

**Tuesday, March 9, 2021  
Virtual Platform  
57 East 1<sup>st</sup> Street  
4:30 PM**

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

**MEMBERS PRESENT:**

\*Chair Randy Carter  
\*Vice Chair Sean Banda  
\*Boardmember Scott Thomas  
\*Boardmember Tanner Green  
\*Boardmember Paul Johnson  
\*Boardmember Jeanette Knudsen

**MEMBERS ABSENT:**

Boardmember J. Seth Placko

**STAFF PRESENT:**

Nana Appiah  
Lesley Davis  
Tom Ellsworth  
Wahid Alam  
Evan Balmer  
Charlotte Bridges  
Jennifer Gniffke  
Kellie Rorex  
Chloe Durfee-Sherman

**OTHERS PRESENT:**

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

Chair Carter welcomed everyone to the meeting at 4:30 PM

- 1 Call meeting to order.**
- 2 Consider the Minutes from the February 9, 2021 Design Review Board Meeting.**

A motion to approve the Minutes from February 9, 2021 Design Review Board Meeting was made by Vice Chair Banda and seconded by Boardmember Johnson.

**Vote: 6 – 0**

Upon tabulation of votes, it showed:

AYES – Carter – Banda – Thomas – Johnson – Green – Knudsen

NAYS – None

ABSENT – Placko

ABSTAINED – None

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

This is a preliminary review of Design Review Board cases. That applicant and public may speak about the case, and the Board may provide comments and suggestions to assist the Applicant with the proposal, but the Board will not approve or deny a case under Preliminary Review.

- 3-a DRB21-00021 District 6.** Within the 5200 block of South Ellsworth Road (east side). Located south of Ray Road on the east side of Ellsworth Road. (0.6± acres). Requesting the review of a restaurant with a drive-thru. Justin Gregonis, Vertical Design, applicant; Ben Millick, SimonCRE Rubicon IV, LLC, owner.

Staff Planner Wahid Alam presented the case.

Chair Carter invited the applicant to speak.

Applicant Ben Millick noted that this is a great site and they have worked with the master site designer.

**Boardmember Johnson**

- The material change on the south elevation is unusual
- Why did you change the material that way?
  - We took the Cadence Design Guideline and the Mesa Design Guidelines and the Black Rock Coffee Shop design and this is what we came up with
  - Tried to incorporate the Cadence materials
  - Wrapped the corrugated metal from the west to the south side
- I like everything you have done with the materials
- The south elevation feels a little foreign to me
- Very elevated look
- Like the design of the store front

**Boardmember Green**

- No comment
- Great addition to Mesa

**Boardmember Knudsen**

- Liked the material boards
- No objections to any colors or materials

**Boardmember Thomas**

- Agree with Johnson about the oddness of the south side of the building where the stone stops at the windows
- Caution the architect to review the details of the transition between the 2 types of material; metal to stone

**Boardmember Banda**

- Agrees with the concern regarding the south side
- Like the materials
- Suggest they look at canopy edge signage
- Like the colors and lighting also

**Chair Carter**

- There needs to be a transition with the false stone
- The walls by the restroom could be thick enough to have the stone by placed in the EIFS

**Boardmember Thomas**

- Is the SES correctly scaled on the drawing?
- It looks very small
- There is no screening but some could be provided

**Staff Planner Wahid Alam summarized the comments:**

- Concerns for the transition between the metal and the stone
- Review the transition between the 2 types of material from metal to stone

**3-b**

**DRB21-00039 District 6.** Within the 2100 block of South Power Road (east side). Located south of Baseline road on the east side of Power Road. (0.6± acres). Requesting the review of a coffee shop with a drive-thru.

Staff Planner Kellie Rorex presented the case.

Chair Carter invited the applicant to speak.

Applicant Jonathan Ammon stated that this is a building that will be fabricated offsite and assembled onsite.

**Boardmember Thomas**

- Excited for this prefabricated building
- Colors are a bit different
- Addressed that everything is prefabricated, and the connections will be taken care of properly
- Confirmed that the awnings stick out further over the pickup window

**Vice Chair Banda**

- Confirmed design of the screen wall.
  - Appreciate the orientation of the drive thru away from Ellsworth road
  - Appreciate the cohesion
  - The prefabricated container can go either really well or not well at all
- Stay below 4,000 K for the lighting

