-02			



# Findings

Staff is seeking your review and recommendation on the following:

- ✓ Proposed façade improvement

***Staff welcomes any feedback***





# Context Photos







# Historical Photos





N COUNTRY CLUB DR

S COUNTRY CLUB DR

N MORRIS

S MORRIS

N ROBSON

S ROBSON

N MACDONALD

S MACDONALD

E 1ST ST

N CENTER ST

S CENTER ST

E 1ST AVE

W 1ST ST

W 1ST AVE

W PEPPER PL

W MAIN ST

W MAHONEY AVE

DC

T5MSF

T4NF

DC

DC

HL

150

136

130

128

126

120

104

18

DE

DC

T5MS

155

149

137

123

121

119

117

113

101

47

45

T6MS

DC

DC

HL

CUP









125, 127, 129 W Main St



# DRB24-00702

## Downtown Façade 104 W Main

Mallory Ress, Senior Planner

September 10, 2024



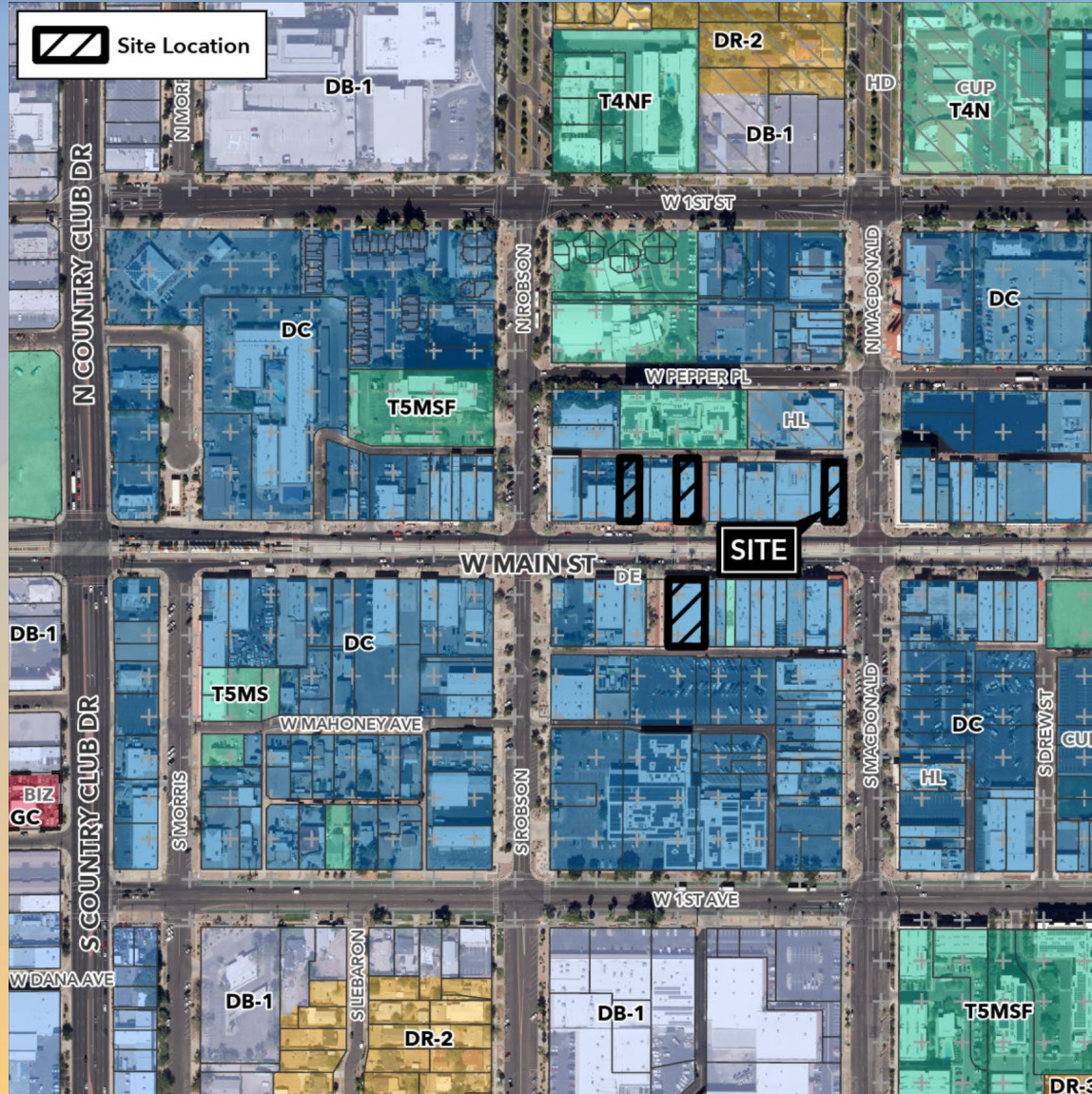


# Request

- Design Review
- Downtown façade improvement to existing colonnade







# Location

- North side of Main Street
- West of Center Street
- East of Country Club Drive





# Site Photos



Looking northwest at the site from the corner of Main Street and Macdonald





# Site Photos



Looking north at the site from Main Street





# Site Photos

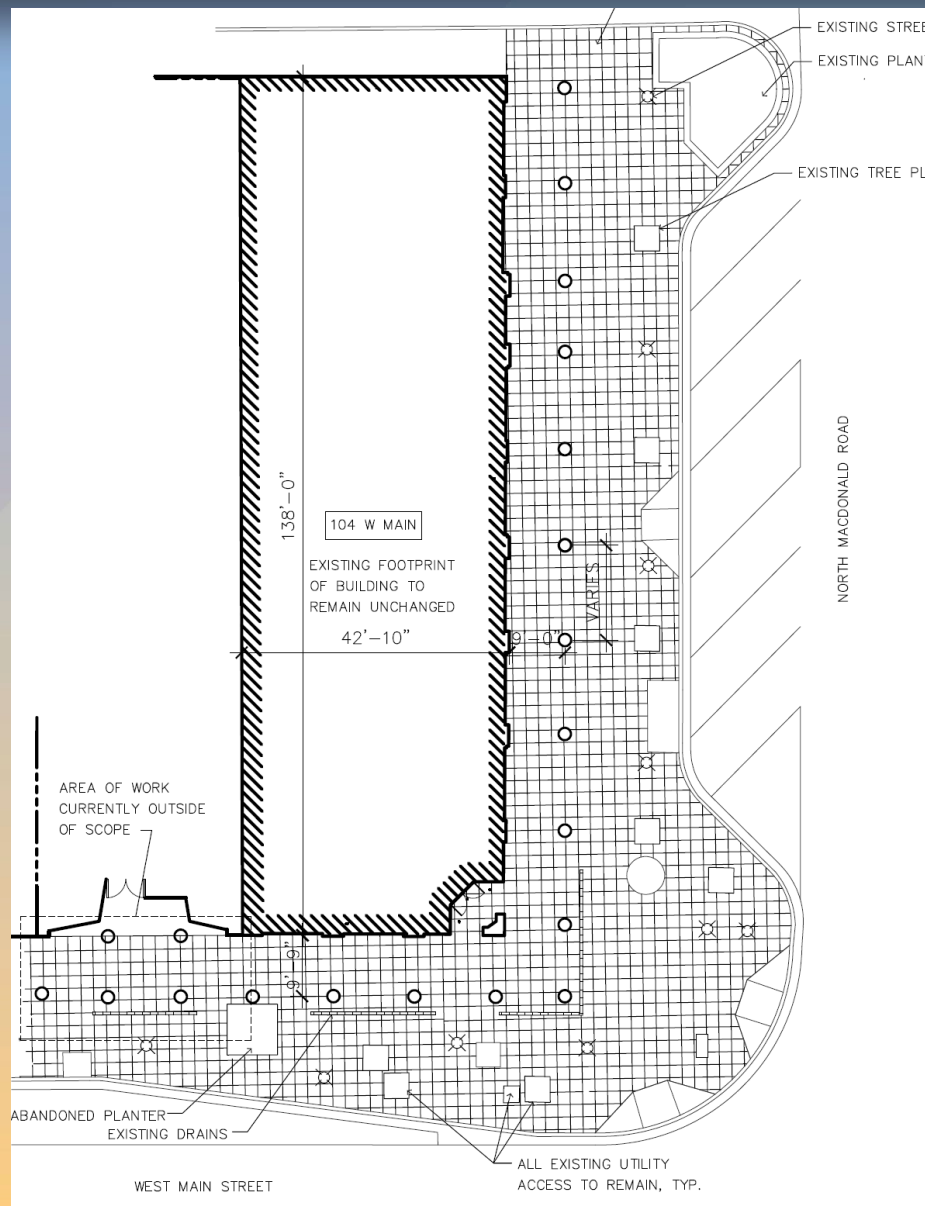


Looking west at the site from Macdonald



# Site Plan

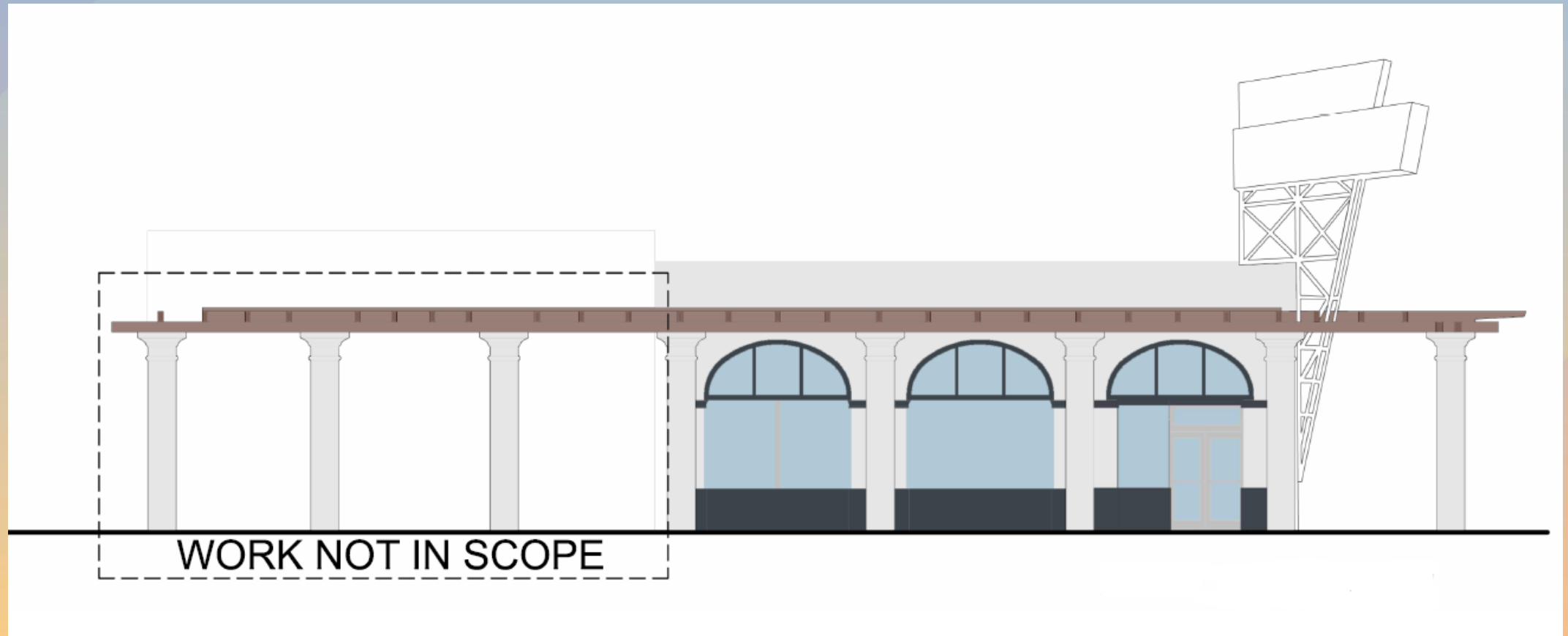
- No changes to building or colonnade posts
- Remove existing wood trellis and replace in kind





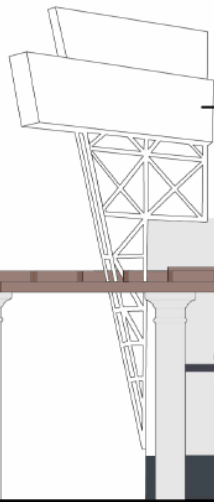


# Elevations





# Elevations



NEON ART PIECE UNDER SEPERATE REVIEW

WOOD TRELLIS TO BE REPLACE LIKE FOR LIKE







# Material Board



**WOOD, PAINTED**  
REPLACE EXISTING WOOD MEMBERS  
AND SHADE DECK WITH NEW WOOD  
TO MATCH



**LIGHTING**  
REPLACE EXISTING WITH NEW  
DYNAMIC COLOR CHANGING LIGHTS  
TO HIGHLIGHT EXISTING COLONNADE

**GH2** PRESERVATION ARCHITECTS 1201 S. ALMA SCHOOL RD  
STE 1800  
MESA, AZ 85210  
(480) 699-1945  
GHZ CCM

OTHER ISSUE DATES NO. DESCRIPTION DATE	<b>INTERIM REVIEW ONLY</b> <small>THESE DOCUMENTS ARE INCOMPLETE. THEY ARE NOT TO BE USED FOR PERMITTING, BIDDING, OR CONSTRUCTION.</small>	<b>CITY OF MESA</b> <b>ENGINEERING DEPARTMENT</b>	
		CHANDLER COURT FACADE REHAB 104 WEST MAIN STREET MESA, AZ 85210	
	DRAWN BY: MEJ ARCHITECT APPROVED BY: TGH	<b>FINISH BOARD</b>	DRAWING <b>F-1</b>
ACTIVITY: Preservation CITY PROJ NO: CP1888 GHZ PROJ NO: 2022026 02	SHEET OF	CATALOG NUMBER	



# Findings

Staff is seeking your review and recommendation on the following:

