

**Tuesday, April 12, 2022
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 Sean Banda
Vice Chair Paul Johnson
Boardmember Scott Thomas
Boardmember J. Seth Placko
*Boardmember Jeanette Knudsen
Boardmember Tanner Green

MEMBERS ABSENT:

Boardmember Dane Astle

STAFF PRESENT:

Lesley Davis
Jennifer Merrill
Josh Grandlienard
Robert Mansolillo
Kwasi Abebrese
Alexis Jacobs

OTHERS PRESENT:

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

Chair Banda welcomed everyone to the meeting at 4:32 PM

- 1 Call meeting to order.**
- 2 Consider the Minutes from the March 8, 2022 Design Review Board Meeting.**

A motion to approve the Minutes from March 8, 2022 Design Review Board Meeting was made by Boardmember Thomas and seconded by Boardmember Green.

Vote: 6 – 0

Upon tabulation of votes, it showed:

AYES – Banda – Johnson – Placko - Thomas – Knudsen – Green

NAYS – None

ABSENT– Astle

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.

- 3d DRB22-00015 District 2.** Within the 4000 to 4200 blocks of East Main Street (south side) and within the 0 to 100 blocks of South Norfolk (west side). Located west of Greenfield Road on the south side of Main Street. (4.3± acres). Design Review for a retail development. Jinia Sarkar, Cawley Architects, Applicant; TRI CITY READY MIX INC & FITZGERALD LARRY E TR, Owners.

Staff Planner Jennifer Merrill presented the case.

Chair Banda invited the applicant to speak.

Applicant Rod Jarvis: I'll just make a couple of introductory remarks and then the presentation will go to my companion. This, as you heard is a proposal for retail, fast food, and an indoor shooting range, all of which are uses of right in this zone. So, this is, obviously why we're in front of the Design Review Board. This is design issues only not use issues. I point that out for reasons that will become apparent in a moment. Even though a neighborhood meeting is not required staff wanted us to do one, we did one 500-foot notice would be normal, we gave 1000-foot notice. We received some comments in advance of the meeting by emails which were forwarded to us by staff to which we responded, many of those early comments had to do with use. That's why I made the point I did to begin with. And we pointed out to those commenters that this was not a case about examining the use that we were here to talk about site plan and so forth. Those answers seem to quiet a lot of that, although we did get some late comments, I think that maybe in the record from some neighbors again, addressing use, but at the meeting we had questions, more kind of operational, more kind of site planish kinds of questions, for example, will the back wall be a double wall, you know, when you put your wall up against the wall, those kinds of things, where did the dumpsters have to be and, and those kinds of comments were received again late and we answered those questions. We didn't really get any comments at all about the actual architectural elements or the way that the site plan lays out. But whatever comments, we had one comment or actually kind of applied for a job at the place during the neighborhood meeting. So, we've experienced a fair amount of kind of supportive comments through this process, primarily again, because the uses that we're proposing are of right. With that I'll turn the table over.

Applicant David Fulk: Briefly, the architectural concepts that created the elevations you see there is their local business that actually came from Tucson and relocated here to Phoenix. And they wanted to emulate desert design in a contemporary fashion. So, we have used sustainable products, very low level in terms of levels of sheen as much as we could, to keep the reflections down and overall use massing to break up the building, providing variation in parapet heights as well as texture facades and some undulation along the front of the building. Some of the other key components we had to be aware of is as a retail firearms store, making sure that the building had limited capacity for theft. So they work closely with the Department of Justice, ATF, FBI, and how their current store facility is being laid out as well as a remodel of the new facility we're doing for them, along with this facility. So, the only deviation we could see there is we do have a series of bollards that would be across those front doors, as part of an entry just to prevent vehicles from driving through those particular glass elements, the rest of it is secure enough as well as they secure the windows or bulletproof windows. They have