**Chair Carter**

- We are just looking at this building for compliance with design guidelines

**Boardmember Knudsen**

- Like the shipping container
- Like the iron ore
- Material board could be better
- The blues are different
- Whites are not always white
  - The colors are being used on a lot of the other Dunkin's in the area
  - The whites and the orange are from the Dunkin's brand
- Can't compare the copies to the color samples that she has
- Can't say if the colors play well
- Work with staff planner Kellie Rorex on colors

**Boardmember Green**

- Landscaping- please elaborate about the patio area
  - Trees on the east and west
  - Did want to create a space for people to walk up and spend time as the walk up is second only to the drive thru
  - Wanted to create more space
- Want bike racks closer to the access way
- Palo verdes tend to fall in storms and tend to branch out low so make sure there is enough space for everything in that area

**Boardmember Johnson**

- As the blue is the brightest color other than the orange, possibly continue the blue to the top of the tower

**Chair Carter**

- Wants to see something more exciting to be an example of container architecture
- No issues with the building or design

**Staff Planner Kellie Rorex summarized the comments:**

- Awning should be expanded more over the pickup window
- Bike racks should be moved
- Be careful to give the palo verde enough room to grow
- Recommend that the applicant turn the entire tower blue
- Get new material board with the actual materials on it

**3-c**

**DRB21-00045 District 6.** Within the 1400 block of south Crismon Road (west side). Located north of east 60 Superstition Freeway on the west side of Crismon Road. (0.8± acres). Requesting the review of a coffee shop with a drive-thru.

Staff Planner Kellie Rorex presented the case and noted that the applicant is seeking alternative compliance for building façade

Chair Carter invites the applicant to speak

The applicant was not present.

**Boardmember Green**

- What are the percentages for the alternative compliance?

**Staff Planner Kellie Rorex**

- 70% for the exterior cement plaster
- 25% for the signing on the tower
- 5% for wainscoting

**Boardmember Green**

- Small building so no concerns for alternative compliance

**Boardmember Banda**

- No concerns with alternative compliance
- The lighting around the pickup window is a hot spot so maybe reduce that
- Otherwise 3,500 K and 4,000 K are optimum lighting

**Boardmember Thomson**

- Happy to have a rendering
- Will work well with the area
- Good project

**Boardmember Knudsen**

- No color/material board was provided

**Staff Planner Kellie Rorex**

- Some applicants are having a hard time ordering colors and materials during the pandemic

**Boardmember Johnson**

- Like the look
- Concern with the hardscape right up against the building
- Provide more landscaping

**Chair Carter**

- Is there foundation landscaping?

**Staff Planner Kellie Rorex**

- They have employees who are runners so they don't want to have landscaping that would block their route

**Chair Carter**

- Isn't there a percentage of landscaping needed
- Would want more landscaping around building

**Staff Planner Kellie Rorex summarized the comments:**

- Adjust lighting hotspots and use 3,500-4,000 Kelvin
- Landscaping around the foundation is needed

Planning Director Appiah stated that staff is hearing from applicants that Color and material boards are difficult due to pandemic. We will work with the applicants early to have them immediately working on getting a material board together so that they have one when they come to Board.

**3-d**

**DRB21-00079 District 4.** Within the 200 block of West Main Street (north side), and within the 0 to 100 blocks of North Morris (east side). Located east of Country Club Drive on the north side of Main Street. (3.49± acres). Requesting the review of a restaurant and multiple residence development.

Staff Planner Jennifer Gniffke presented the case.

Chair Carter read a citizen comment received from Sophia Fire, at 225 West 1st Street Unit 232, Mesa, AZ, into the record:

*The entrance design is ugly. The gigantic letters have a KMART feel. It looks like a storefront, not a welcoming residence. As for the name, sure it means "alive" or "I live". But does this even resonate with Hispanophones? Did a bunch of non-Spanish speakers come up with this? It would be great to hear what the other suggestions were.*

Chair Carter invited the applicant to speak.

Applicant Brennan Ray discussed the project along with his colleagues Brian Rogers, and Ellia Thompson. Mr. Ray stated they have worked with multiple different departments to present this adaptive reuse. They wanted to provide a better street presence while being an adaptive reuse project. They have reached out with several different groups for the development. The name, Vivo, is actually Latin and means 'within the living'. The sign will go through a Comprehensive Sign Plan (CSP) process through the Board of Adjustment.