- ✓ Proposed façade improvement

***Staff welcomes any feedback***





# Context Photos







# Context Photos







# Context Photos







# Historical Photos

*Chandler Court, Mesa, Arizona.*





N COUNTRY CLUB DR

S COUNTRY CLUB DR

N MORRIS

S MORRIS

DC

T5MSF

DC

T5MS

W MAHONEY AVE

N ROBSON

S ROBSON

T4NF

DC

150

136

130  
128  
126

120

104

W MAIN ST

DE

155

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101

DC

W 1ST AVE

W 1ST ST

N MACDONALD

S MACDONALD

W PEPPER PL

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18

DC

HL

SIDREW ST

T6MS

CUP

47

45

E 1ST ST

N CENTER ST

S CENTER ST

E 1ST AVE





# Design Review Board





# DRB24-00703

## Downtown Façade 137 W Main

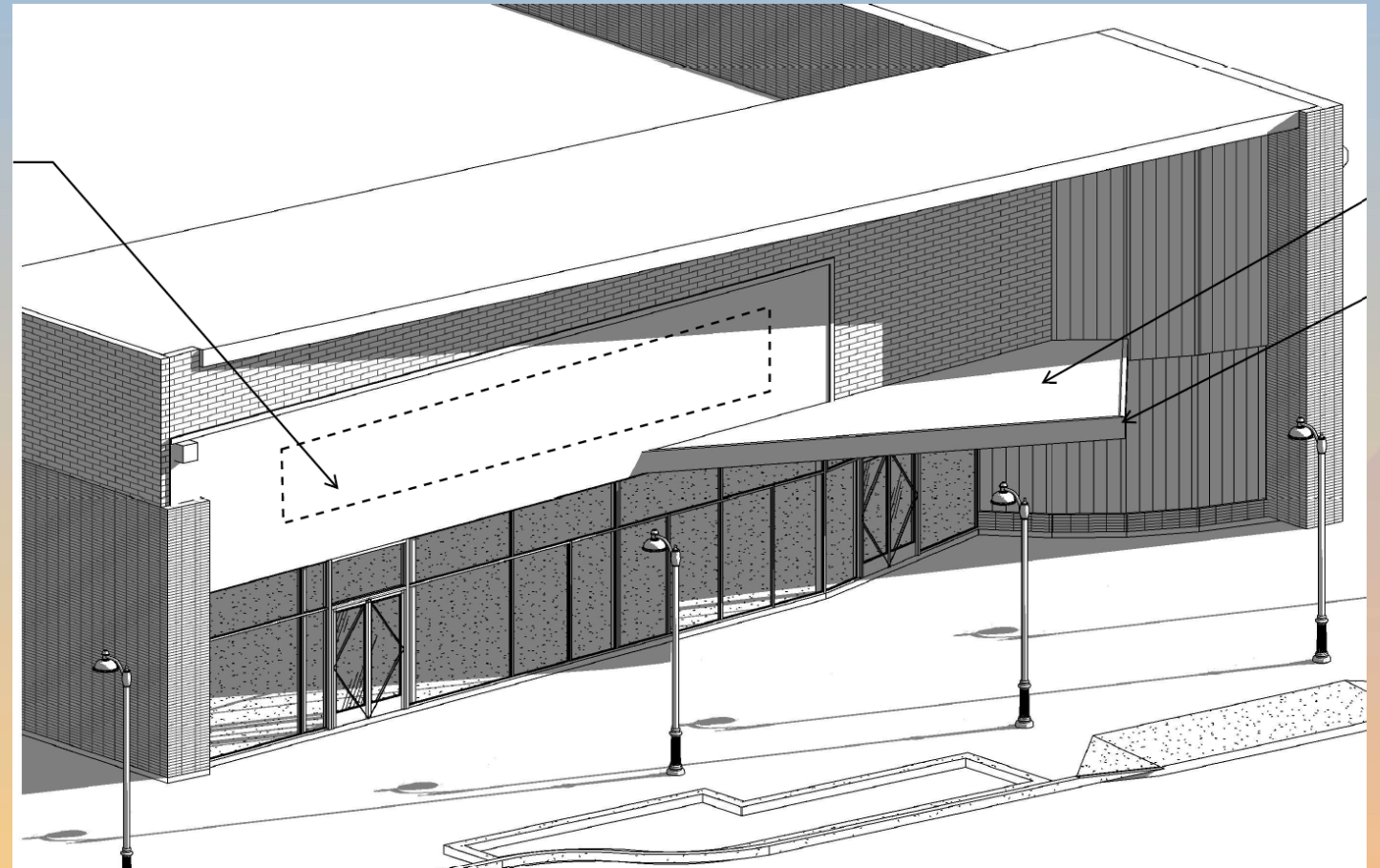
Jennifer Merrill, Senior Planner

September 10, 2024

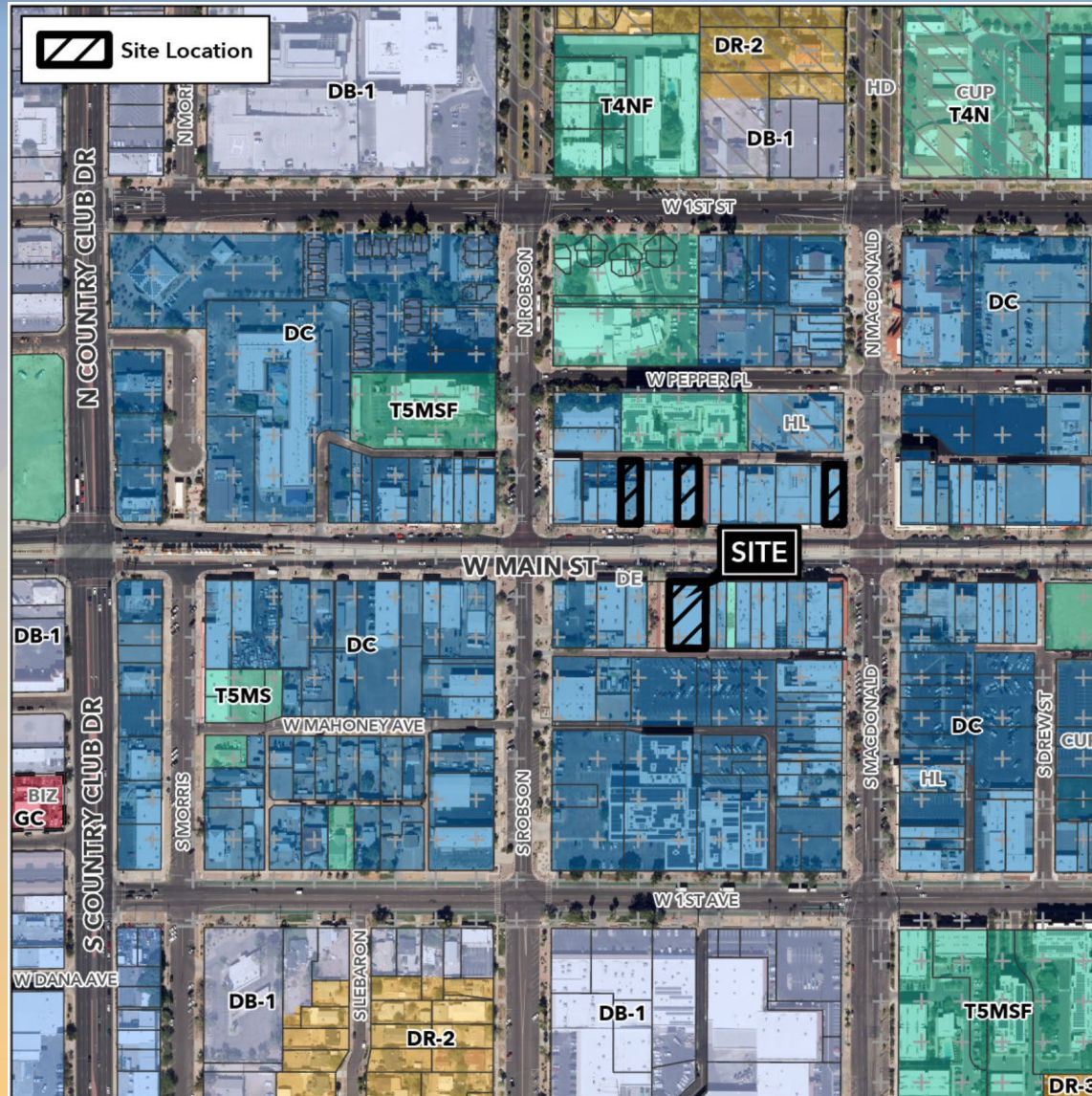


# Request

- Design Review
- Downtown façade improvement to existing storefront







# Location

- South side of Main St
- West of Center St
- East of Country Club Dr





# Site Photo

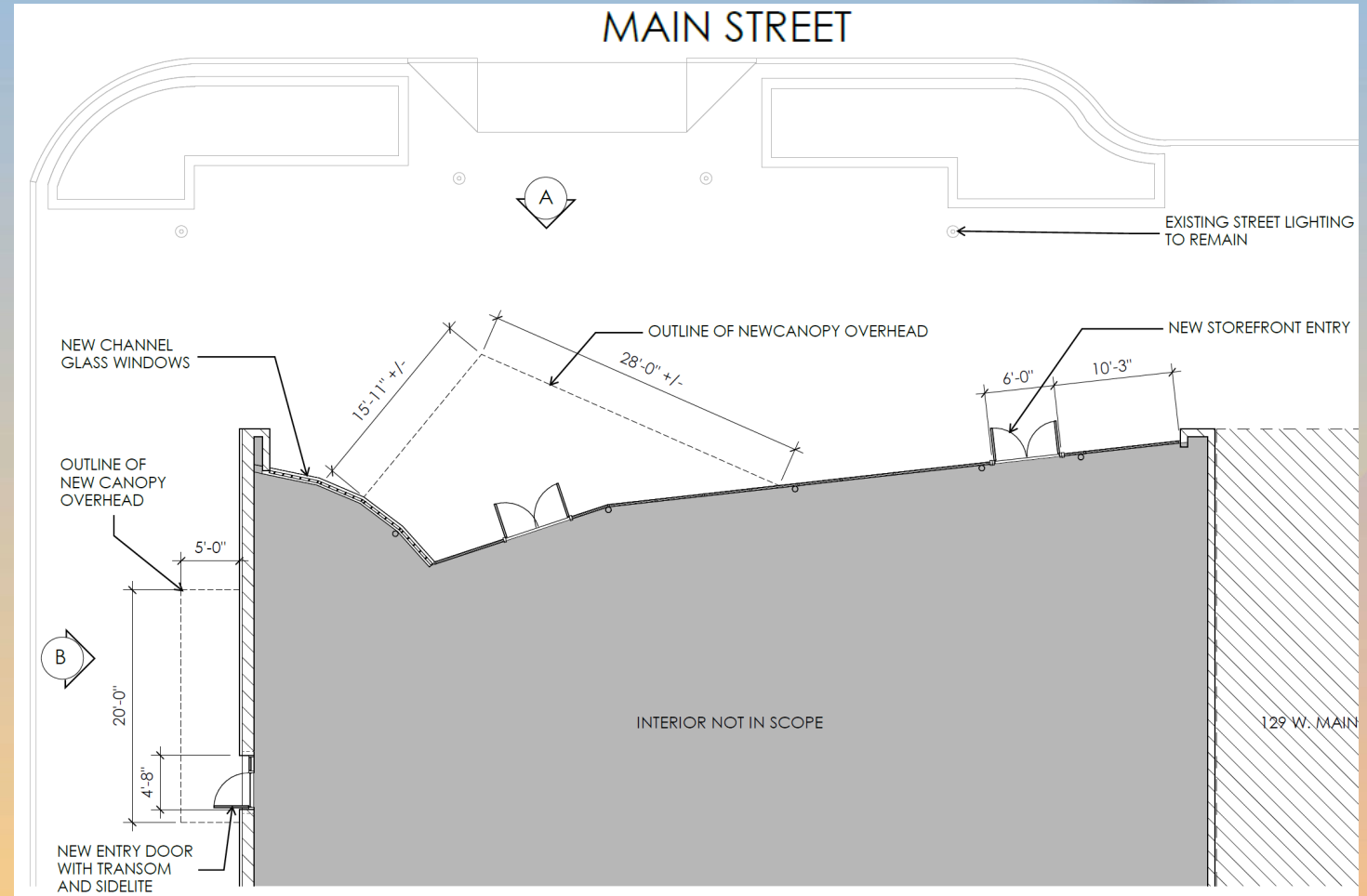






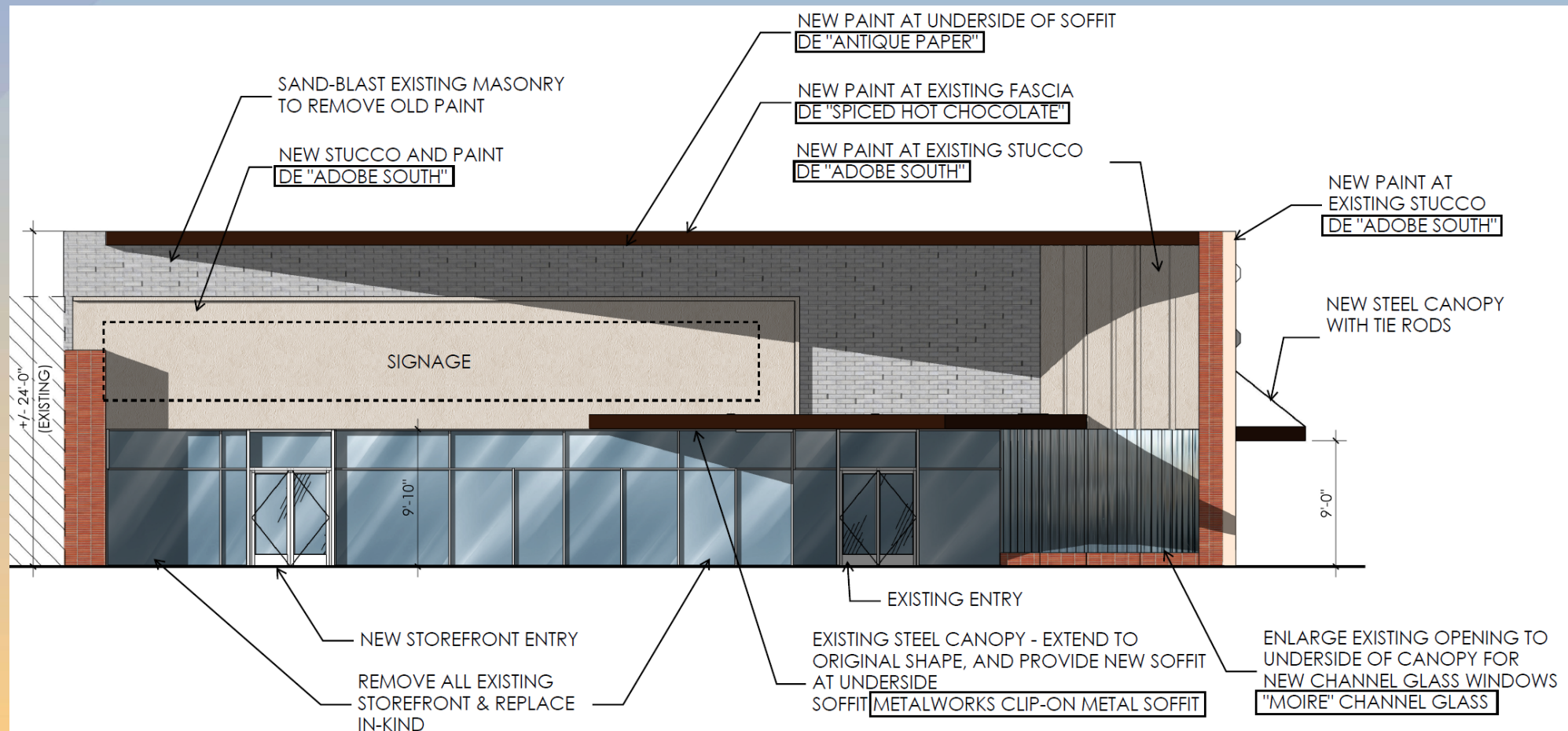
# Site Plan

- No changes to building footprint
- Remove existing colonnade
- Original steel awning restored
- New doors on front and west elevations





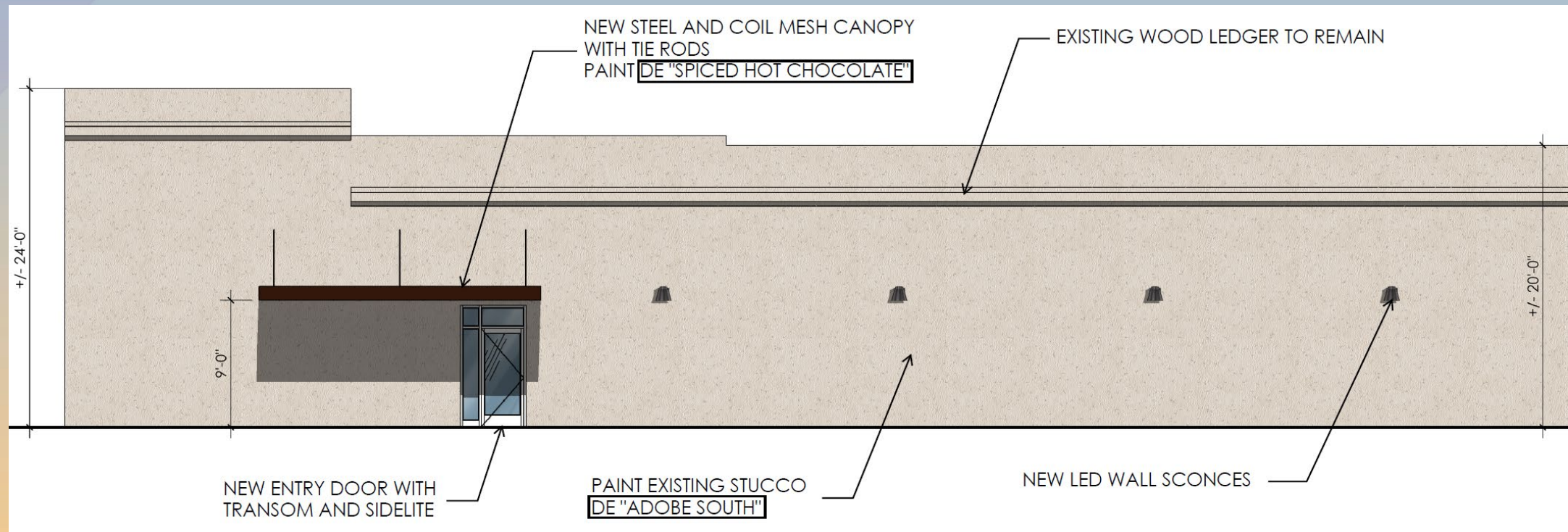
# Front Elevation







# West Elevation

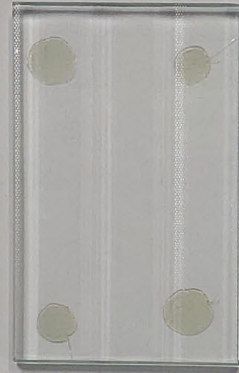




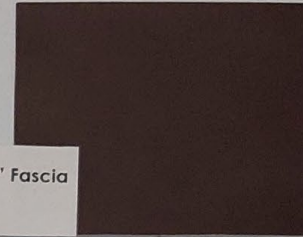
# Material Board



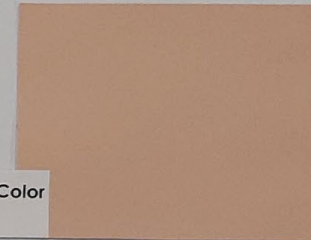
**"Metalworks" Tegular Clip-On Metal Soffit**  
*Armstrong Ceiling Solutions*



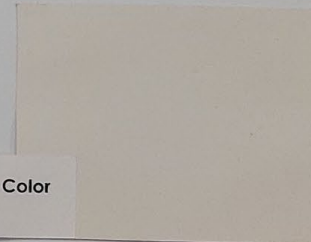
**"Moire" Channel Glass**  
*Bendheim Wall Systems*



**"Spiced Hot Chocolate" Fascia**  
*Dunn Edwards*



**"Adobe South" Stucco Color**  
*Dunn Edwards*



**"Antique Paper" Soffit Color**  
*Dunn Edwards*





# Findings

Staff is seeking your review and recommendation on the following:

- ✓ Proposed façade improvement

***Staff welcomes any feedback***



# Context Photo







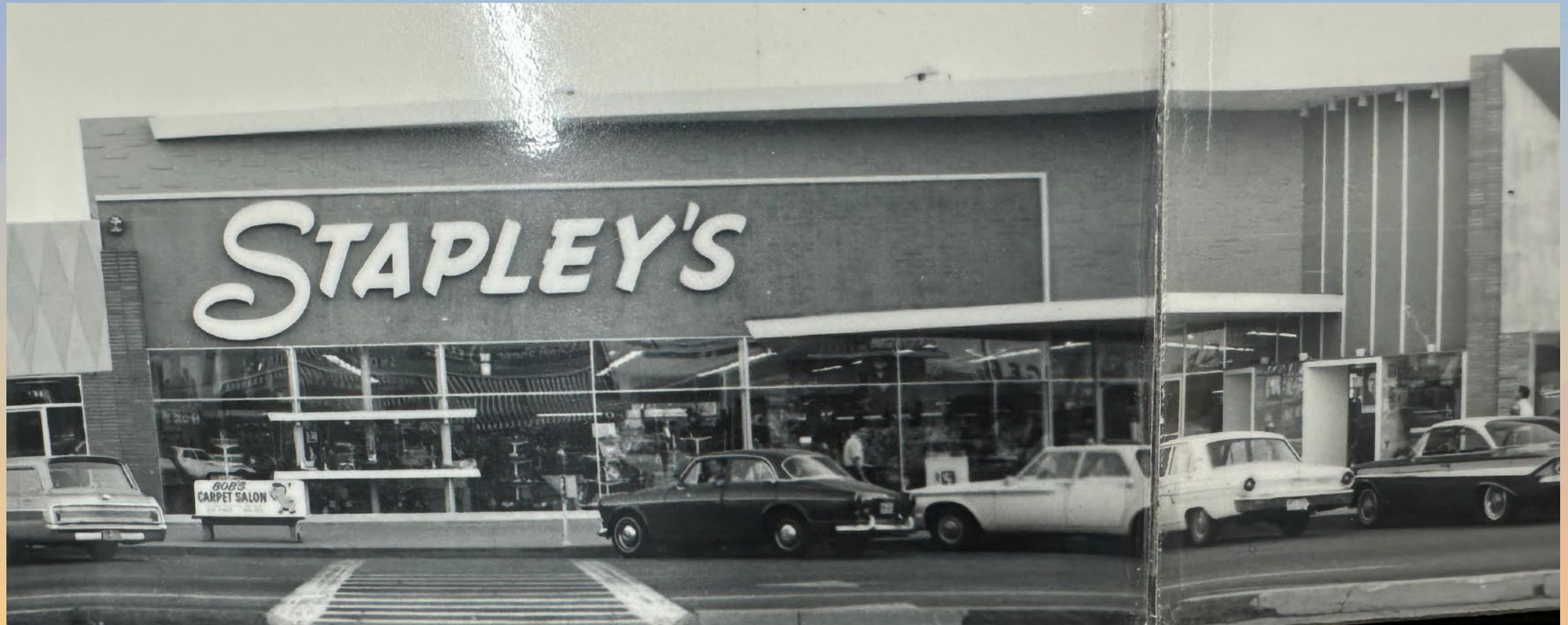
# Context Photo







# Historic Site Photo





N COUNTRY CLUB DR

S COUNTRY CLUB DR

N MORRIS

S MORRIS

N ROBSON

S ROBSON

N MACDONALD

S MACDONALD

E 1ST ST

N CENTER ST

S CENTER ST

E 1ST AVE

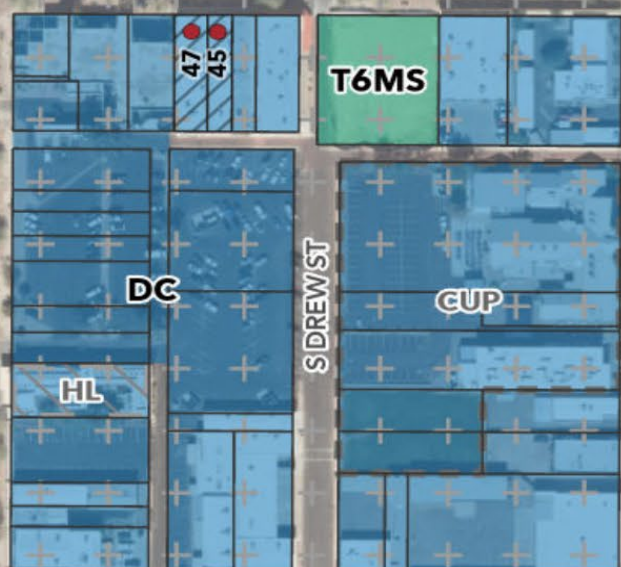
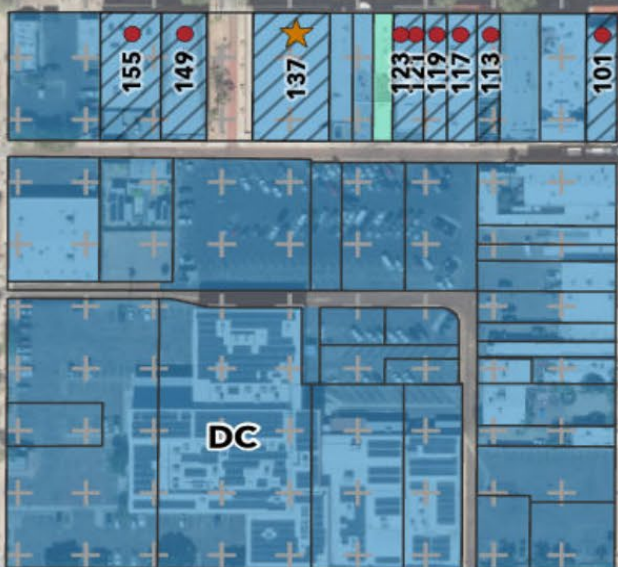
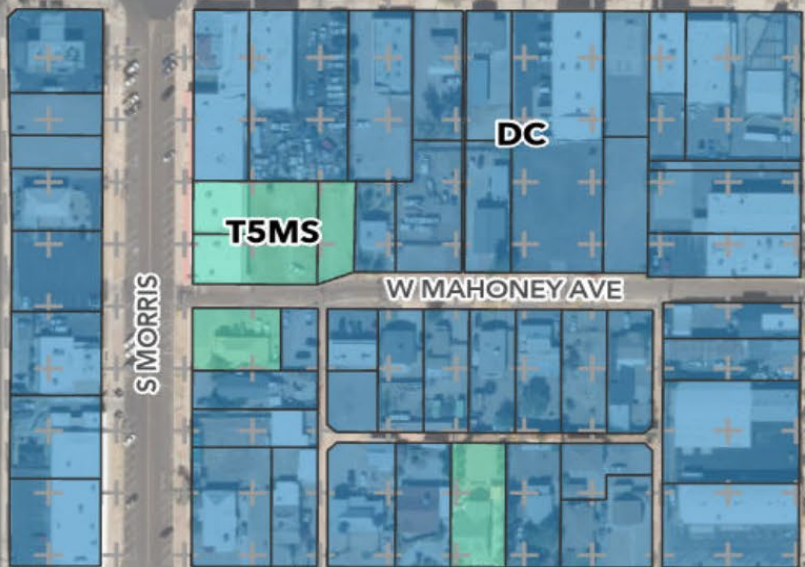
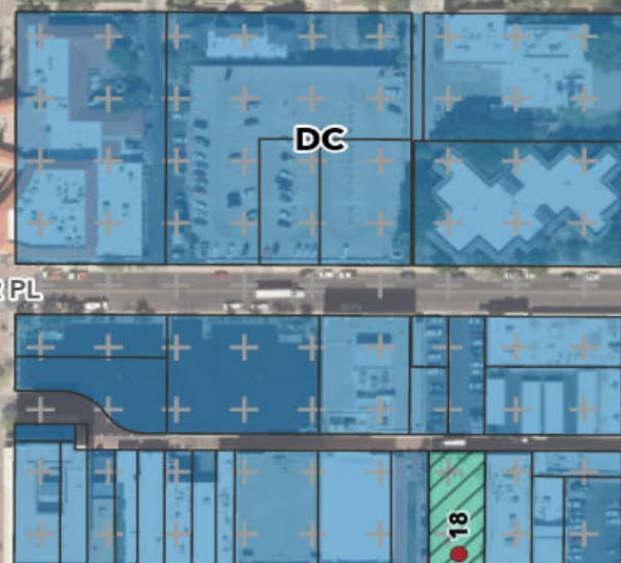
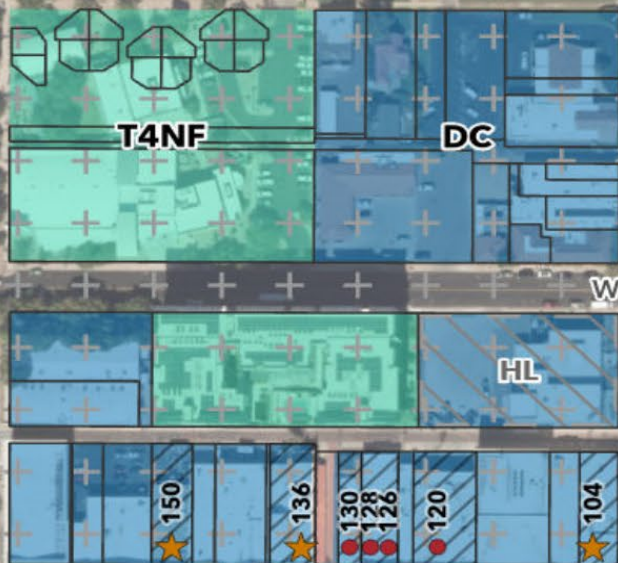
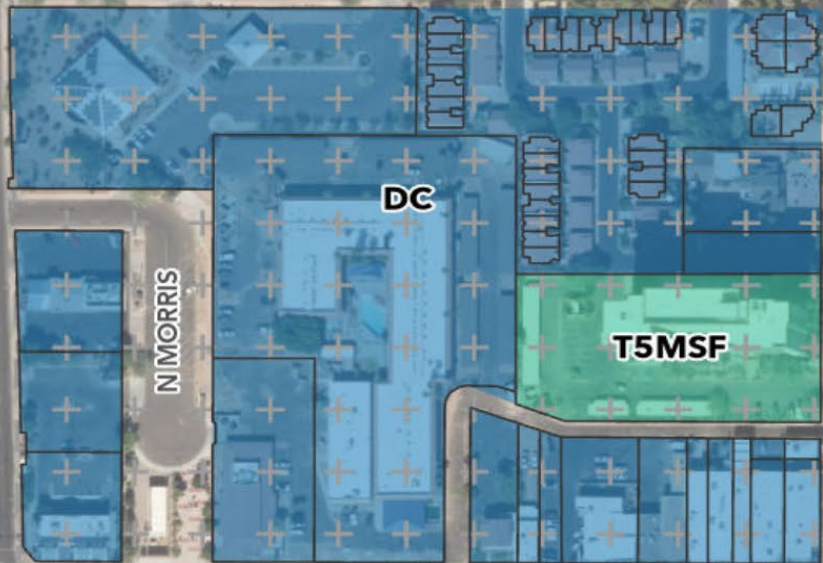
W 1ST ST

W 1ST AVE

W PEPPER PL

W MAIN ST

W MAHONEY AVE







# DRB24-00719

## Downtown Façade 136 W Main

Mallory Ress, Senior Planner

September 10, 2024



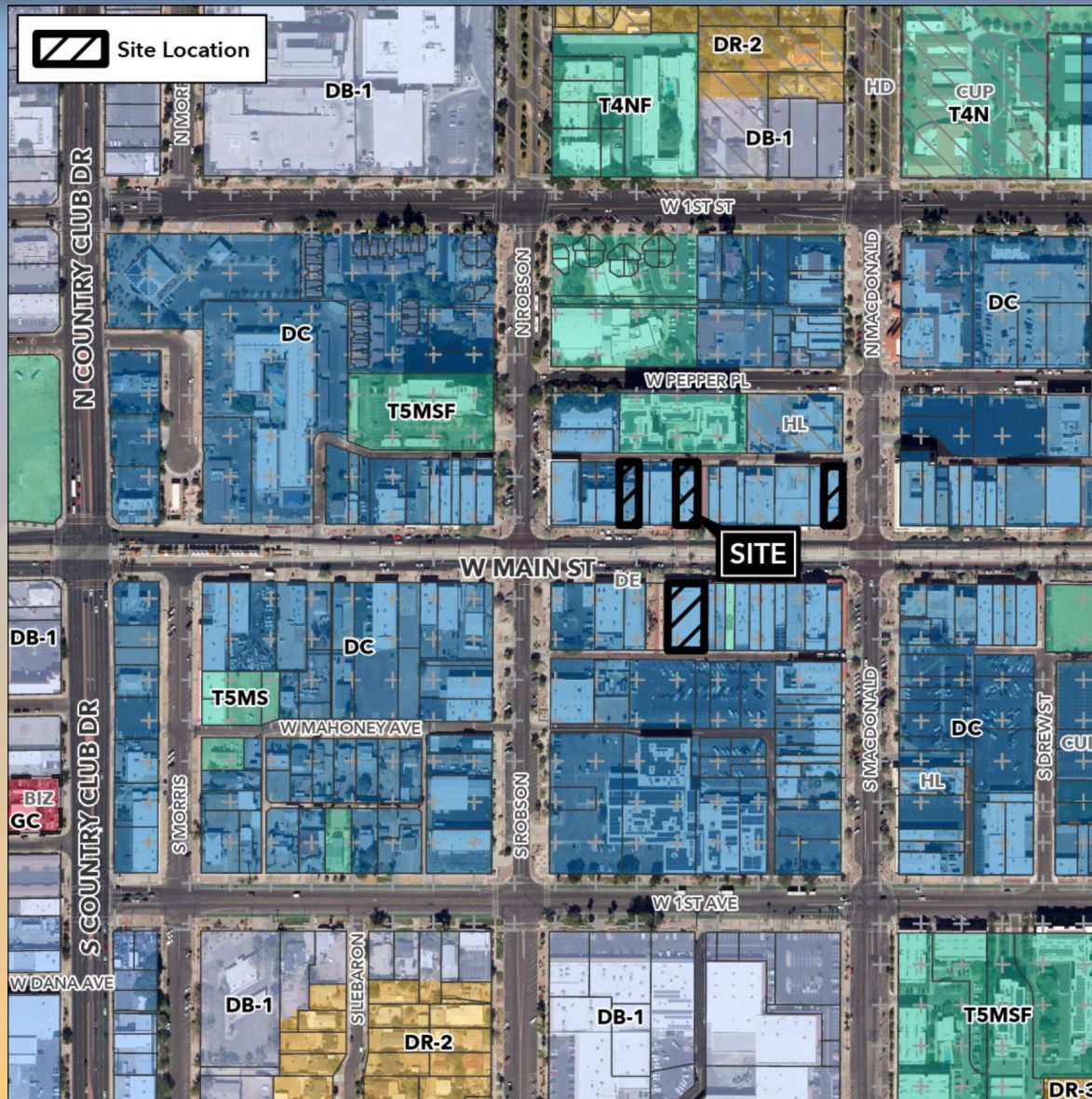


# Request

- Design Review
- Downtown façade improvement to existing storefront







# Location

- North side of Main Street
- West of Center Street
- East of County Club Drive





# Site Photos



Looking north from Main Street





# Site Photos



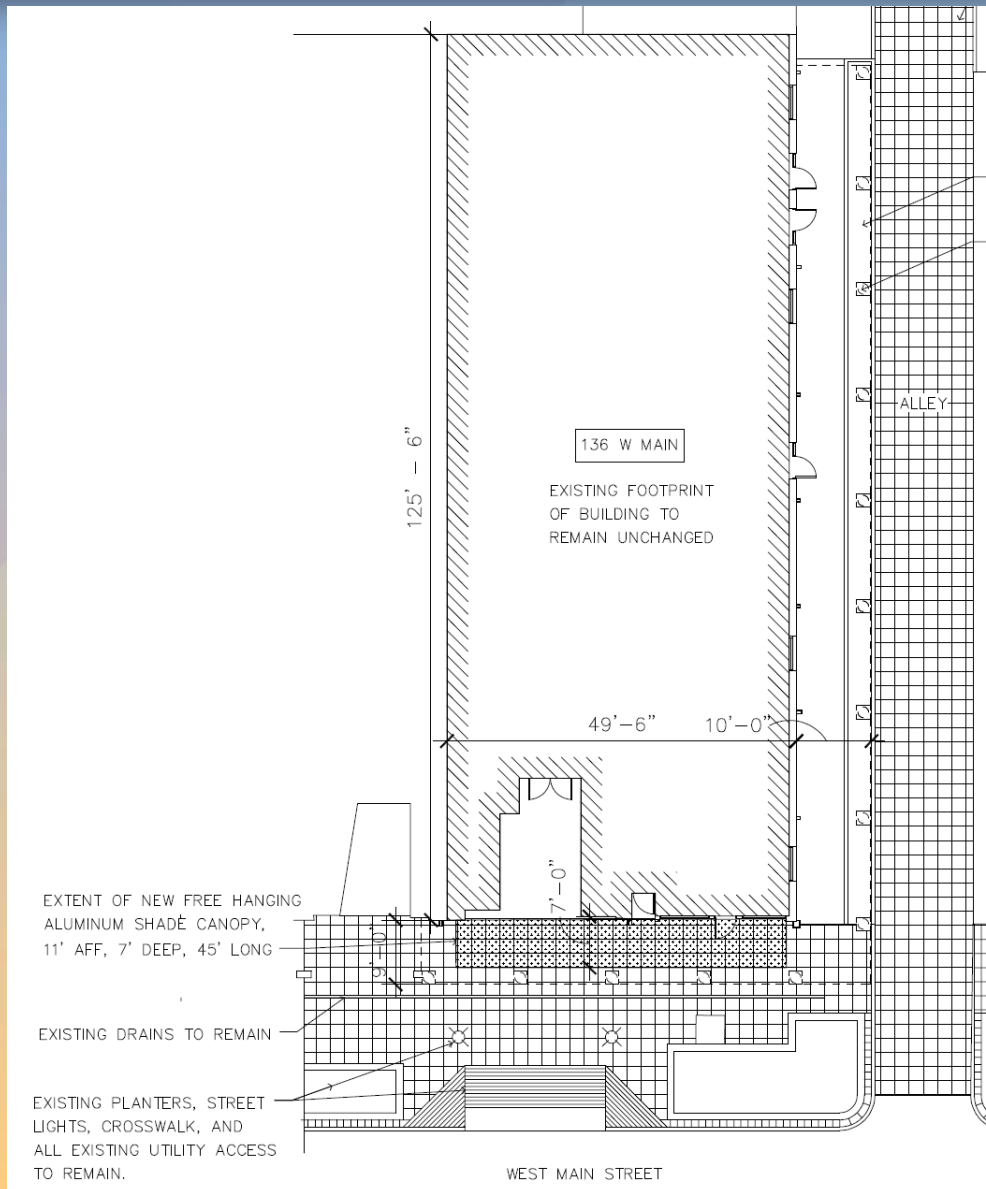
Looking northwest from Main Street and Macdonald Alley





# Site Plan

- Remove existing colonnade
- Install aluminum canopies





# Elevations



ADD ALTERNATE FOR AN ADDITIONAL CANOPY AT EACH OF TWO WINDOW LOCATIONS

EXISTING BRICK AFTER STUCCO REMOVAL

NEW BUILDING SUPPORTED ALUMINUM SHADE CANOPY, 11' AFF (7' DEEP x 45' LONG)

HISTORIC "BUCKHORN VINTAGE" STOREFRONT TO REMAIN  
NON-HISTORIC "POMEROY'S" STOREFRONT TO BE REPLACED WITH CONTEMPORARY STOREFRONT

**SOUTH ELEVATION**





# Elevations

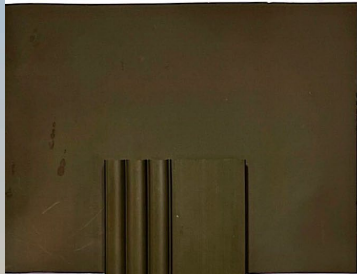


136 WEST MAIN STREET FACADE IMPROVEMENT

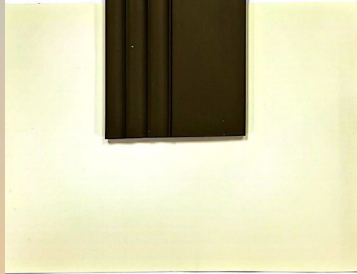
EAST ELEVATION



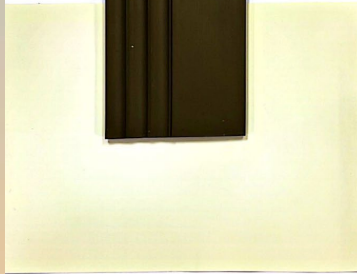
# Material Board



**PAINT - BLACK WALNUT**  
USED AT CORNICE AND STOREFRONT



**ALUMINUM - MEDIUM BRONZE**  
USED AT NEW STOREFRONT, AWNINGS,  
AND SHADE STRUCTURE



**PAINT - WINTER LIFE**  
USED AT EAST FACADE AND STOREFRONT

**GH2** | PRESERVATION ARCHITECTS | 1201 S. ALMA SCHOOL RD  
SUITE 10100  
MESA, AZ 85210  
(480) 999-1940  
GH2.COM

OTHER ISSUE DATES NO. DESCRIPTION DATE	<b>INTERIM REVIEW ONLY</b> THESE DOCUMENTS ARE FOR REVIEW ONLY AND ARE NOT INTENDED TO BE USED FOR PERMITTING OR CONSTRUCTION.	CITY OF MESA ENGINEERING DEPARTMENT POMEROY BUILDING FACADE REHAB 130 WEST MAIN MESA, AZ 85210
	DRAWN BY: MCF APPROVED BY: JCF PROJECT NUMBER: CITY FILE NO.: 20180 CITY FILE NO.: 20180A.01	DRAWING <b>F-1</b> SHEET OF





# Findings

Staff is seeking your review and recommendation on the following:

- ✓ Proposed façade improvement

***Staff welcomes any feedback***



# Context Photos







# Context Photos







# Historical Photos

Arizona Museum of Natural History



Pomeroy Bldg. 1890'S (drinks?)