high security inside the building. And because of who they are, they have great relationships with the police department. And they look to extend that, even to the Mesa Police Department, as they move into this community, so their patrons have some connection to the law enforcement as well as general residents in the neighborhood. So, the architectural design again, provides not just landscape of desert features. But we even created a planter in front as part of our buffer that we wanted to plant with landscape materials, low horizontal awning over the entry. That'd be cantilevered steel, and then the use of very naturalistic materials that you would see here. And then those are the concrete block aged or weathered wood, which would be more of a patina look on top of aluminum banding, but it has a finished appeal to the application and then the rusted metal panels that would be installed over them. Again, the concept even with the retail building is to help tie these two facilities together, they are being developed by one client. They want to even find tenants that work well with the shooting range and retail center. So, they're in conversations with Black Rifle Coffee. I think it's called 511 Tactical Clothing, and some other facilities so they can make it more of a campus feel in terms of shared use capacity. The architectural features again help bring in the same ideas of using the panels using the horizontal awnings, variation, and window plane heights. So, there isn't an overwhelming horizontal datum, but there is a consistency similar to most desert landscape designs. And our feeling is we're mixing up our vocabulary, as well as trying to pay homage to more traditional architectural elements of respecting the parapet line, as well as creating base features that are more architectural rather than being able to be actually labeled as a plinth or as a parapet cap that more of an abstraction and then a continuation and then design. If you have any questions about the design features finishes are certainly here to answer any questions for him.

Chair Banda: Okay, I do appreciate the more in-depth comments and specifically on the purpose of the meeting is about the design, not about the use. With that being said, we do have a written public comment will be read into the record by Lesley.

Patricia Smith, 44 South Greenfield Road #44: “The proposed firearm store is not a good representation of how our community should look and function. It does not add needed value and does not enhance its image for many residents, including the winter residents who provide important revenue for the city and state. The store also does not meet the description of what a resident would reasonably expect for Limited Commercial use of this property. There is no significant economic or community benefit to the proposed store, as the existing firearm store located across the street sufficiently meets the needs of the community.”

Chair Banda: Thank you for reading that in for us. Since Jeanette is in the meeting virtually, I'm going to go ahead and open up see if Jeanette wants to make comments. I know you've already reviewed this. Jeanette did you have something you'd like to add to this project? Comments, questions?

Boardmember Knudsen: I missed the rendering. Could you bring that up for me again, please. Yes, I did come in and take a look at the finishes of this project. And I thought they were well done. I approve of the finishes. And I didn't have any concern in regard to the Alternative compliance. So, I'm good to go.

Chair Banda: Before we open up to questions, I just kind of want to make a statement. I do appreciate you guys doing a rendering here kind of clarify some of the stuff that I had questions on right away that rendering provides a different visual depth and context that helps me out. I'm going to open it up to the rest of the Board for comments.

Vice Chair Johnson: I'll make a supportive comment for the design. I think it's well thought through. I appreciate the selection of materials. The massing, I think is inventive and breaks down the building quite well. One question is in the rendering, it looks like there's maybe some banding on some of the CMU that I don't see represented in the rendering.

Applicant David Fulk: That was a later introduction, I apologize. It wasn't on the elevations, to Jennifer. But as we were doing the rendering, they felt that one plane was a little too plain. And so, we decided to enhance it by having the block project out.

Vice Chair Johnson: Yeah, I think it's a great addition. That would have been my one comment. And I think that you might consider doing something like that with the other CMU walls. I think those when you look at the kind of totality of the design, those are the one area where I feel like it maybe needs a little bit more. And, you know, one thought that I had was even integrating like a four-inch-tall block, like mixed in with the eight-inch.

Applicant David Fulk: Which is where we were heading when we did the projections, because we couldn't see probably based on the scale of the rendering, we couldn't see the four-inch within the eight-inch. So, it didn't read right. But to your point, yes, we'd be very interested in seeing, of course, things brought up or broken down into various layers.

Chair Banda: Yeah, you know, the one thing you want to be thinking about is breaking it up actually helps. There was a design that was done not too long ago by a major grocer, and they had this idea of having this great CMU block and it was brought in and it's super light and a lot of these other manufacturers are very inconsistent right now. And so, when you had a full swatch or a full run, it was evident that there was color variations and it looked more like a mistake than it did a thought, and a lot of time went into it. So, breaking it up and have it done different, and the banding will actually help course correct. I think it's well done.

Boardmember Thomas: I don't have much to say I'm going to mimic a lot of a what Vice Chair Johnson said, I think it's great. I love the massing. It really does break it up. I'm a fan of the metal. I did look up the roll fab wasn't really familiar with that product, but it looks great. Looks like a good durable product. I don't have any major concerns at all with the project, I'm excited for something like this to come to Main Street.

Vice Chair Johnson: One more comment. When you mentioned it, possibly having like a feel like it's a campus. I'm not sure if there's been any thought as to maybe an outdoor area could be very small.

Applicant David Fulk: There is a small outdoor seating area to the west of the restaurant facility between them and the parking area. So, their vision is to, they have classes for safety or training or introduction and rather than sometimes doing them in their facility that are looking to work with the OSR, whether it be the coffee shop, or to kind of have meetings and gatherings over there.