**Vice Chair Banda**

- Did like the name
- Look forward to the CSP for the sign to be fun and whimsical
- Porte-cochere is very chunky
- Like the standing seam and getting away from the tile roof
- Almost too muted
- Want to create edgy midcentury look and want more color
- There is more opportunity with the color
- Like the white and creating a pop
- Nice facelift in the area

**Boardmember Johnson**

- Excited to see the development
- Like the sign and hope the CSP is successful
- Rest of the buildings need more pop
- Want the blue to pop more
- The green in the sign is much bolder and carries energy that could be pulled into the rest of the development
- Look at doors and other areas to make more pop

**Boardmember Knudsen**

- The colors that are on the material board are very muted
- Don't see the blue on the palette and wants to know if the blue on the doors now will stay
  - The doors were previously firetruck red
  - They were repainted to be the blue that is there today
  - They did not include the blue as the project was more focused with the main street enhancement
- The blue that is on the doors is a much brighter and contemporary
- The doors and the rest of the colors need to be cohesive
- Are you replacing the existing tile?
  - No we are putting standing seam metal on the roof and getting rid of some of the existing red tile
  - The plan is what is shown on the exhibit
  - The roof tile is anticipated to remain
- The new elements and the existing roof are not going to play well together
- Great new entrance with an old building, but there should be more cohesiveness
- It appears there is a disconnect between the entrance and the buildings
- Not in agreement that the blue or the tile would look nice with the rest of the proposed improvements

**Boardmember Green**

- Agree with Boardmember Knudsen on the roof
- Appreciates the adaptive reuse project
- With the adaptive reuse, how does the articulation work with design guidelines?

**Planning Director Appiah**

- We cannot ask for them to tear down the building
- Find any possible way to make the project as aesthetically pleasing as possible

**Boardmember Green**

- Concerned with roof
- Want to add more architectural elements in stretches without windows
- There needs to be more lighting as lighting is not really present

**Boardmember Thomas**

- Thinks that not carrying the front design to the existing roof is a huge issue
- Are you reusing the existing stone around the planters?
  - Yes, it is being used
- It is an old, dated look and the stone doesn't match new contemporary look
- Concerned about the roof

**Chair Carter**

- Thinks that the colors need to be more vibrant and energetic
- The project is bringing life and energy to the area so the project should be vibrant
- Also concerned with the roof
- The tiles will need to be replaced soon anyway

**Staff Planner Jennifer Gniffke summarized the comments:**

- Colors are muted and should be more cohesive with all parts of the project
- Colors should be more cohesive with all parts
- Metal screening could help with façade articulation
- Colors need to be more vibrant and energetic
- The name "Vivo" is an important part of the project
- Consider a condition of approval that when the roof is replaced to have the roof replaced with standing seam roofing
- Front stone planters are old and may not tie in well

**Dr. Appaih**

- Clarified the requested condition regarding the roof with Chair Carter

**Chair Carter**

- Suggested that if replacing the roof is cost prohibitive at this time, the condition would guide them toward an improvement when a replacement is necessary.

**3-e**

**DRB20-00679 District 6.** Within the 6000 to 6600 block of South Ellsworth Road (east side), within the 9200 to 9800 blocks of East Williams Field Road alignment (south side) and within the 6200 to 6600 blocks of South Crismon Road alignment (west side). Located east of Ellsworth Road and north of Pecos Road. (overall 337.0± acres). Requesting the review for the development of a recreation facility.

Staff Planner Evan Balmer presented the case and requested alternative compliance for roof articulation and an alternative landscape plan.

Chair Carter invited the applicant to speak.



Applicant Paul Gilbert discussed the project. He said he has a team available to answer any questions. The project is a family sports park consisting of 337 acres. This project will be more than \$250-\$300 million and will attract over 3 million patrons every year.

**Boardmember Thomas**

- Don't mind the architecture and it is similar to other facilities in the valley
- Landscaping is sparse for trees around the buildings

**Vice Chair Banda**

- Don't want to have such large expanses of concrete without the trees
- Building does have ins and outs
- Likes the Legends breezeway
- Doesn't have the uniqueness and pop that the facility could have
- Need accent lighting and entry lighting as it will make or break the project
- Okay with alternative compliance due to use

**Boardmember Johnson**

- Excited to see this coming to mesa
- Agree with Vice Chair Banda that there needs to be more excitement and pop
- Likes the breezeway, which could have banners or fun lighting
- Doesn't see the details articulated into the drawings
- Could be adding different textures or colors
- Could have more landscaping
- What is legends way?
  - There is a zipline through there
- Love the zipline idea
- Look for more colors or textures or more articulation to create angles or irregularity
- Concerned with the landscape reduction and requests that the trees be larger to make up for it

**Boardmember Knudsen**

- See several paint colors but not sure where they all are on the building
- Where is masonry #3?
  - Materials are throughout the site
  - They are primarily at the building to support the over all site
  - Light gray is masonry #1 and charcoal is Masonry #3
- Is masonry painted or not?
  - Painted
- Agree with Boardmember Thomas that there is a need for additional trees
- The alternative compliance request for articulation in the roof is fine

**Boardmember Green**

- Please explain the landscaping alternative compliance?