82-9.48  
Pomeroy Building  
1890 s





N COUNTRY CLUB DR

S COUNTRY CLUB DR

N MORRIS

S MORRIS

N ROBSON

S ROBSON

N MACDONALD

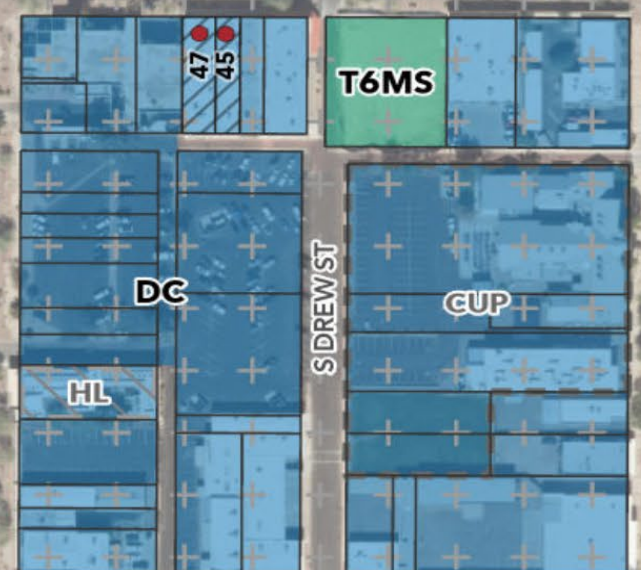
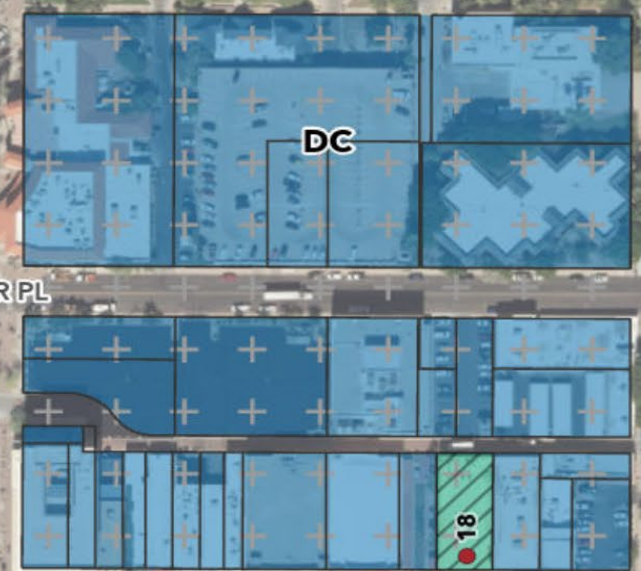
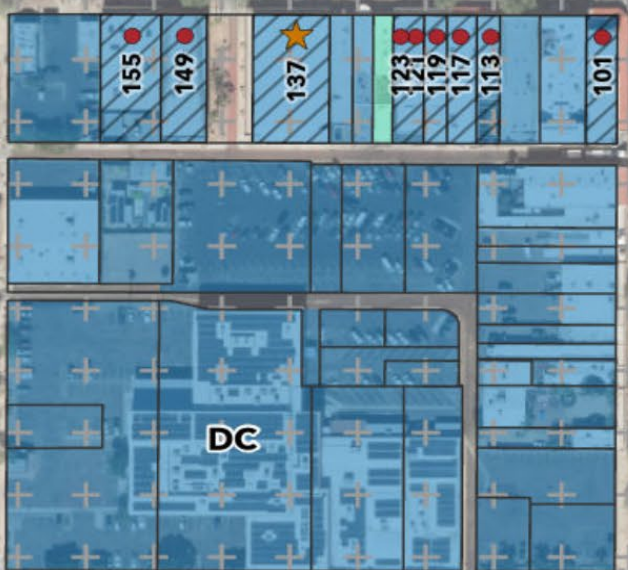
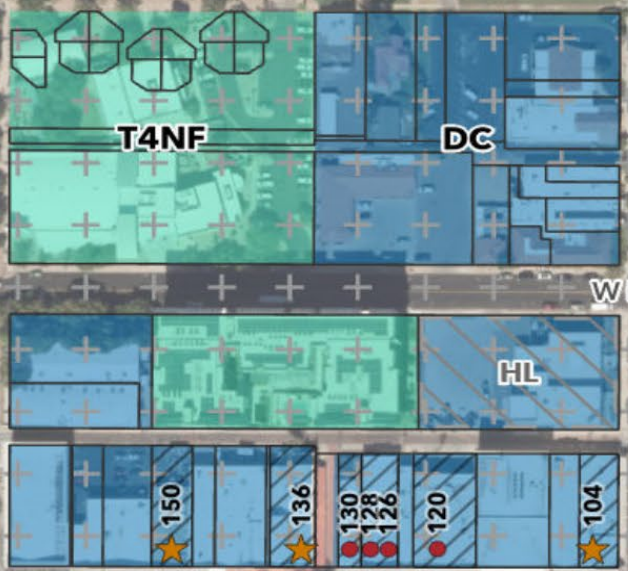
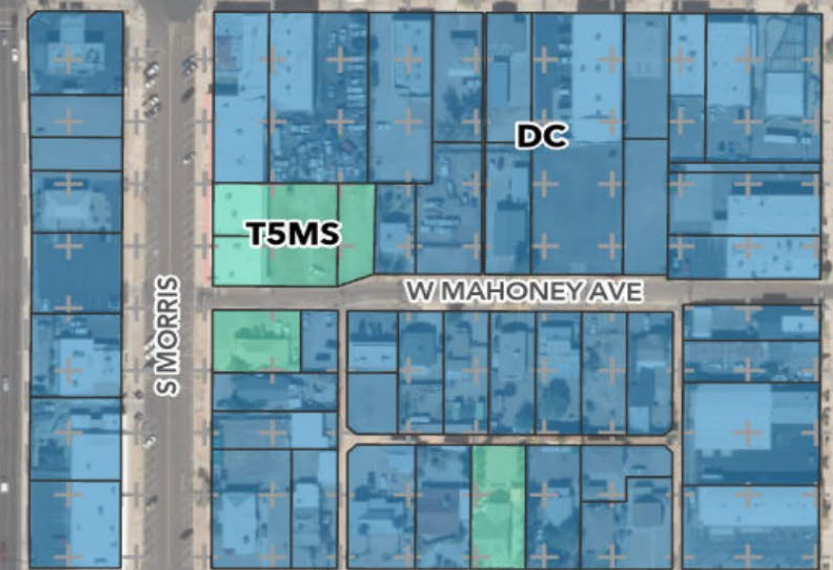
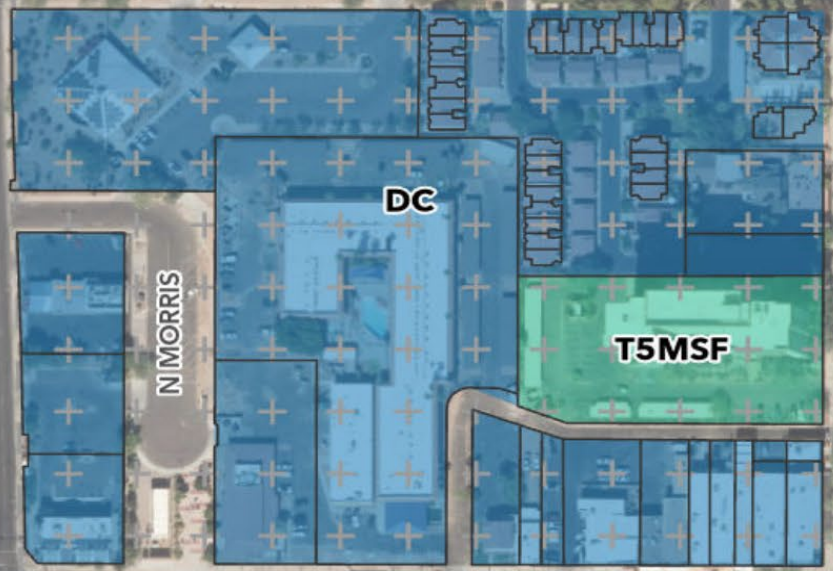
S MACDONALD

E 1ST ST

N CENTER ST

S CENTER ST

E 1ST AVE







# DRB23-00770

# The Five Six

Charlotte Bridges, Planner II

September 10, 2024





# Request

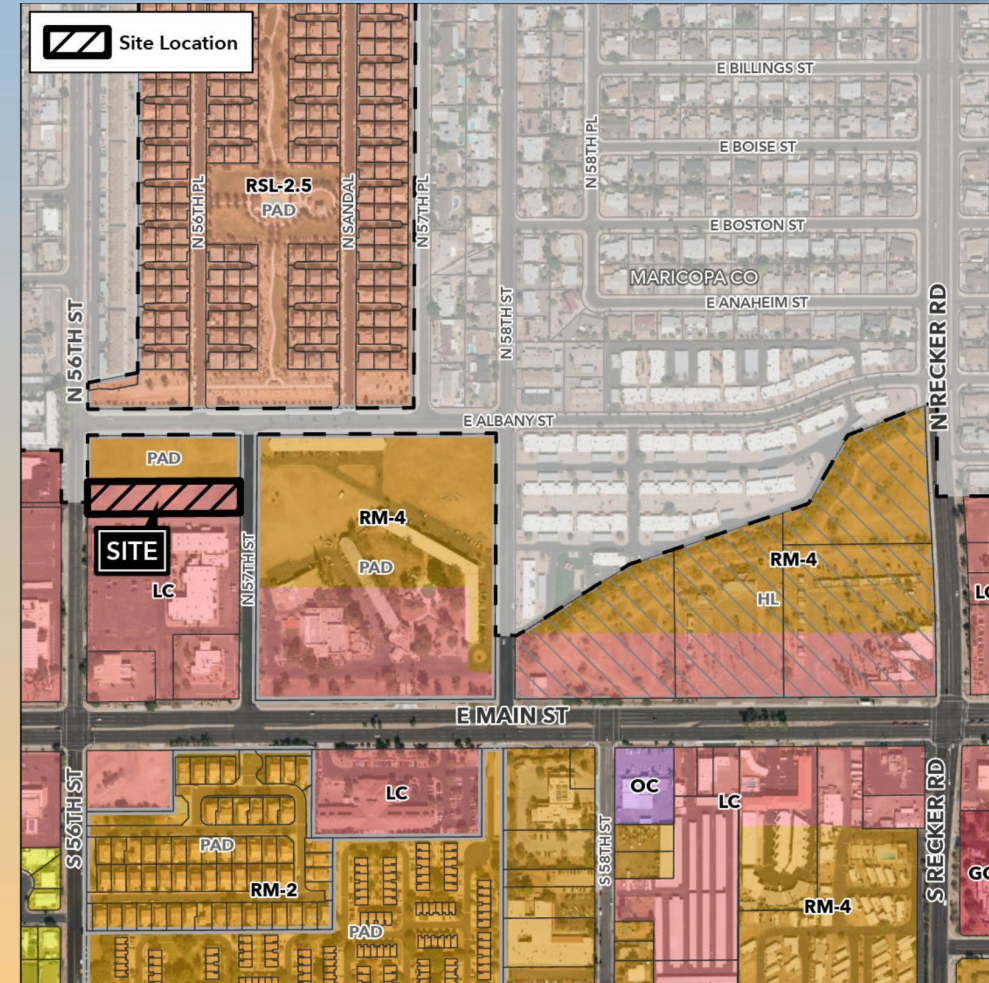
- Design Review
- To allow for a multiple residence development





# Location

- West of Recker Road
- North of Main Street







# Site Photo



Looking east from 56<sup>th</sup> Street





# Site Photo

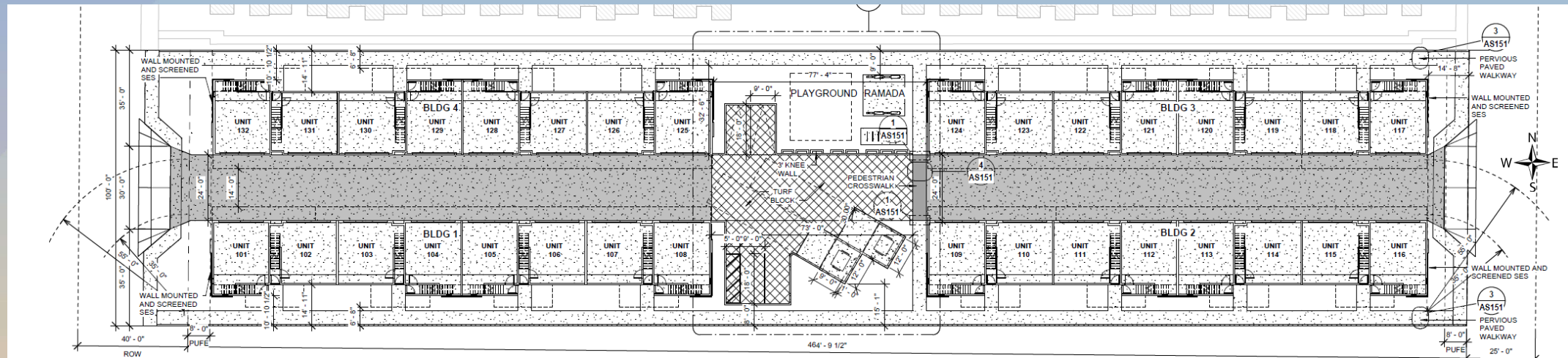


Looking west from 57<sup>th</sup> Street





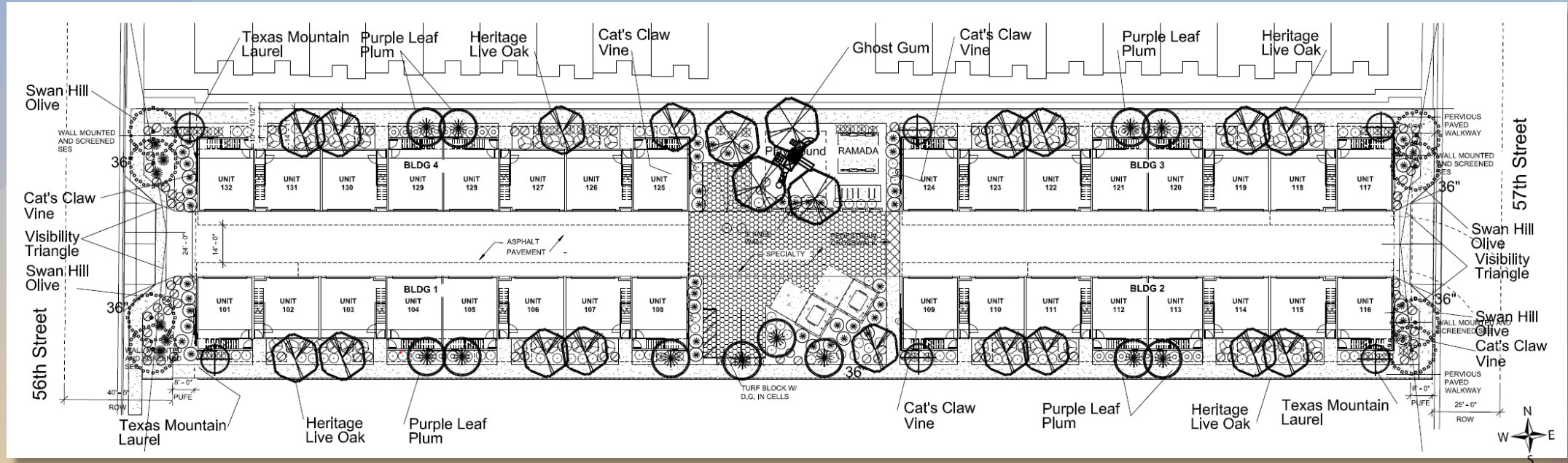
# Site Plan



- 32 three-story dwelling units
- Access from 56<sup>th</sup> and 57<sup>th</sup> Street
- 68 parking spaces required
- Double car garage per unit, plus 4 visitor spaces, total of 68 spaces provided
- Centralized amenity area



# Landscape Plan



## PLANT MATERIAL LEGEND

KEY	SYMBOL	BOTANICAL/Common Name	SIZE (Height, Canopy, & Caliber)	QUANT.
<b>TREES</b>				
1		<i>Sophora secundiflora</i> Texas Mountain Laurel	24" Box 6' 3" 1.0" Double-Staked Typ.	6
2		<i>Eucalyptus papuana</i> Ghost Gum	24" Box 10' 4" 1.5" Double-Staked Typ.	4
3		<i>Prunus cerasifera 'atropurpurea'</i> Purple Leaf Plum	24" Box 8' 4" 1.25" Double-Staked Typ.	12
4		<i>Olea europaea 'Swan Hill'</i> Swan Hill Olive	24" Box 8' 4" 1.25" Double-Staked Typ.	4
5		<i>Quercus virginiana</i> Heritage Live Oak	24" Box 9' 4" 1.25" Double-Staked Typ. 36" Box 10' 6" 2.0"	16 1

LARGE SHRUBS				
6		<i>Eremophila 'Valentine'</i> Valentine Bush	5 Gallon	56
7		<i>Leucophyllum langmaniae</i> Rio Bravo Texas Ranger	5 Gallon	48
MEDIUM AND SMALL SHRUBS				
8		<i>Callistemon c. 'Little John'</i> Little John Bottle Brush	5 Gallon	98
9		<i>Ruellia peninsularis</i> Baja Ruellia	5 Gallon	29
10		<i>Muhlenbergia capillaris</i> Regal Mist Deer Grass	5 Gallon	38

GROUNDCOVERS				
11		<i>Lantana m. 'New Gold'</i> New Gold Lantana	1 Gallon	83
ACCENTS				
12		<i>Macfadyena unguis-cati</i> Cat's Claw Vine	5 Gallon Tie to trellis	8
13		<i>Agave geminiflora</i> Twin Flower Agave	5 Gallon	6
LANDSCAPE MATERIALS				
15		Decomposed Granite Desert Gold	1/2" size screened 2" Deep	





# Elevations



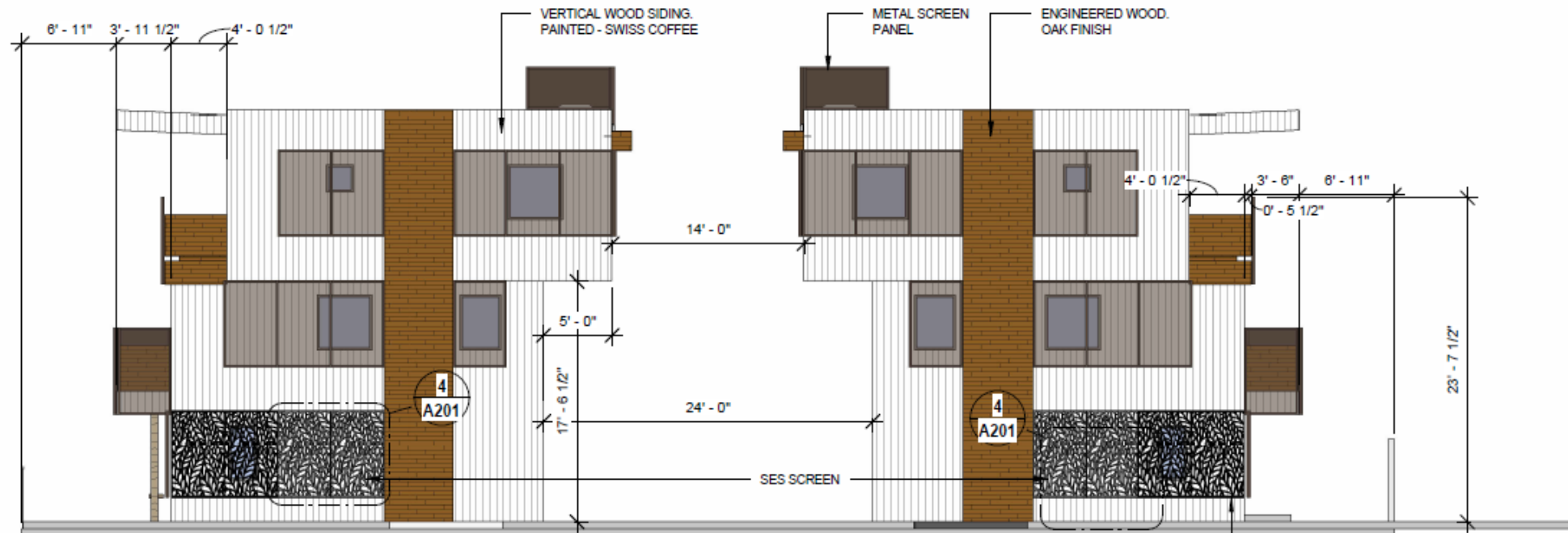
③ ENTRANCE ELEVATION  
1/16" = 1'-0"