Vice Chair Johnson: So just one more thing, I have never designed an indoor shooting range, I'm assuming that all of the safety concerns are fully integrated.

Applicant David Fulk: Correct we're working with a national firm that does shooting ranges all around the country in Salt Lake City called Action Targets. And they have a very thick spec manual we have to follow. The entire indoor section of the shooting range will be bulletproof. As well as other dampening devices and things they install, special mechanical systems with filtration for all of it, it has a special collector at the end of the range, a trap, that is really designed it's not sand or metal or anything. It's actually a sloped system that ricochets and absorbs energy and eventually ends up in like a rifle tube. And ends up in brass will end up or the bullet will end up in a barrel. Okay, and then they collect it.

Vice Chair Johnson: As far as sound?

Applicant David Fulk: Sound is completely inside the facility and on the exterior of the building we intend to have no greater than 55 decibels at the property line, campus kind of standard. Just so you know, general traffic noise is about 90 decibels.

Applicant Rod Jarvis: That was a key for the neighbors. And we were glad to be able to answer that so well.

Boardmember Green: The first question was the power lines along Main Street? Are those going to be buried as part of this project?

Applicant David Fulk: As far as the design currently is with this site plan, those will be buried for both properties.

Boardmember Green: Great. And then on the rest of panels, I think maybe more of a comment I like the design, I don't have an issue with the materials, I think just something to keep in mind is I'll call it the weeping of the rusted panels, you know, the dripping off all the things you get over time, just being conscious of that and how it plays into your palate, at the base with your rock or if it's landscape. Or if it's concrete, just treating that as well as the way you've gone around the windows making sure it's not weeping onto your windows with a lot of that. So just a comment.

Applicant David Fulk: We intend to seal them once they are rusted.

Boardmember Green: Great. No, that's even better. One other comment, I'm curious about the noise of the drive thru right now it looks like the drive thru is the speakers

essentially going to be pointed directly at the residences. Can you comment a little bit about the noise level with that?

Applicant David Fulk: Sure. Well, unfortunately we don't design the intercom system or the boards that are used by the various restaurants. We just provide power to them. But I'm under the impression they're variable that you can adjust volume at some point and the initial setup. So, we would expect it to be measured in the same ranges that are in the same levels as the shooting range, that it wouldn't be more than 55 decibels at the property line as well as there's going to be fairly lush vegetation up above the fence as well as the block fence. So that should be a pretty limiting factor on it. As well as the vehicle between the residence and intercom should help diminish any of the noise as well.

Boardmember Green: Yeah. And I think that's the only comment I would have, just making sure that somehow that speaker is screened or otherwise treated. So that that we don't have a lot of that happening. I think those are the only comments I really have. I think that's it for now.

Boardmember Placko: I've got some issues with the landscape plan, mainly on the quality control side. But Jennifer, can you go to the far northeast corner of the site, there is an existing eight-inch water line that comes across the road there on Norfolk and I just can't tell, does it extend? There's a lot of black lines running through the under your frontage. Do you know, does it extend through the landscape area? Or does it dead end? I can't tell from this. I'm looking at these drawings.

Applicant David Fulk: Good question. And we do currently have a company called Safe Site potholing along Main Street because some of the city documents aren't exactly clear enough for our civil engineer to determine both vertical height as well as physical location. And where stub outs have been provided so they are currently going to be potholing that area to find that determination.

Boardmember Placko: Okay. I bring it up just because I was looking at this and it looked like you have a bunch of trees on top of the city's eight-inch waterline. So obviously that'd be a big no, no. That same area, there's a transformer on the northeast corner of the building in a parking lot island, I think they are being very aggressive about where they're putting trees. They have jammed a tree in between a transformer that I think SRP has got all kinds of rules about how much vegetation you can have. Along that same area the pedestrian route, there's a tree in what looks like probably about a four-foot-wide planter island. And that is a palo verde tree. So, it's going to want to spread out, it's not going to do well. Adjacent to a tight little pedestrian route. I'm seeing all kinds of these little areas where I think they've just been way too aggressive with where they're planting their trees. They've got the thornless cascalote tree, again, on the northwest corner of the not the on the wet, the eastern building, jammed in between a parking lot. And in a sidewalk. I just think there's a lot of areas where they've been way too aggressive, trying to get trees in areas that are going to defeat the purpose. The last question I had was between the OSR building and the retail building. It looks like maybe there's an awning.