**Staff Planner Evan Balmer**

- The applicant is asking for two reductions through an alternative landscape plan
- The parking landscape islands have been decreased while the landscape areas along the edges of the parking lots have increased
- They are also looking to move the perimeter landscaping on the south portion of the site towards the building and they will enhance the foundation base

**Applicant Paul Gilbert**

- They don't feel the need screen light industrial from a light industrial which is why they moved the landscaping from the southern border to the alternative location
- They are moving landscaping to the Great Lawn to help promote a community gathering space

**Boardmember Green**

- For the thornless mesquite, they are about 30 square-feet
- Concerned that the landscape islands will not be big enough and the trees will not last 10 years
- Agree with the applicant for the relocation of other landscaping

**Chair Carter**

- Agree with Boardmember Green on the planters not being big enough for the trees and they can work with staff on that
- Colors are very safe
- With such a big impact building, maybe add more excitement with colors and other means to bring interest and excitement
- Don't see the intensity that is expected for the use in the colors or textures
- Like the project and it will be great for mesa

**Staff Planner Evan Balmer summarized the comments:**

- Reevaluate the landscaping, the tree species in the parking area and landscaping around the buildings
- Consider more pop with color to add interest to the building
- Lighting along the entry needs attention
- Look into the hardscaping
- Make the canopies more interesting

**Vice Chair Banda**

- Would like to see project again to see the update for the colors and project

**Chair Carter**

- Agreed

**Planning Director Appiah**

- Asked for clarification

**Chair Carter**

- The board would like to be updated on the progress of the project, but don't want to hold up development
- Want to see how the project is progressing

**Planning Director Appiah**

- We want to be keep the board informed of the changes
- The applicant is already starting to order materials
- We will provide updates as long as it does not hold up the applicant

**Chair Carter**

- The intent is not to hold the applicant up, but to make sure the comments are addressed

**3-f**

**DRB20-00707 District 1.** Within the 1100 block of North Dobson Road (east side). Located south of the Red Mountain 202 Freeway on the east side of Dobson. (1± acres). Requesting the review of a restaurant with a drive-thru. Steven Albrecht, PM Design Inc., applicant; Sachs Ranch Co. LLC/Hurley Land Co. LLC, owner.

Staff Planner Kellie Rorex presented the case.

Chair Carter invited the applicant to speak.

Applicant Marrisa Bruha described the project. She said they have included alternative plane variations in the parapet heights and a variety of colors and materials. They have included standing seam metal awnings that complement Bass Pro Shop. They match all of the design guidelines. They also have a proposed patio, and the trash enclosure materials and finishes are tied to the design.

**Boardmember Johnson**

- No comments
- Fits the development
- Forms are well articulated
- Appreciates the more robust drive thru
- Excited to see this come to Mesa

**Boardmember Green**

- Echo Boardmember Johnson's comments on drive thru, and appreciates that it is not going to block the street

**Vice Chair Banda**

- Favorite Raising Canes design
- Likes the canopy edge signs
- Thanks for the lighting range
- Loved the goose neck lamps on previous designs, can those be put in?
  - The goose neck lights were old, and the new design includes current lighting
- Will the landscaping screen the queuing on the side near Dobson Road or does a screen wall need to be put in or more landscaping?

**Staff Planner Kellie Rorex**

- The rock screen wall does continue around and screen drive-thru lane

**Boardmember Knudsen**

- Where is the color Mountain Fog on the building?
  - It is only on the screen wall
- All materials and colors are well done

**Boardmember Thomas**

- Fun building
- Appreciates the large queuing area
- Likes the reclaimed metal car hoods that will be present

**Chair Carter**

- No comments
- Fun design

**Staff Planner Kellie Rorex summarized the comments:**

- No major concerns
- Good colors and design

**4 Discuss and take action on the following Design Review cases: None**

**5 Planning Director Update:**

**5-a Ongoing Projects.**

Planning Director Appiah explained that the Planning Division continues to have a high volume of work. We are also looking at long range plans. We had a conversation with City Council regarding those plans and will have a similar conversation with the Design Review Board for recommendations on policy and other help in the future.

**6 Adjournment**

Boardmember Thomas moved to adjourn the meeting and was seconded by Boardmember Knudsen. Without objection, the meeting was adjourned at 6:55 PM.