② GARAGE ELEVATION  
1/16" = 1'-0"



# Elevations



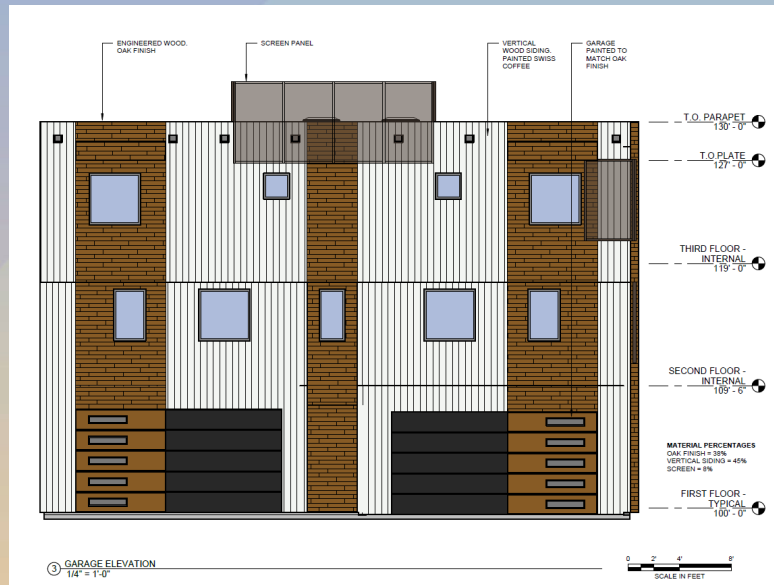
① END UNIT ELEVATION  
1/8" = 1'-0"

SES SHALL BE WALL MOUNTED BEHIND OPERABLE METAL PANEL CLOSET

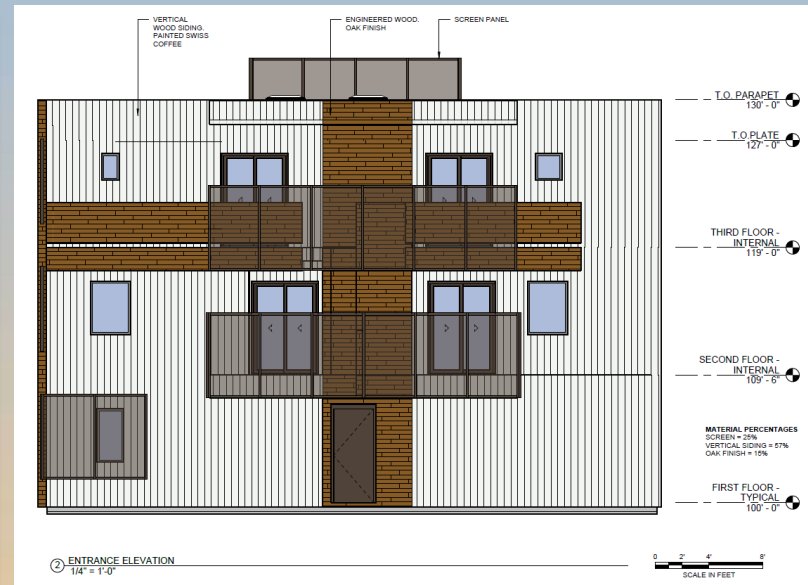




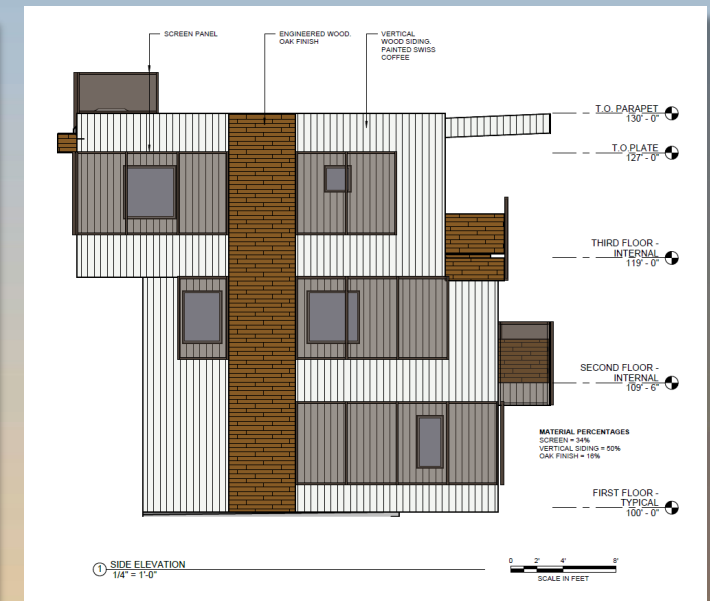
# Elevations



**MATERIAL PERCENTAGES**  
 OAK FINISH = 38%  
 VERTICAL SIDING = 45%  
 SCREEN = 8%



**MATERIAL PERCENTAGES**  
 SCREEN = 25%  
 VERTICAL SIDING = 57%  
 OAK FINISH = 15%



**MATERIAL PERCENTAGES**  
 SCREEN = 34%  
 VERTICAL SIDING = 50%  
 OAK FINISH = 16%



# Colors and Materials



BENJAMIN MOORE  
**SWISS COFFEE**  
OC 45



HORIZONTAL SIDING  
OAK FINISH



JAMES HARDI  
VERTICAL SIDING



METAL SCREEN  
3'-11" x 6'-4"





# Renderings



② PERSPECTIVE WEST ENTRY



# Renderings







# Alternative Compliance

- ✓ A maximum number of 3 garage doors adjacent to one another, unless there is a break in the building façade between garage doors, such as a building entrance or equivalent architectural feature
- ✓ Materials and Colors. No more than 50% of the façade may be covered with one single material
- ✓ Architectural metals may be used on the primary facade of any building but may not exceed twenty-five percent (25%) of the area of the primary facade.



# Findings

Staff is seeking your review and recommendation on the following:

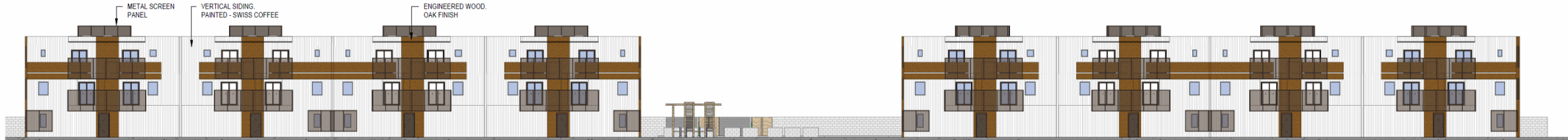
- ✓ Proposed building elevations and landscape design
- ✓ Alternative compliance requests for garage doors and materials

***Staff welcomes any feedback***

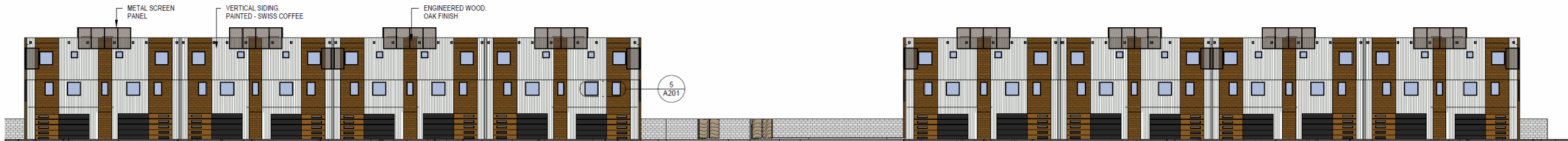




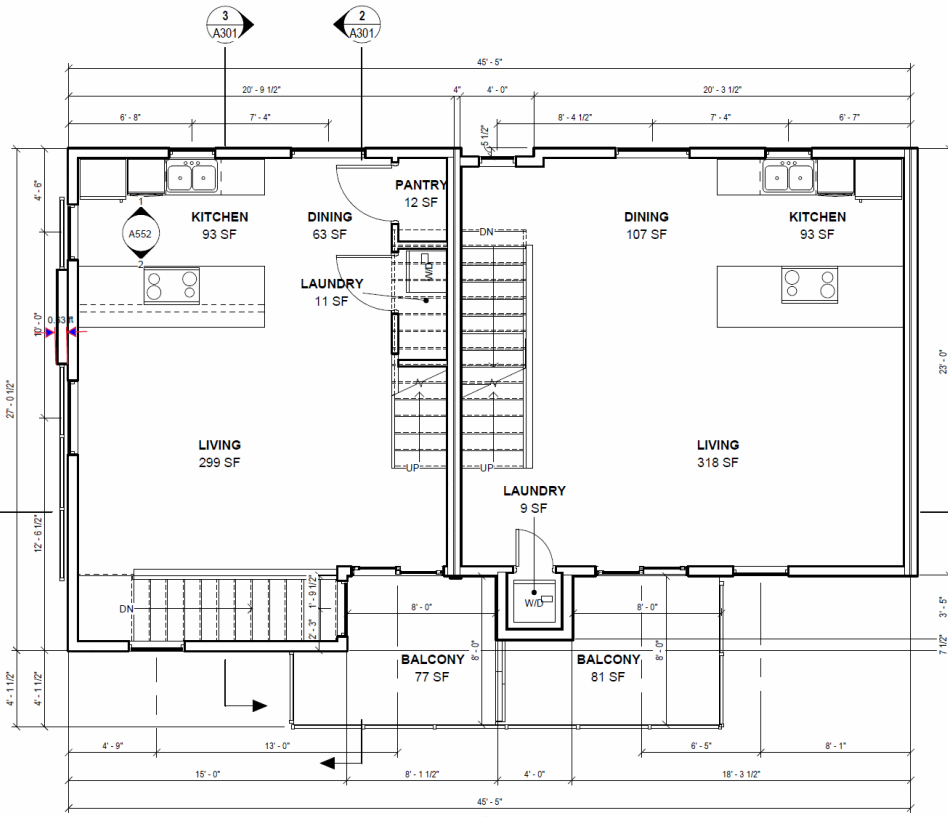
# Elevations



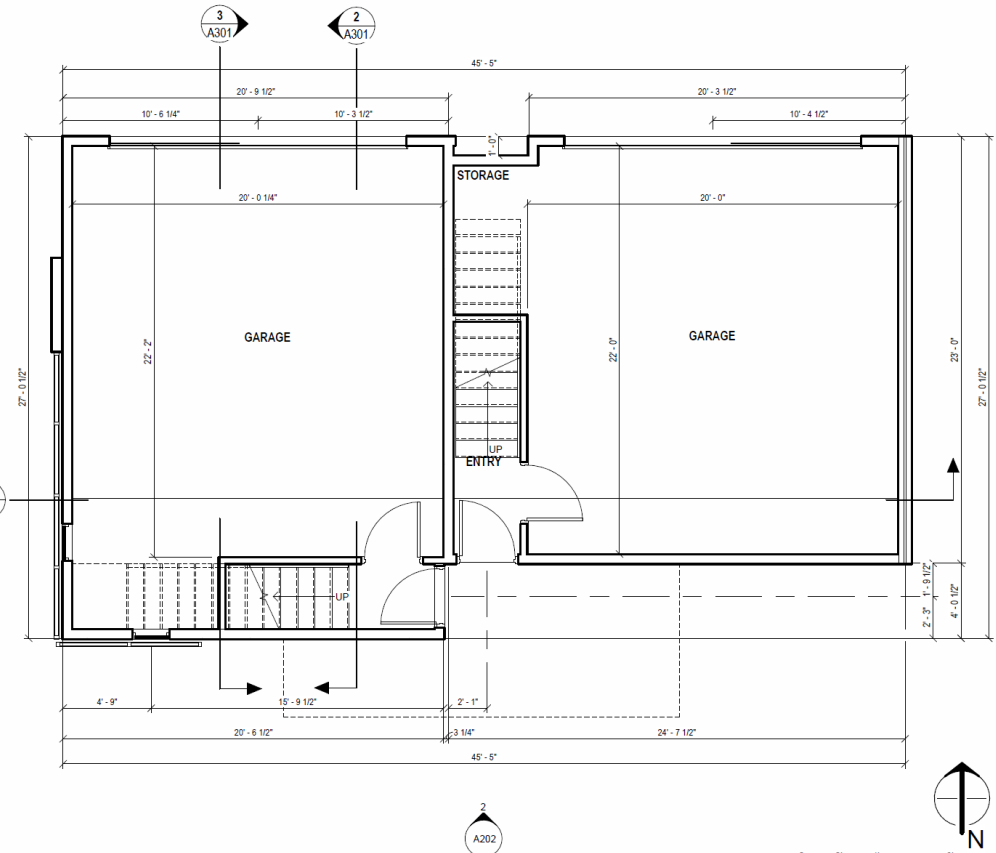
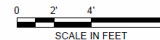
③ ENTRANCE ELEVATION  
1/16" = 1'-0"



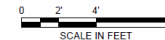
② GARAGE ELEVATION  
1/16" = 1'-0"



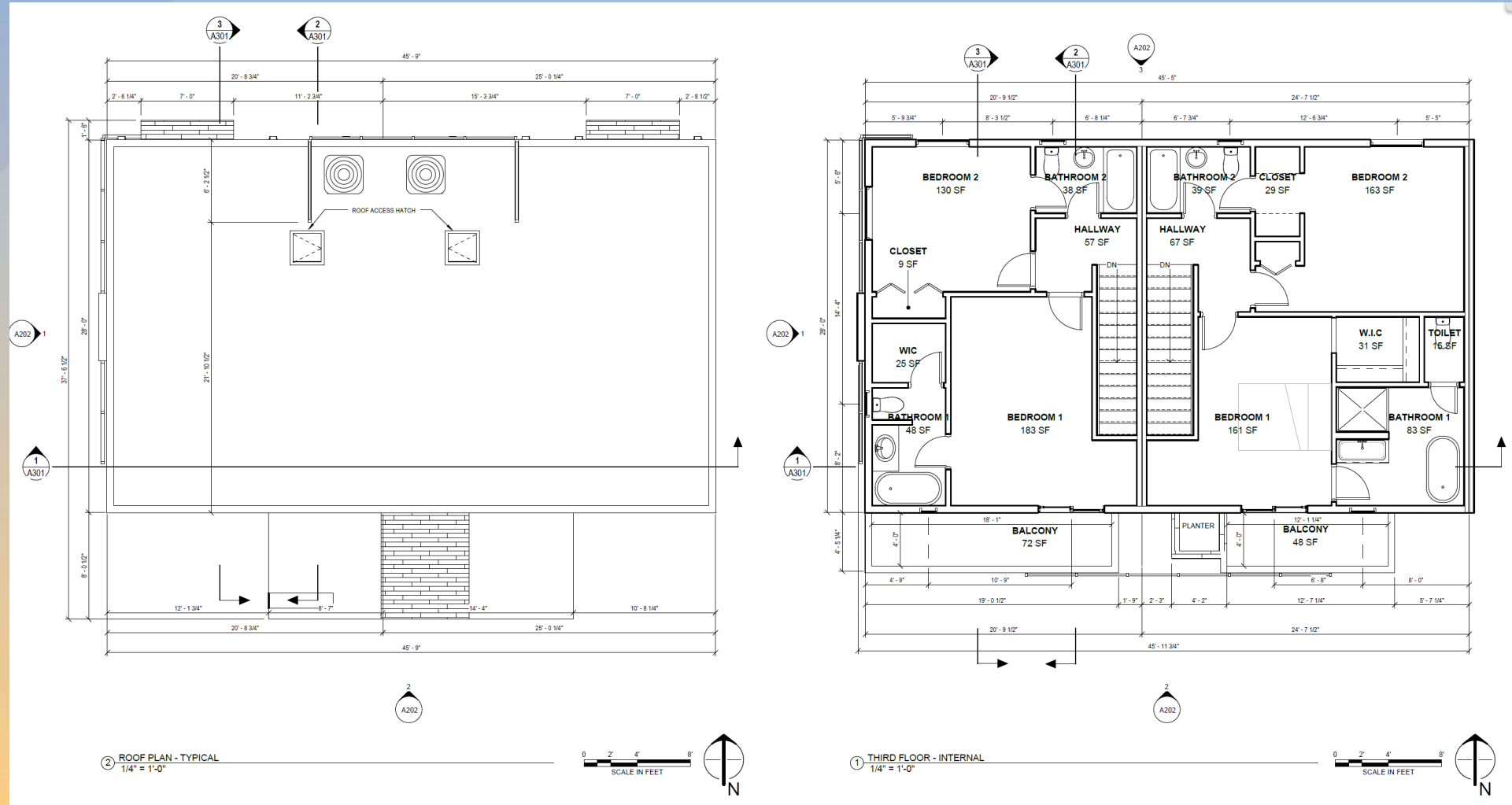
② SECOND FLOOR - INTERNAL  
1/4" = 1'-0"

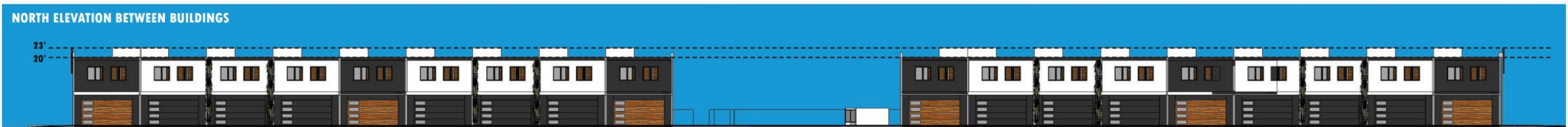
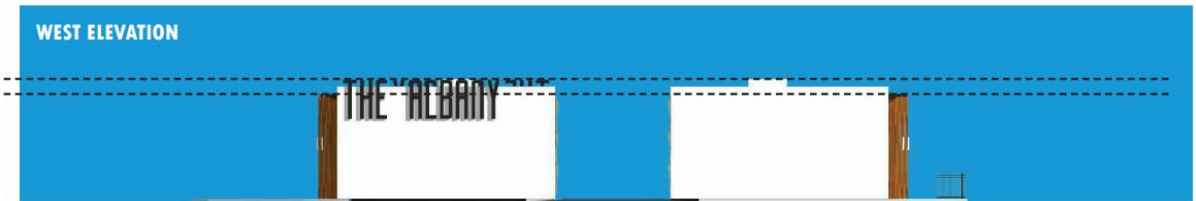
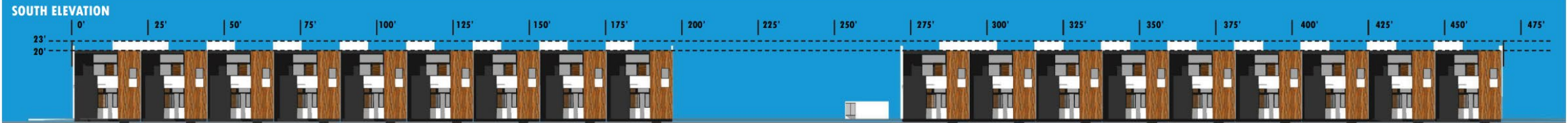