Applicant David Fulk: There'll be a connected steel beam with perforated metal panels over the top and if you see it on the elevation too, you can see the horizontal member going across. So yes, that will have a perforated metal canopy.

Boardmember Placko: I'm wondering is the tree under the awning?

Applicant David Fulk: No. The canopy stops short of the north end of the corner and is significantly shorter than the south end of the building.

Chair Banda: I wanted to note one thing for you guys, I really appreciate the level of detail on the site lighting. I have never seen anybody turn it in where they actually had lighting on a timer that dims during the evening because one of the biggest concerns is that having those hotspots and obviously have it brighter when your customers are there and in the evening time to be courteous to adjacent neighbors, it actually reduces the lighting. That is a very cool detail to see. The question I have, and I couldn't see it on a lighting plan earlier was if it was 3500 or 4000 Kelvin it looked like it was 4000 Kelvin. And you have talked about the desert and the warmth and those natural materials, I would look at the 3500 Kelvin, it's that it's not as white. And if you guys could look at that I think you can go as low as 3000 but you know 35 is that new sweet spot these days. The other thing was on top of the building is there going to be some sort of like coping metal detail or some sort of finish detail. think this is a great addition. This has been a long, distressed or unimproved area of Main Street so it's cool to see that kind of improvement.

Boardmember Thomas: Looking at the elevation of that building where the awning is, there is an awning with that tree that's sitting right there. It looks like your awning cuts across on the front side, not the one that's connecting the two buildings, the lower one.

Applicant David Fulk: There is an awning on the building. It's not part of the drive thru, but it is.

Boardmember Thomas: But does it connect the two buildings?

Applicant David Fulk: No, that particular awning does not.

Staff Planner Jennifer Merrill: Overall, the design and the finishes are well done and supported by the board. There's good massing, there's a recommendation to add the banding to the CMU block courses, not just on the front, but on the sides or perhaps elsewhere as well. There was a note to be cognizant of the weeping of the rusted metal over time. But it sounds like that's going to be sealed. There were comments about the trees being located either on top of water lines, too close to the transformer, squeezed into landscape islands and underneath canopies on top of the sidewalks. And so those need to be cleaned up. And the lighting is recommended to be at 3500 Kelvin.

3a DRB21-00964 District 6. Within the 8900 block of east Pecos Road (south side), within the 7200 block of south 89th Place (west side) and within the 8900 block of east Waltham Avenue (north side). Located west of Ellsworth Road on the south side of Pecos Road.

(1.9± acres). Site Plan Review and Design Review approval for an industrial development. Ian Mulich, Pinnacle Design, Inc, Applicant; OLYMPUS DEVELOPMENT & INVESTMENTS LLC, Owner.

Staff Planner Jennifer Merrill presented the case.

Chair Banda invited the applicant to speak.

Applicant Rod Jarvis: A few introductory remarks from me, and then Cole will take it over. This site is a squeezed site, it's got streets on three sides, it's already been expanded as much as it can be. And that's why we're asking for BIZ overlay. That underscores, of course, the importance of the DRB review. It's the narrowness of the site. You know, given the streets, and the normal setbacks and treatments on the streets become part of the issue for the BIZ overlay. And you've seen that reflected. This type of project has become it seems to me at least in my own anecdotal personal experience a little bit more popular as time has gone on where the larger business park doesn't quite meet the needs of the mom and pop that have been operating out of the garage in a residential neighborhood probably not entirely in compliance with zoning. And they've been successful enough. They've got more equipment, more materials. And they're realizing they need to be in in more of an appropriate space. And that's the kind of project this is. This project has been developed to be very similar to one this applicant has already done in another municipality to the east. But it's not entirely fish. It's not entirely foul. And that's why. And again, the constraints of the site have put us into this BIZ overlay request, which colors, what we're doing here with you all.