① FIRST FLOOR - TYPICAL  
1/4" = 1'-0"













# DRB24-00479

## ABC Supply Company

Kwasi Abebrese, Planner II

September 10, 2024



# Request

- Design Review
- To allow an industrial development

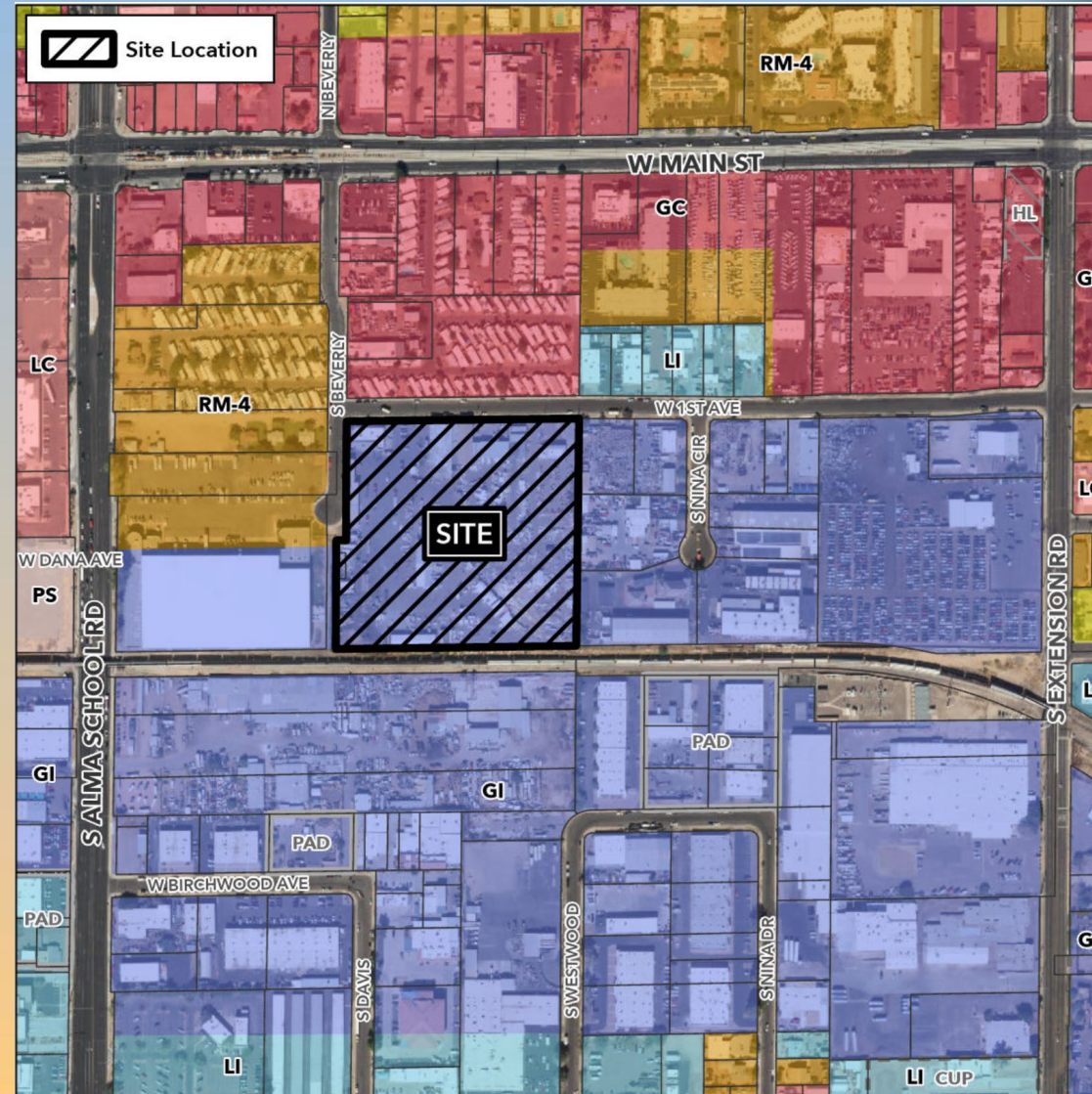






# Location

- South of Main Street
- West of Extension Road
- South of 1<sup>st</sup> Avenue







# Site Photo



Looking south towards the site from 1<sup>st</sup> Avenue





# Site Photo

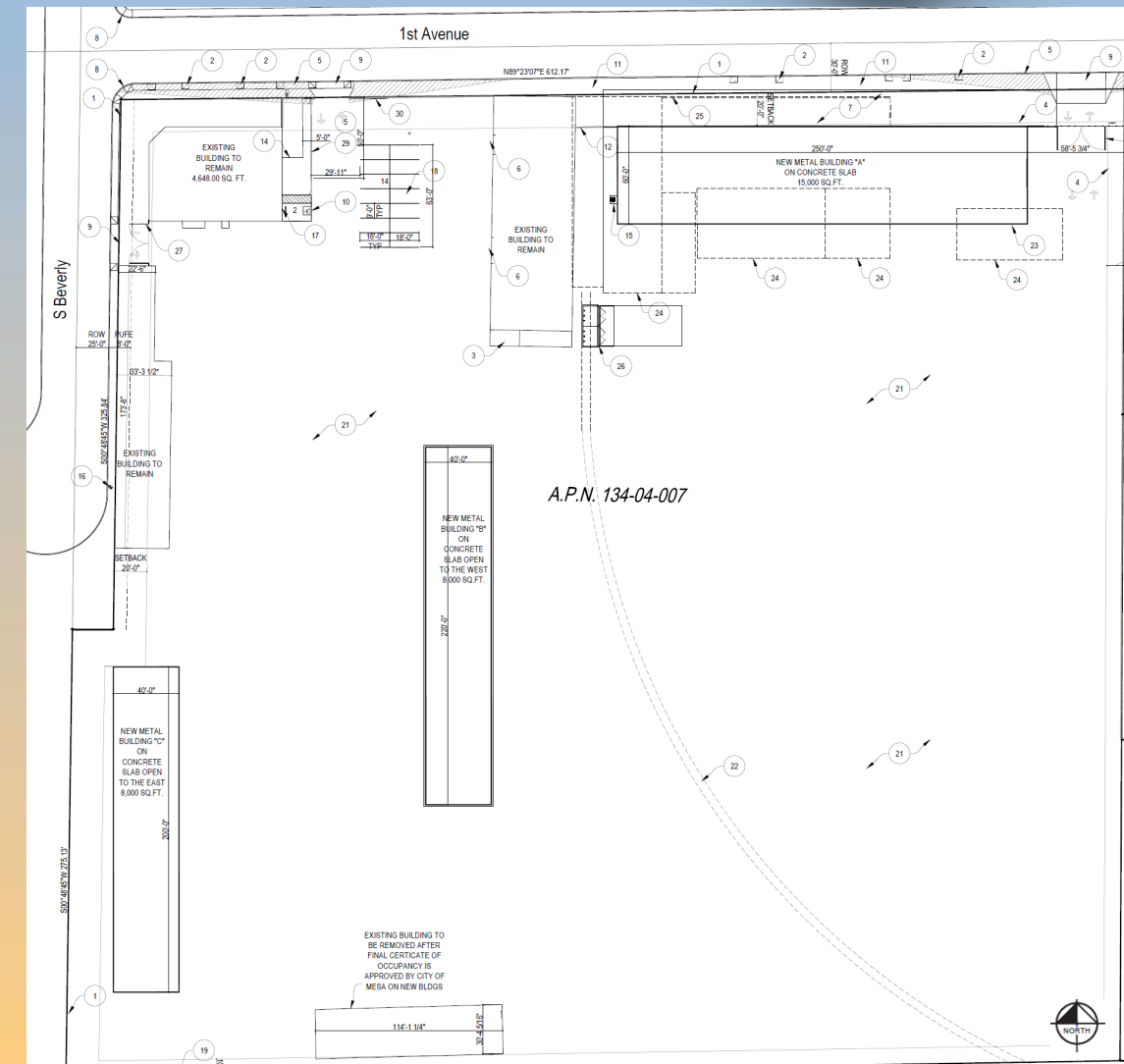


Looking south towards the site from 1<sup>st</sup> Avenue



# Site Plan






- Addition of three new storage buildings
  - Building A: 15,000 sq. ft.
  - Building B: 8,800 sq. ft.
  - Building C: 8,000 sq. ft.
- Access from 1<sup>st</sup> Avenue and Beverly Road

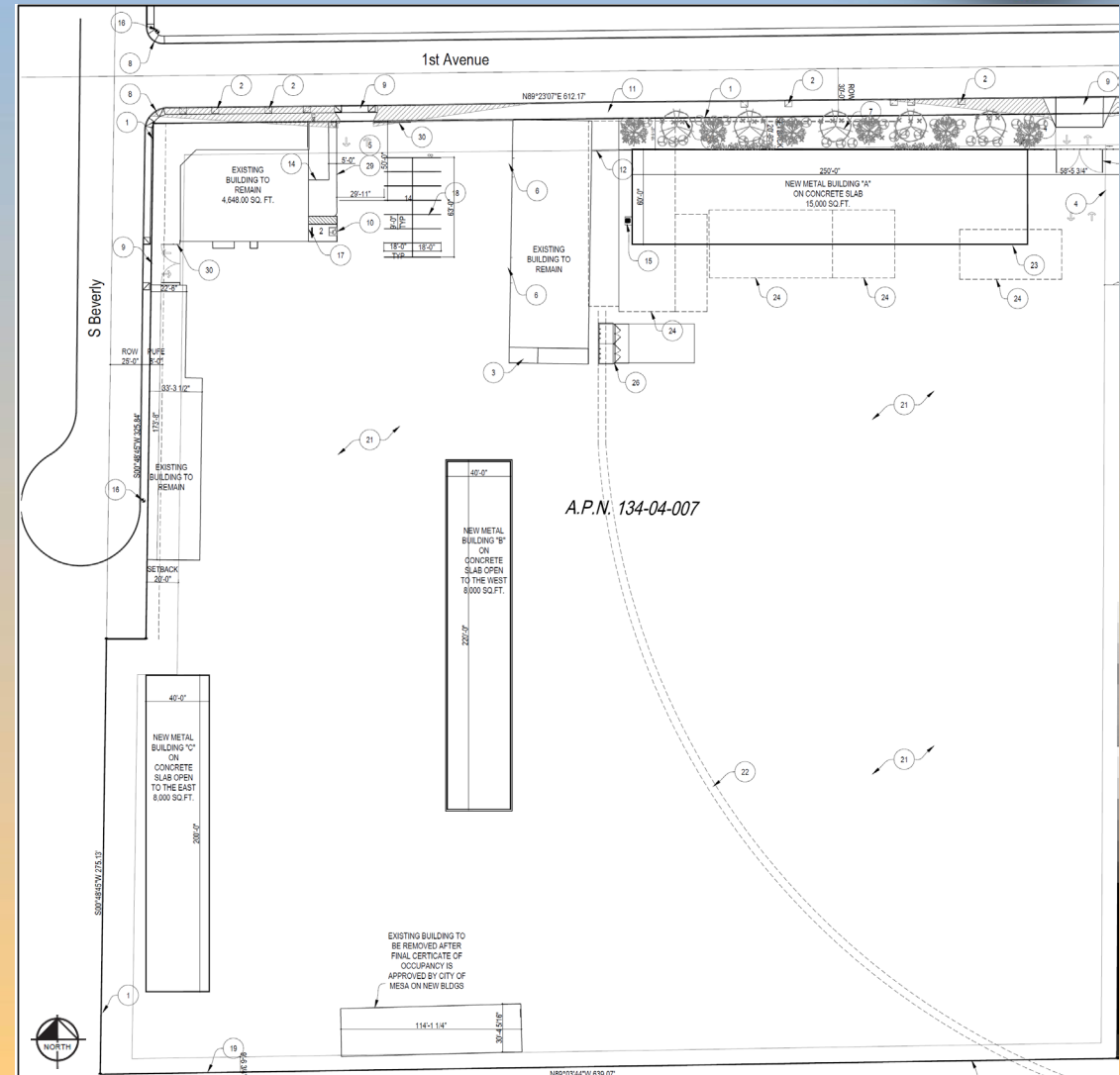






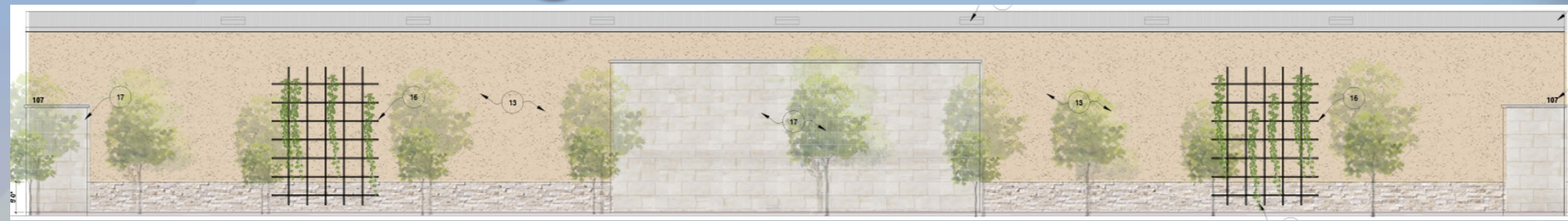
# Landscape Plan

	BOTANICAL NAMES	COMMON NAMES	SIZES	QUANTITY
	<b>TREES:</b>			
	ACACIA SPP.	ACACIA WATTLE	36" BOX	5
	BAUHINIA LUNARIODES	ANACACHO ORCHID TREE	36" BOX	6
	<b>SHRUBS:</b>			
	ERIOGONUM SPP.	BUCKWHEAT	5 GAL	33
	CAESALPINIA SPP.	BIRD-OF-PARADISE	5 GAL	33
	<b>VINES:</b>			
	ANTIGONON LEPTOPUS	QUEEN'S WREATH	5 GAL	8
	<b>GROUNDCOVER:</b>			
	3/4" SCREENED DECOMPOSED DESERT GOLD GRANITE - DECOMPOSED GRANITE WILL BE DISTRIBUTED UNIFORMLY TO A DEPTH OF 2" COVERING THE ENTIRE LANDSCAPE AREA.			