Applicant Cole Bruno: Thank you, Chairman and Boardmembers. Appreciate your time this evening. And look forward to your input. A couple things that I'd like to add to the conversation is that we've worked with Jennifer for some time now, in getting to the appropriate design standards to meet the design standards of the city. I think that we are we're very close to that. And we plan on achieving that very, very shortly. One particular issue that I would like to hopefully, and, that it is appropriate I'd like to address is because we are trying to apply for the BIZ overlay. One of the requirements for that is the energy standards, where we would need to meet a LEED Silver Certification or Green Globes, or something similar to that fashion. It is a difficult standard for us to meet with this project, there'll be certain issues like schedule and budgets that will be affected that you can see the scale of this project is not a large project. And we do intend to provide the buildings with energy efficiency, just because of the project type it is the majority of the building is warehouse space. Now, warehouse space will be evaporatively cooled. So, we are achieving an energy savings and much less stressful on the on the grid. So, I think that if we were to compare this to say, an office building, we're already achieving an energy savings there at a minimum. And it's I think trying to achieve the LEED silver is taxing for this particular project. And I'm wondering if there is another alternative that we could comply with or show that we are being energy efficient overall. With that, I think we're open to comment.

Chair Banda: Thank you. We have no public comment on this one, I open up to the Board. I probably should start with Jeanette so we can get her comments.

Boardmember Knudsen: So, if I heard you correctly, and then I'm looking at the elevations, so the dark roll-up doors are glass, correct?

Staff Planner Jennifer Merrill: That's correct.

Applicant Cole Bruno: Yeah, I would like to comment on that, ideally, because of mainly safety, we would prefer that these are solid panel doors. If we need to concede and make these glass panel doors, I think that we're open to doing that. But there's a safety and security factor that our client is concerned about with providing glass paneled doors, clear glass paneled doors for one may or may not provide the aesthetic that it sounds like it may because it's opening, you can see right into that you can see what's being stored in there. So, this is security gets you there. So, I think we probably have to go with a frosted glass for one if we were to have to go down the route of the glass panel. Secondly, safety concern and that the glass can break. And I don't think it's unrealistic to think of a scenario where perhaps somebody with a pickup truck with a ladder or ladder rack on it, they back up. They're not really paying attention what they do. And they break right into that that panel. So those two things, why we prefer that these are solid, but we understand the concerns of the city.

Boardmember Knudsen: Actually, I was very intrigued by them. I think they're very handsome looking. But I noticed that the glass that is specified on the renderings they both say glass one, but one is clear. And then the other one is very dark. It looks like it matches the awning that's in the main color. So, I understand your safety issues in regard to the glass, safety and security. But I do find it very intriguing. And it adds to the design, I think. So, I'm liking that. But I will leave it up to you know, you guys and Jennifer on what's going to be best for this building. And then my other comment is the colors coordinate very well, but they're very dark, and there's no life to it at all. So, you either bring life to it with color, some sort of color accent or in the landscaping. So, if it's really rich in you know, bright landscaping, various type. I think that would help bring the life that it needs color wise.

Applicant Rod Jarvis: Mr. Chairman, I know you're going to get comments from everybody on the board. If you would like I do have an additional comment with regard to the glass doors. I sit on the Design Review Committee and the HOA Board for the community I live in and so I pay closer attention to that kind of detail as it goes on in my neighborhood than I normally would. There's a fellow who completed his house recently, beautiful postmodern house in our neighborhood. And his garage doors all have glass panels. I've counted four breaks so far, for that poor fellow on his beautiful glass paneled doors. And that's just in a residential context, and what construction traffic has come and gone, and he was the general contractor for his own house. I would hope that there would be a way that we could with color variation, as Jeanette was just suggesting, maybe achieve a look, these are interior doors. You know, that's an interior courtyard. It's just a pragmatic headache.

Chair Banda: I guess a clarifying statement or question is, is that if you guys didn't want glass doors, and it hasn't gone to the committee for approval, is there a glass requirement that we're missing here that we're going to not be compliant with? We're

saying, hey, let's go ahead, get rid of glass doors, and then there's no transparency in the building, you have the solid building, with no transparency requirements being adhered to? Because this came from somewhere.

Applicant Rod Jarvis: I mean, we put it in our narrative, and it was a mistake.

Applicant Cole Bruno: It was something we had discussed with Jennifer. But we made the decision that it wasn't a good idea for the project, but it was already in the narrative.

Chair Banda: Okay. So, it's not a requirement.

Assistant Planning Director Rachel Prelog: Chair, Boardmembers, the glass doors came out of the discussion for the BIZ and the enhanced quality of the development. So that was one of the proposals to enhance the architectural qualities of the design. So that's something to take into consideration if they're proposing to remove them.

Chair Banda: Thank you, Miss. Prelog, I appreciate that. Because that really kind of provides little more clarity to us on what we're looking at. So not doing glass doors here. We're saying, hey, what level of softening or enhancements could we do to this.

Assistant Planning Director Rachel Prelog: In addition to that, in the Zoning Ordinance, the loading doors have to be screened from public views. So, since these are facing interior to the project, they're right in the public realm there. So that was also another offset to that was that there were more pedestrian kind of design quality.

Chair Banda: Thank you, Board?

Boardmember Placko: Just to follow on, I don't really have any comments on the landscape plan, other than I will follow up on what Jeanette has been saying. Regarding the landscape. There isn't a lot of dynamic, colorful plants going on here. A lot of the plant material is bold accents and very rigid formal on the trees. They're nice trees, but they're not, other than the palo verde, they're not something that's going to give you lots of color in the landscape. They're accents. They're structural forms. But if the buildings kind of a beige building, a lot of these trees are kind of a beige tree. So, it might behoove you to bring the pop of color on the building, I guess that might be or switch out some to some different species of trees. I have no real issues with the landscape as it is other than maybe how it interacts with the building.

Boardmember Green: I was just going to add maybe a couple comments and a few questions. I was going to comment on the landscape. It just seems like it's really structured, which isn't bad. It's just understanding what you're trying to go for in terms of how everything plays together, I think it is something that needs to be kept in mind. This is a holistic project in that sense. A question to maybe staff or the applicant, what is the south setback? Can that be reduced from 20 feet?

Staff Planner Jennifer Merrill: Chair, Boardmember Green, the south setback is required to be 20 feet.

Boardmember Green: And there's nothing in terms of the BIZ overlay that allows that to change at all. I know there's an easement that appears to be within that setback. But yeah, but it's an eight-foot I'm just wondering if there's any more room to bring that building down or not?

Staff Planner Jennifer Merrill: The BIZ overlay can accommodate modifications to setbacks. And just to clarify, the BIZ overlay is something that the Planning and Zoning Board would be considering, and it's based on three criteria, and one of them is superior architectural design. The other criteria have to do with environmental standards. Not only the LEED Design of buildings, but also environmental considerations of the site like providing for carpool spaces, extra bike racks, the environmental design of the shade over windows on the west side.

Boardmember Green: Sure. Thanks for those answers, I think really the things that I'm looking at is if you start to take away some of the glass, for example, on those doors, one of the things I know we've looked at in the past is we'll call it texturing, to the building, the different materials and the layering of those materials, talking about the different types of CMU, I don't necessarily have a concern with that, it adds a different kind of a texture, right? If they're being painted the same, that starts to kind of blur that line between the texturing but nonetheless, you still get some texturing. But when you start to remove some of this glazing and some of the glass that right now currently is very prominent feature on the business side of things, it starts to become just a big beige box. And that's where I start to get a little bit more concerned. There's either got to be some areas or elements that get brought in, to kind of meet the intent. I think a little bit more or softening with some of the landscape, or maybe a combination of both. So those are just some of my initial thoughts right now.

Applicant Rod Jarvis: Mr. Chair, if I may to get clarification, because it's important, we're going to come back to you. And we want to make sure that when we come back to you, we brought you something that that feels right to you. With regard to the glazing, is there a possibility that instead of the entire door being glaze, those upper reaches which are kind of out of the range of the traffic and the vehicle movements, the equipment movements that present a danger to glass breakage?

Boardmember Green: Yeah, so I'll speak from my own opinion, in my mind, there's different design elements, when you do something like that, you're going to have a different feel to two different parts of the door, right. But maybe incorporating that into the form of the building or banding, there's a lot of ways to incorporate that. I think, really what I'm looking at is from a bigger picture, if you took those away, and those became painted doors. What does this look like, aside from the doors that you have for the offices space? This is brick and painted doors, I mean, that's the primary materials on that particular side. And then on the other sides? It's just brick and stucco, I guess. So, in my mind, there has to be some elements of modulation here, whether that's through texturing, layering, coloring. Texturing can happen in a lot of ways, whether that's the materials on the building are also the softening into the landscape plus ins and outs and modulation. That's how I would summarize it,

Chair Banda: You know, to build on what you're saying and looking at the elevations here, it's not necessarily their articulation, but it's just it almost feels like it turns its back to the street. I mean, this is on Pecos and for the most part Pecos and Ellsworth. So, it's not like it's going to be another busy area. It's this is an internal to an industrial district. This this is front and center. And it it's very underplayed.

Boardmember Green: My feeling on it, just once again, to kind of add, I feel like I can appreciate the constraints you guys are working with and what you're trying to achieve within those constraints. Functionally, I feel like this is a very effective building. But in terms of the design of what we're talking about how it fits into the overall larger picture, I feel like that's where how do we still meet the function, but then achieve what we need to in terms of some looks and softening and adjacent neighborhood considerations.