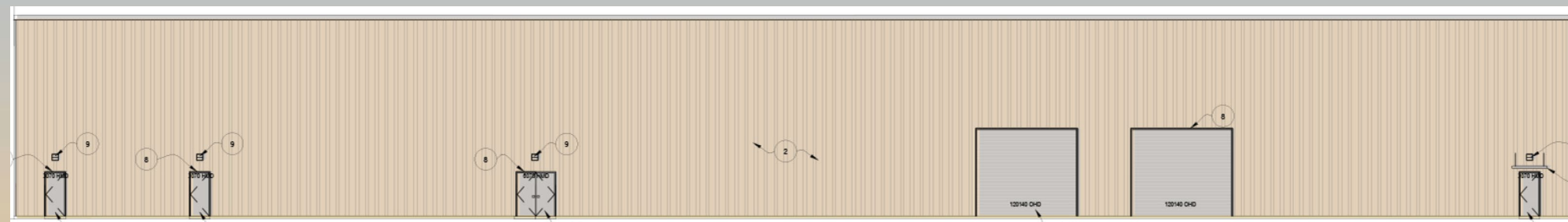




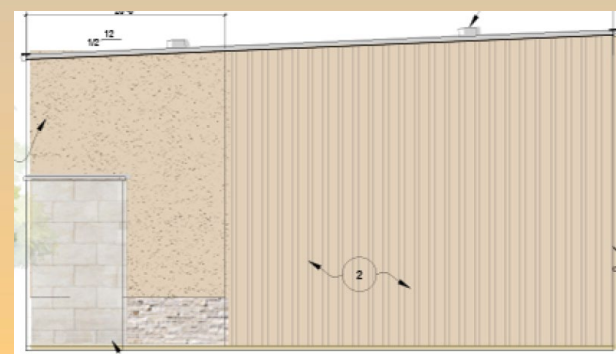
# Building A - Elevations



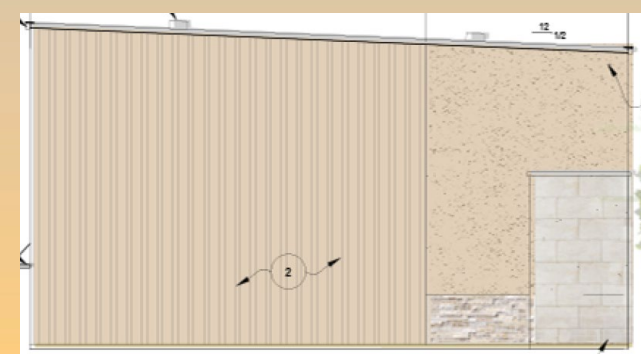
North Elevation



South Elevation



West Elevation

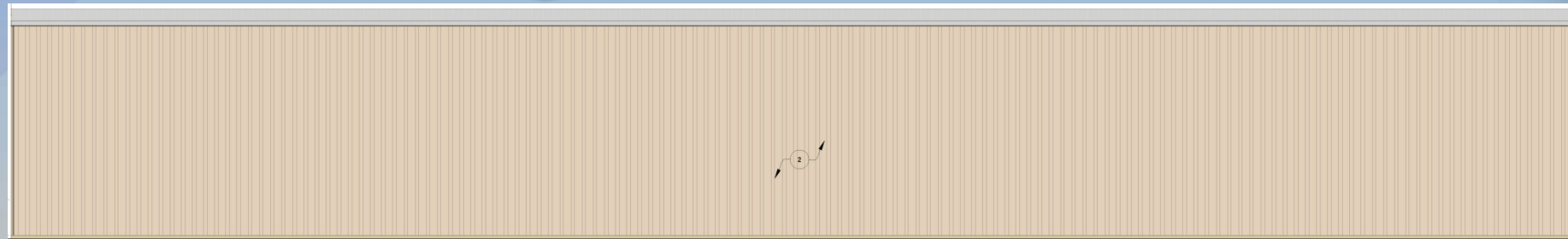


East Elevation

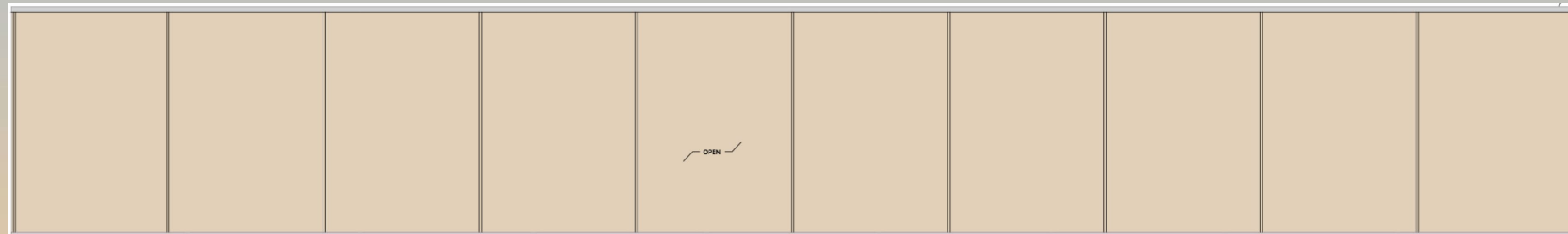




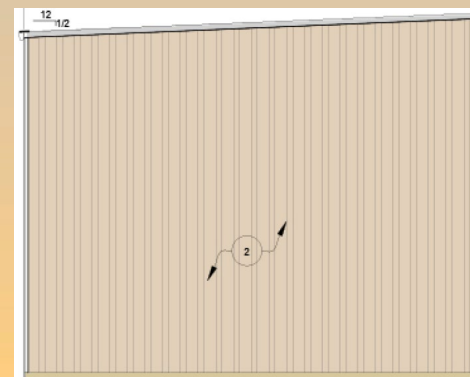
# Building B - Elevations



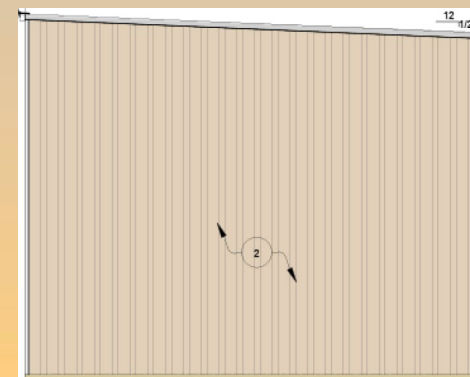
East Elevation



West Elevation



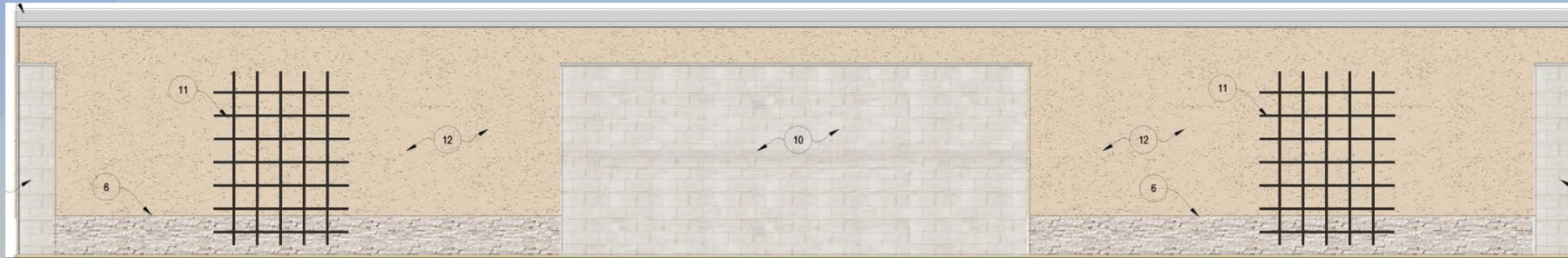
South Elevation



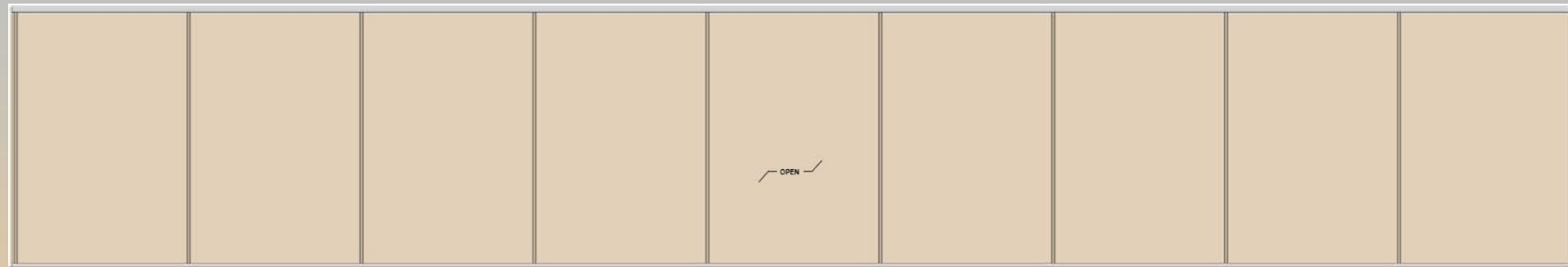
North Elevation



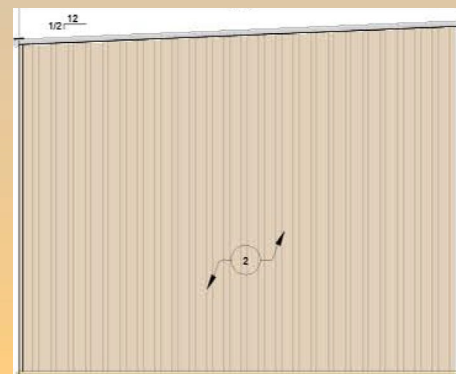
# Building C - Elevations



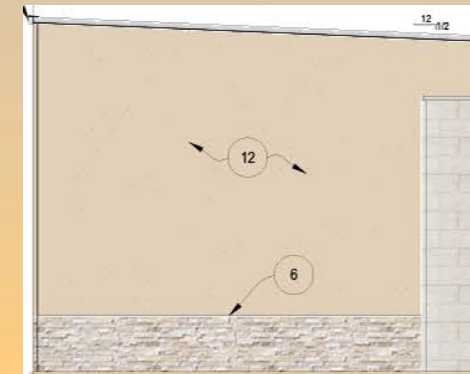
West Elevation



East Elevation



South Elevation



North Elevation





# Rendering







# Rendering







# Rendering





# Colors and Materials



①

STUCCO

1" WESTERN 1-NOTE INSULATED PREMIUM 10 YEAR - UES 382 - PAINTED QUICKSAND DEC754 DUNN EDWARDS



②

LIMESTONE

EXTERIOR FAUX LIMESTONE



③

STONE

EXTERIOR FAUX STONE 5'-0" HEIGHT - MODEL COUNTRY RUBBLE TEXAS CREAM BY CORONADO STONE



④

TRELLISES

WALL MOUNTED TRELLIS 2 DIA STEEL TUBE PAINTED TO MATCH BUILDING DOORS



⑤

METAL SIDING

METAL SIDING - SUPPLIED & INSTALLED BY PRE-ENGINEERED METAL BLDG. MFG. - SURFACE SCREW ATTACHED TO PURLINS - PAINTED QUICKSAND DEC754 DUNN EDWARDS





# 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
- ✓ Roof Articulation. Buildings shall have roof forms that are varied over different portions through changes in pitch, plane, and orientation
- ✓ Wall Articulation. Exterior building walls shall be subdivided and proportioned to human scale, using projections, overhangs and recesses



# Findings

Staff is seeking your review and recommendation on the following:

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

***Staff welcomes any feedback***





# DRB24-00557

# Signal Butte and Elliot

# Retail

Josh Grandlienard, Senior Planner

September 10, 2024



# Request

- Design Review
- To allow for a multi-tenant commercial development

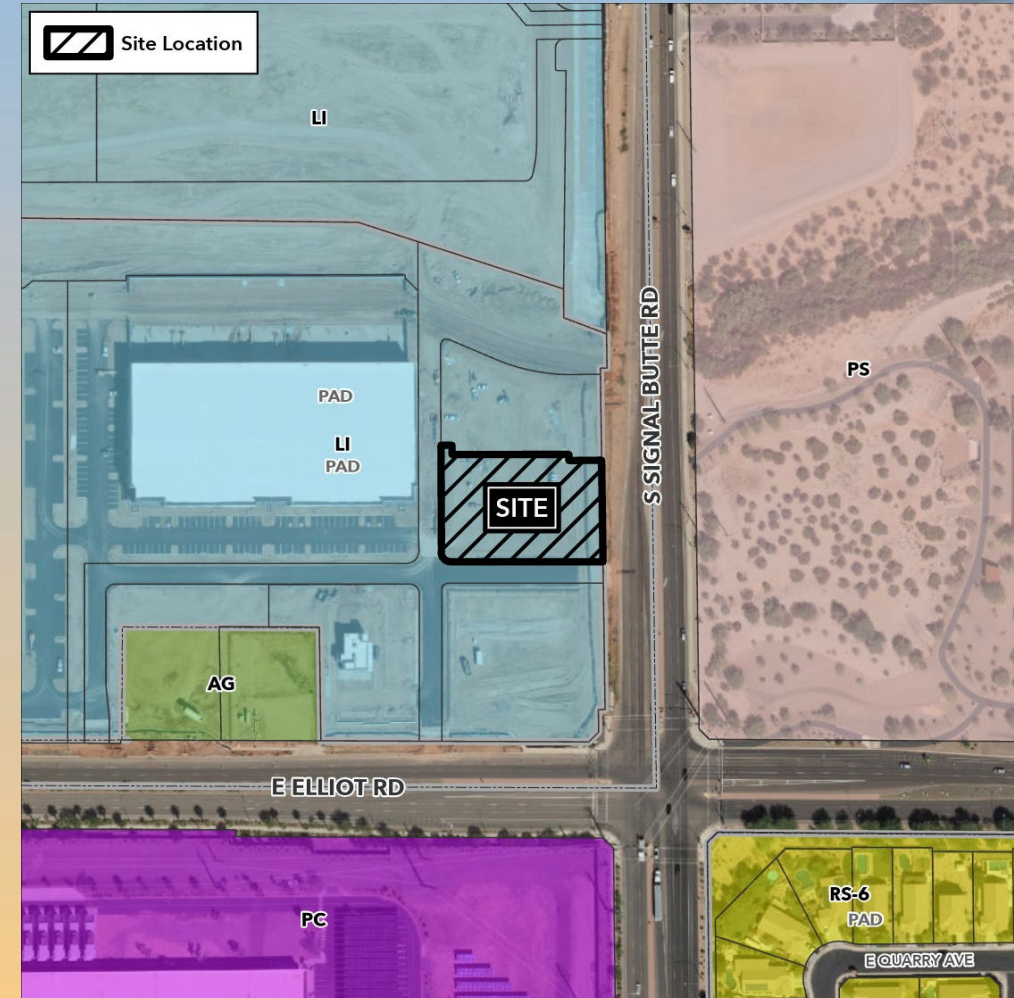






# Location

- North of Elliot Road
- West of Signal Butte Road







# Site Photo



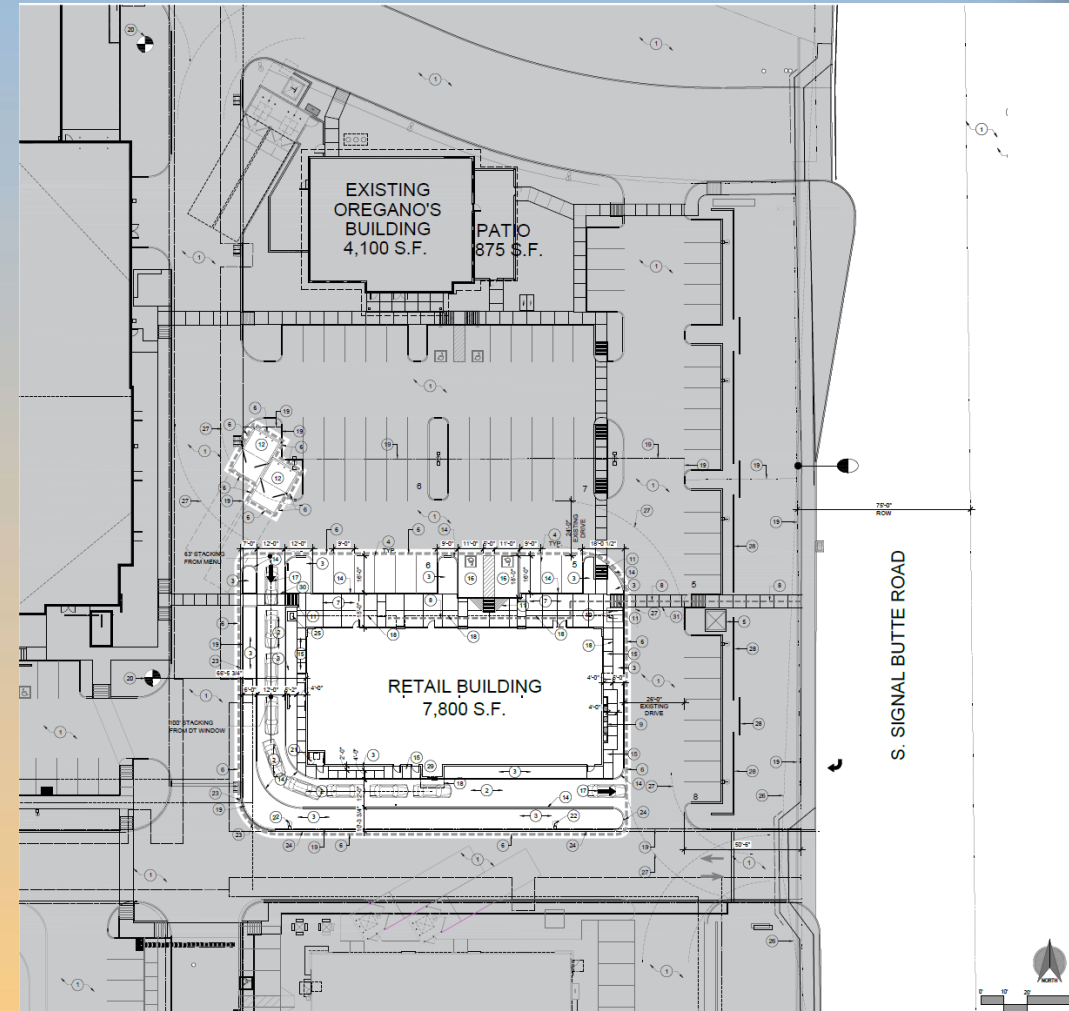
Looking west from Signal Butte Road





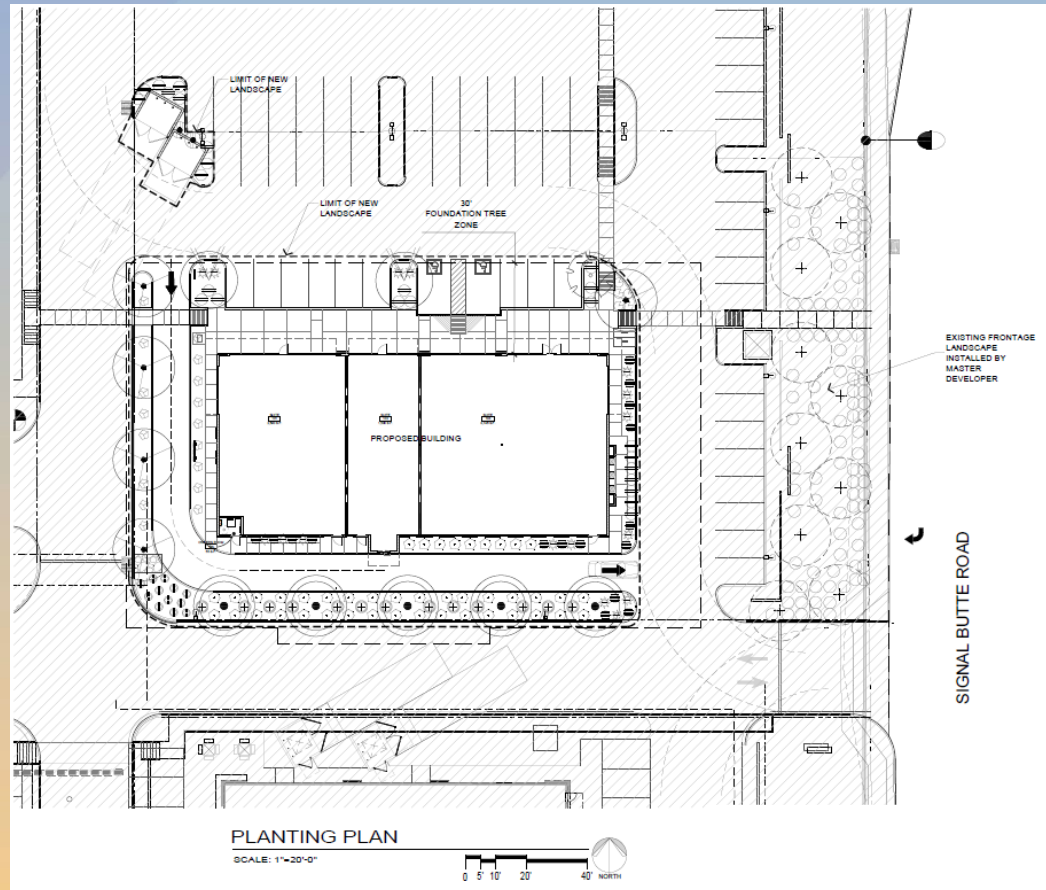
# Site Plan

- 7,800 sq ft Retail building
- 2 total access points
  - A part of a larger industrial center
  - Shared access from Signal Butte Road





# Landscape Plan



PLANT PALETTE					
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY	COMMENTS
<b>TREES/PALMS</b>					
	<i>Caesalpinia mexicana</i>	Mexican Bird of Paradise	36" Box	1	Multi-Trunk Dense Canopy
	<i>Parkinsonia 'Desert Museum'</i>	'Desert Museum' Palo Verde	24" Box	5	Standard Trunk Dense Canopy
	<i>Quercus virginiana</i>	Southern Live Oak	36" Box	5	Standard Trunk Dense Canopy
	<i>Ulmus parvifolia</i>	Evergreen Elm	24" Box	2	Standard Trunk Dense Canopy
<b>ACCENTS</b>					
	<i>Bougainvillea 'Torch Glow'</i>	'Torch Glow' Bougainvillea	5-Gal	13	As Per Plan
	<i>Hesperaloe p. 'Perla'</i>	Brakelights Red Yucca	5-Gal	16	As Per Plan
	<i>Nolina texana</i>	Bear Grass	5-Gal	17	As Per Plan
<b>SHRUBS</b>					
	<i>Eremophila hydrophana</i>	Blue Bells	5-Gal	25	As Per Plan
	<i>Leucophyllum spp 'Heavenly Cloud'</i>	'Heavenly Cloud' Sage	5-Gal	43	As Per Plan
	<i>Tecoma 'Orange Jubilee'</i>	'Orange Jubilee' Tecoma	5-Gal	2	As Per Plan
<b>GROUND COVERS</b>					
	<i>Eremophila 'Outback Sunrise'</i>	Outback Sunrise	1-Gal	12	As Per Plan
	<i>Lantana 'Dallas Red'</i>	'Dallas Red' Lantana	1-Gal	5	As Per Plan
	<i>Lantana 'New Gold'</i>	New Gold Lantana	1-Gal	16	As Per Plan
<b>MISCELLANEOUS</b>					
	DG Decomposed Granite- 3/4" Screened Color To Match Existing Development 2" depth in all planting areas				