Applicant Cole Bruno: Would it be one of the considerations is adding either faux windows or spandrel glass clear stories to the street facing elevations?

Vice Chair Johnson: I'd like to zoom out a little bit. I mean, for me, there's a lot of issues with this design. I don't see really any relationship happening between a lot of these building components. The canopies don't seem to relate to the rest of the architecture. There's not really any stitching together of the components, I would have pretty significant issues with this design anywhere. But if you put this in an area where they're asking for superior architectural design, it's nowhere near where it needs to be. I mean, sad to say that, but it's just, it's not hitting the mark. And I think Chair Banda brings up a really good point, all of the emphasis that's happening here is internal. And Pecos has literally nothing. It needs a lot. And I would say, the glass doors, I could care less, whether they're glass or not. If you need that money to do something more significant with the canopies, with the corners, or somehow to bring the emphasis back out to the public realm, I would say do it. But don't get tied into one expensive element that's not getting you a good bang for your buck. But you've got a lot of ground to cover here.

Chair Banda: Thank you Vice Chair.

Boardmember Thomas: I'm not going to beat the dead horse. I mean, Pecos, that elevation has been completely neglected. And even on the other frontage road there. I mean, there's access to other business right there, you're looking at just straight backside of a masonry building, you might as well be driving behind a masonry grocery store to a point. You're 318 feet long on building A that's a lot of area to have very little articulation in that building. So, I'm not going to go much further into that.

Chair Banda: Well, I think the summary is that I don't know what specific comments we can offer because I don't think if just adding a glazing is going to really accomplish it. Personally, I'm not even a fan of the awnings, and not because I'm not a fan of it, but it feels disconnected from the rest of it. It doesn't match the architecture. It just feels tacked on to this block building.

Boardmember Thomas: That's what I was going to say. I mean, those awnings look like they are an afterthought, like they were just it was put on there.

Chair Banda: I've seen that, you know, the first building we saw they utilized a cantilever and they had extensions of those canopies. They even took on the details specific to the lighting. But here, it's just, you're trying to meet that intent, and I see the modulation on the north elevation. But like I said, it turns it back to Pecos and Ellsworth and this is front and center and the word BIZ overlay superior design, this is not superior design. I'm going to say it.

Applicant Rod Jarvis: Mr. Chairman, could I ask a follow up question? And thank you for your comments. You'll note in staff's presentation, beginning drawing particular attention to the fact that we're doing eight-inch instead of two feet in height variation. Cole can express this better, but the reason for that was to avoid creating too much height. So that became too massed, do you all have a reaction to that?

Chair Banda: You know, I'm going to let my Board say something too. But it really comes into play with the design. So, each design as we see it, I think we're starting to look at it, creating an exception here, I wouldn't comment until we actually see the final design associated with it. Because what you are saying here is we're doing this modulation instead of being two feet it is eight inches, but I have seen it where it was a very low slung, very modern detail, and it worked well. And in here, it's kind of tough to say because I don't know how you're going to end up, ultimately, so I don't have an issue with it. Depending on the design. That's how I'm going to leave it.

Boardmember Thomas: No, I was just going to say, if you see any of our industrial buildings that we see come through, we don't want to see a castling type of effect with it. So it needs to, it needs to flow with the building, maybe one side is higher, maybe one side is lower, but to just be eight inches, a bump up here or there just doesn't flow for that.

Boardmember Green: I was just going to say I think referring to the quality development design guidelines in chapter five. You can see images; you can see put into words a lot of the intent of what we're trying to go for. And I think that that's probably the most recent documented from the city side of what we would probably anticipate higher end architecture would be.

Chair Banda: Thank you. Jennifer, can you provide a summary for us?

Staff Planner Jennifer Merrill: Yes, overall, the colors are dark. There could be more color added with materials and landscaping. And then in general, the elevations need more design, more articulation, particularly the Pecos Road elevation as well as the Waltham Avenue elevation needs more articulation. And the canopies don't relate to the architecture.

Boardmember Placko: I'm just wondering, should say anything about the doors?

Chair Banda: Yeah. And I don't think there was any concern about the glass roll up doors. I think the bigger concern is just the elevations.

Vice Chair Johnson: I would say more than just the canopies relating. That would be a general comment to a lot of the architectural features on the building. The banding, the relationship of how you articulate a wall and how it meets a door, or how cornice detail meets another cornice detail. It just seems like it's all over the place. Somehow to create a cohesive approach to the design.