# Elevations



## ☐ MATERIALS AND PERCENTAGES:

<p>A. METAL PAINT COLOR: DUNN EDWARDS DET619 "CELLULOID" 3%</p> <p>B. SYNTHETIC STUCCO SYSTEM WITH 100% ACRYLIC FINISH FINISH SMOOTH SAND FINISH PAINT COLOR: DUNN EDWARDS DE6383 "BANK VAULT" 12%</p> <p>D. SYNTHETIC STUCCO SYSTEM WITH 100% ACRYLIC FINISH FINISH SMOOTH SAND FINISH 20%</p>	<p>E. SYNTHETIC STUCCO SYSTEM WITH 100% ACRYLIC FINISH FINISH SMOOTH SAND FINISH PAINT COLOR: DUNN EDWARDS DET619 "CELLULOID" 14%</p> <p>F. STEEL CANOPY COLOR: DUNN EDWARDS DET425 "ROYAL RED FLUSH" 3%</p> <p>G. BRICK COLOR: TUMBLEWEED 8%</p>	<p>H. BRICK COLOR: COAL 4%</p> <p>J / K. ANODIZED ALUMINUM STOREFRONT SYSTEM 35%</p> <p>L. SMOOTH WALL FLAT PAN PANELS MANUFACT: TAYLOR METAL PRODUCTS PAINT: MATCH TO CLEAR ANODIZED 1%</p>
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# Elevations



## [-] MATERIALS AND PERCENTAGES:

A. METAL PAINT COLOR: DUNN EDWARDS DET619 "CELLULOID"	7%	E. SYNTHETIC STUCCO SYSTEM WITH 100% ACRYLIC FINISH FINISH SMOOTH SAND FINISH DUNN EDWARDS DET619 "CELLULOID"	20%	G. BRICK COLOR: TUMBLEWEED EMPEROR THIN BRICK STACKED BOND	16%	J / K. ANODIZED ALUMINUM STOREFRONT SYSTEM	14%
C. SYNTHETIC STUCCO SYSTEM WITH 100% ACRYLIC FINISH FINISH SMOOTH SAND FINISH	28%	F. STEEL CANOPY	6%	H. BRICK COLOR: COAL	8%	L. SMOOTH WALL FLAT PAN PANELS MANUFACT: TAYLOR METAL PRODUCTS PAINT: MATCH TO CLEAR ANODIZED	1%





# Elevations

## MATERIALS AND PERCENTAGES:

A. METAL PAINT COLOR: DUNN EDWARDS DET619 "CELLULOID"	5%	F. STEEL CANOPY COLOR: DUNN EDWARD DET425 "ROYAL RED FLUSH"	3%	J / K. ANODIZED ALUMINUM WINDOWS AND STOREFRONT SYSTEM	2%
C. SYNTHETIC STUCCO SYSTEM WITH 100% ACRYLIC FINISH FINISH: SMOOTH SAND FINISH PAINT COLOR: DUNN EDWARDS DET618 "INDUSTRIAL AGE"	30%	G. BRICK COLOR: TUMBLEWEED EMPEROR THIN BRICK STACKED BOND	19%	M. EXTERIOR HOLLOW METAL DOORS PAINT: DUNN EDWARDS DET617 "WINTER MORN"	6%
D. SYNTHETIC STUCCO SYSTEM WITH 100% ACRYLIC FINISH FINISH: SMOOTH SAND FINISH	20%	H. BRICK COLOR: COAL	15%		







# Elevations

## MATERIALS AND PERCENTAGES:

<p>A. METAL PAINT COLOR: DUNN EDWARDS DET619 "CELLULOID" 7%</p> <p>C. SYNTHETIC STUCCO SYSTEM WITH 100% ACRYLIC FINISH SMOOTH SAND FINISH PAINT COLOR: DUNN EDWARDS DET618 "INDUSTRIAL AGE" 16%</p>	<p>D. SYNTHETIC STUCCO SYSTEM WITH 100% ACRYLIC FINISH SMOOTH SAND FINISH PAINT COLOR: DUNN EDWARDS DET617 "WINTER MORN" 18%</p> <p>F. STEEL CANOPY COLOR: DUNN EDWARD DET425 "ROYAL RED FLUSH" 6%</p>	<p>G. BRICK COLOR: TUMBLEWEED EMPEROR THIN BRICK STACKED BOND 25%</p> <p>H. BRICK COLOR: COAL 10%</p> <p>I. SES MATCH ADJACENT WALL FINISH COLOR 6%</p>	<p>J / K. ANODIZED ALUMINUM WINDOWS AND STOREFRONT SYSTEM 12%</p>
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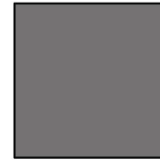




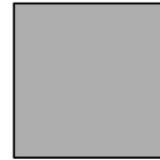
# Colors and Materials



METAL  
PAINT COLOR: DUNN EDWARDS  
DET619 "CELLULOID"



SYNTHETIC STUCCO SYSTEM WITH  
100% ACRYLIC FINISH  
FINISH SMOOTH SAND FINISH  
PAINT COLOR: DUNN EDWARDS  
DE6383 "BANK VAULT"



SYNTHETIC STUCCO SYSTEM WITH  
100% ACRYLIC FINISH  
FINISH SMOOTH SAND FINISH  
PAINT COLOR: DUNN EDWARDS  
DET618 "INDUSTRIAL AGE"



SYNTHETIC STUCCO SYSTEM  
WITH 100% ACRYLIC FINISH  
FINISH SMOOTH SAND FINISH  
PAINT COLOR: DUNN  
EDWARDS DET617  
"WINTER MORN"



SYNTHETIC STUCCO SYSTEM WITH  
100% ACRYLIC FINISH FINISH  
SMOOTH SAND FINISH  
PAINT COLOR DUNN EDWARDS  
DET619 "CELLULOID"



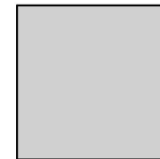
STEEL CANOPY  
COLOR: DUNN EDWARD DET425  
"ROYAL RED FLUSH"



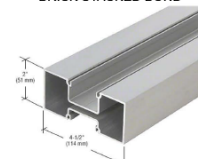
BRICK  
INTERSTATE BRICK AND  
TRENWYTH INDUSTRIES, INC  
COLOR: TUMBLEWEED  
EMPEROR THIN BRICK  
STACKED BOND



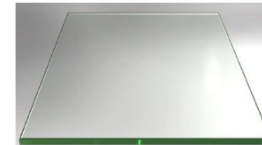
BRICK  
INTERSTATE BRICK AND EMPEROR  
THIN BRICK STACKED BOND  
COLOR: COAL EMPEROR THIN  
BRICK STACKED BOND



SMOOTH WALL FLAT PAN PANELS  
MANUFACT: TAYLOR METAL  
PRODUCTS  
PAINT: MATCH TO CLEAR ANODIZED



ALUMINUM STOREFRONT, REALING  
AND SECTION DOOR  
MANUFACT: KAWNEER  
COLOR: CLEAR ANODIZED



1" INSULATED GLAZING, REALING  
AND SECTION DOOR  
VALUE: (U)=0.29, SHGC= 0.28)



# Alternative Compliance

- ✓ Materials. No more than 50% of the façade may be covered with one single material
- ✓ Roof Articulation. Flat roofs or facades with a horizontal eave, fascia, or parapet, in excess of 100 feet in length, must provide vertical modulation. The minimum vertical modulation is two (2) feet or one-tenth (  $1/10$  ) multiplied by the wall height, not to exceed one-third ( $1/3$ ) of the height of the supporting wall.





# Findings

Staff is seeking your review and recommendation on the following:

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

***Staff welcomes any feedback***



Yearly Update and Orientation

**DESIGN REVIEW BOARD**

2024



# Agenda



- Planning Division Functions
- Land Use Review Process
- Tools for Land Use Review
- Tools for Design Review
- Design Review Board Functions
- Meetings
- Open Meeting Law

# Planning Division Functions



Long-Range Planning



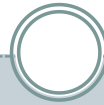
Current Planning



Historic Preservation



# Land Use Review Process



## Land Use Application Review

Staff Review  
(iterative)  
Recommendation

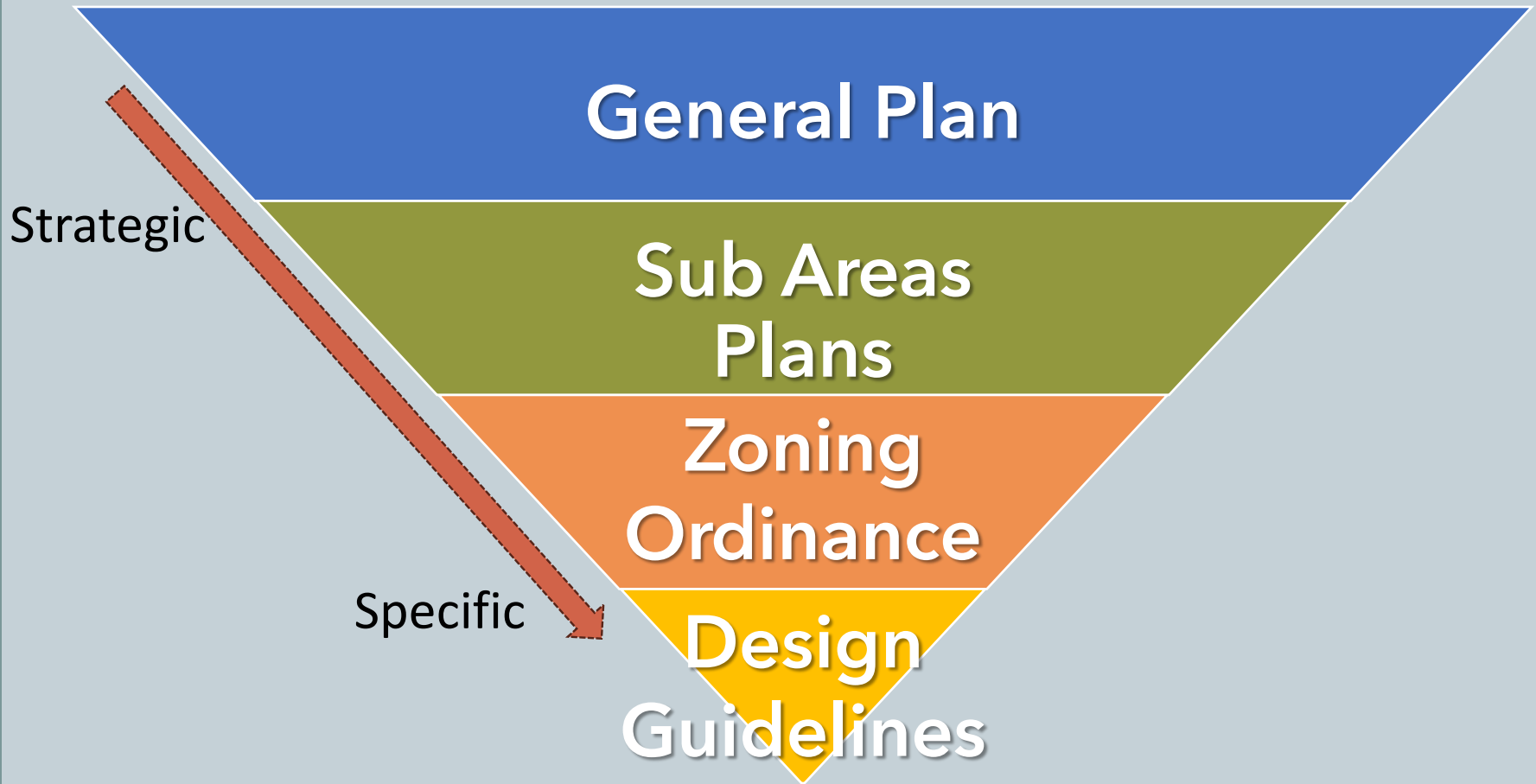
## Public Meetings

Public Notice  
Staff Report

## Entitlements

Approval from  
Planning Director,  
BOA, P&Z, or CC

# Tools for Land Use Review

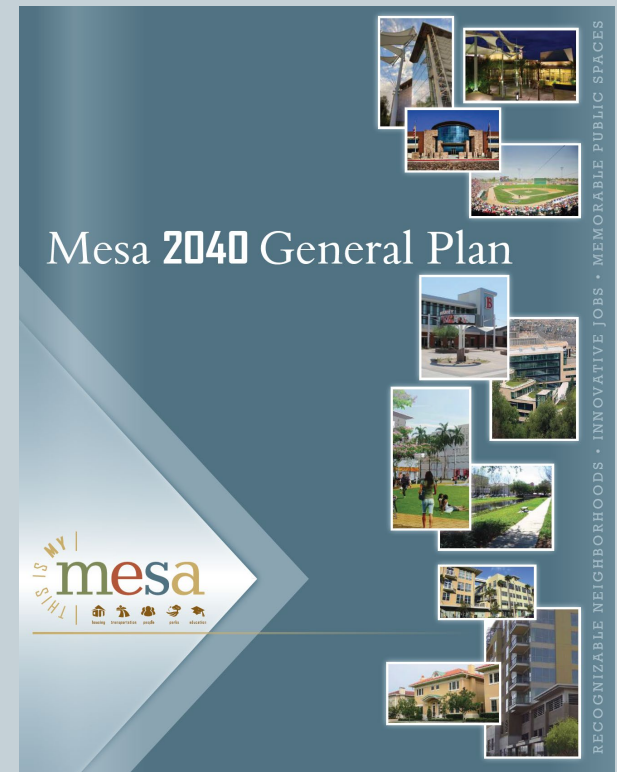




# Tools for Land Use Review

## GENERAL PLAN

- Official policy guide to achieve desired physical development
- Expression of resident's values and aspirations
- Guide future plans, programs, investments, and other government activities
- Reference point for decision making - helps provide continuity over time



# Tools for Design Review

## QUALITY DEVELOPMENT DESIGN GUIDELINES

- Supports goals and policies of 2040 Mesa General Plan and MZO
- Applies to all development types and planning areas
- Applies to new development and redevelopment, including exterior alterations to existing buildings
- Residential, Commercial, Industrial

### Quality Development Design Guidelines



DEC 2019





# Design Review Board Functions



- 7 Boardmembers
  - 2 licensed architects
  - 2 from other design professions (ie. landscape architecture, engineering)
  - 1 contractor or developer
  - 2 citizens at-large

# Design Review Board Functions



- Purpose of Design Review:
  - Ensure compliance of proposed development with MZO
  - Ensure high quality development; encourage design that is aesthetically pleasing and provides public spaces integral to the project
  - Achieve goals, objectives and policies of the General Plan, sub-area plans, and other policies adopted by City Council



# Design Review Board Functions



## ○ Review Criteria:

- Is the project consistent with goals of the General Plan and applicable standards?
- Review the overall design including scale, massing, site plan, exterior design, landscaping in context of its surrounding built and natural environment
- Does the project create architectural interest in areas visible from streets, sidewalks, public areas?
- Is the streetscape (street trees, lighting, pedestrian furniture) consistent with surrounding environment?
- Is the landscape plan suitable for the type of project and site conditions with drought-tolerant plants and minimal water usage?

# Design Review Board Functions



- Primary Review Tasks:
  - Buildings more than 4 stories in height
  - Any multiple residence project that exceeds 15 du/acre
  - Mixed-use, commercial or industrial projects with frontage on an arterial or collector street or that are part of an existing or planned development with frontage on an arterial or collector street
  - Commercial or industrial projects which have, or will have, greater than 20,000 sq.ft. of GFA
  - Parking garages
  - City of Mesa municipal projects (Approval)



# Design Review Board Functions



- Hear and decide:
  - Appeals of decisions of the Planning Director regarding methods to satisfy Mesa's aesthetic and design-related requirements
  - Requests to utilize architectural forms to screen a parking structure as per Section 11-32-2(F) of the MZO
  - Requests for building height exceptions per Section 11-30-3 of the MZO
  - Requests for exterior building illumination per Section 11-30-5(C) of the MZO

# Meetings



- Quorum - At least 4 members of the Board must be present
- The Chair, or in the Chair's absence, the Vice Chair, shall:
  - Lead the meeting
  - Maintain order
  - Be the final decision maker for meeting management questions
- If both the Chair and Vice Chair are absent the Board will elect a presiding officer for the meeting



# Meetings



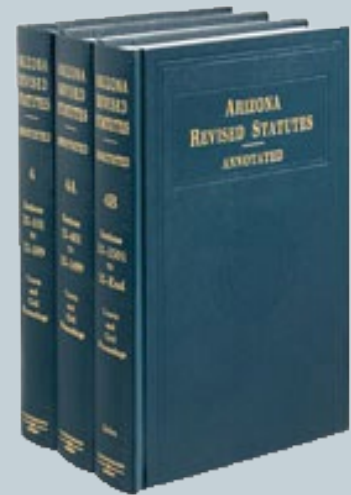
- The Board can only discuss or take action on items adequately described on the agenda
- Agenda must be posted 24 hours in advance
- An affirmative vote of a majority of the quorum present and voting is required to pass a motion
- Meetings of the Board must be open to the public
- Minutes of proceedings kept and filed with the Planning Division as a public record

# Open Meeting Law



## ARIZONA OPEN MEETING LAW ARIZONA REVISED STATUTES TITLE 38, CHAPTER 3, ARTICLE 3.1

“It is the public policy of this state that meetings of public bodies be conducted openly, and that notices and agendas be provided for such meetings which contain such information as is reasonably necessary to inform the public of the matters to be discussed or decided.” A.R.S. § 38-431.09





# Definition of a Public Body

Public body: means the legislature, all boards and commissions of this state or political subdivisions including all quasi-judicial bodies and all standing, special or advisory committees or subcommittees of, or appointed by, the public body.



ARIZONA  
OPEN MEETING LAW

# Definition of A Meeting



Meeting: The gathering, in person or through technological devices, of a quorum of members of a public body at which they discuss, propose or take legal action, including any deliberations by a quorum with respect to that action.

Serial Meeting: The gathering, in person or through technological devices, of less than a quorum of the public body at which they discuss, propose or take legal action, and later the same discussion is had with other members of the public body which constitutes a quorum.

Traditional Meeting



Electronic Meeting





# Social Events and Social Media



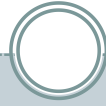
- If a quorum is present at a social event - the board members cannot discuss any item that may come before the Board
- Do not discuss business or items that may come before the Board with other members outside of a formal, noticed, and agendized meeting
- Can express an opinion or discuss an issue with the public at a venue other than a meeting, through the media, other public broadcast communications or technological means if:
  - The opinion or discussion is not principally directed at or directly given to another member of the public body
  - There is no concerted plan to engage in collective deliberation to take legal action

# Violations



- Actions taken by the Public Body are null and void
- Attorney General or County Attorney may investigate
- Potential Penalties:
  - Civil penalties
  - Removal of an individual member if the court makes a finding of intent
  - Assess the individual member with all costs awarded to the plaintiff
  - May not spend public monies for legal counsel





Questions?