Boardmember Thomas: As for the glass or not, if you're concerned about energy glass is probably the last thing you want to do with that southern exposure on building A, you're going to have so much heat coming through those doors. Even with them being swamp cooled, you're never going to keep that cool.

Vice Chair Johnson: And it's a very valid comment that you don't want to see what's behind those glass doors. I totally get that. So, you are probably looking at a door that still has some architectural design merit to it. Maybe it's not glass, maybe there's high glass to invite daylight into the space, but also to create some design interest. I can hear what you're saying you don't want to be looking into those spaces.

Chair Banda: I did want to compliment one thing. You know, if this wasn't the north elevation, this was like maybe a side elevation, you have good shadow lines and articulation and movement. It's just, it's on the wrong part of the building.

- 3b DRB21-01127 District 6.** Within the 7300 to 7500 blocks of South Sossaman Road (west side). Located north of Germann on the west side of Sossaman Road. (27.7± acres). Design Review for an industrial development. Michael Van Omen, Deutsch Architecture Group, Applicant; GCC II GP LLC, Owner.

Staff Planner Jennifer Merrill presented the case.

Chair Banda invited the applicant to speak.

Chair Banda: I want to start opening on this one too. I've seen this done a few different times, instead of just doing a wing wall they kind of do a wing office to block the cross docks. I think it's kind of a clever solution that plays well, because it creates great articulation. But more specifically creates screening as well. I'm not going to speak to everything here. But we have seen a lot of industrial buildings a lot recently. And at first everything was a smooth texture and asking for form liner and texturing was something we always had to beg for and say you're running a million square feet and nothing there. Here you actually have half a million square feet. And you have quite a variety of textures and form liner that are being utilized. I do appreciate that. And I'm going to open with that. Before I open up to the Board, and I had a couple other comments I wanted to add later. But the first person I would like to open up with is Jeanette.

Boardmember Knudsen: I was going to kind of wait to see what everybody else had to say about this particular building. So, I appreciate your comment. In regard to the color palette. I do appreciate how they did bring in the warm colors. I mean their actual colors,

which help offset the gray and brings life to the building. So that's well done. I thank you for that. That's all I have right now. I'll wait and see what everybody else has to say before I add anything else.

Chair Banda: Thank you and feel free to interrupt because I can't see your hand or anything, so Board.

Vice Chair Johnson: I'll offer a few suggestions. One I'm curious because Jeanette likes it. And I guess I like it too. But the combination of warm and cool. Specifically, I think it's maybe it's just the elevations because when I look at the board, it's a little bit better. But the dark gray, at least on my screen here looks like it's got a lot of cool undertones and maybe it's not there. Let's leave that one. The one I want to talk about is kind of the articulation of the wall itself and how it looks like it's building towards the center. Is that a true statement and it sort of gets taller as it gets to the center? Yeah. Okay. And then there's a treatment to the top of the wall is that metal band or I haven't zoomed in and looked at what's the actual materiality of that is the black area or the darker area, the top?

Applicant Michael Van Omen: It's just a black facia painted.

Vice Chair Johnson: On a building like this we see there's this desire to meet the design standards, so the walls articulated. And then you know, you're treating a long wall like this. So, it's like where's the visual hierarchy? But when you build up towards this, the middle there, and then you also cap it with that, it's sort of saying, hey, look at the center, right? But there's nothing really no reason to look there. I would suggest maybe building towards the ends, maybe deemphasizing the center. That's just my take on it. And then I feel like you've started to do that with your treatment of the ends of the wings, where the offices are. But I would, I would like to see more happen there. It just feels like there's a couple, I wouldn't call them canopies. They're almost like steel, kind of articulations or treatments. But if you could couple those up to create shade, they could protect the entrance, and also build that hierarchy towards the ends of the building, I think you'd be a lot more successful. The last thing I'll comment on is it seems like there's a slight movement in the where the bands of glass are, as you move across the building. It's throwing me off a little bit, maybe there's a reason for it. But typically, if I'm creating a datum line, I want to carry it all the way across. So, if you have a strong reason for that, I'd be curious to hear it. But I would suggest holding to a line.

Applicant David Calcaterra: Just one comment associated with how it does peak in the middle, when you get to these larger buildings, where you're sloping the roof in both directions. The challenge is that you begin to have as your parapets get extremely tall on the ends. And so, by making some of those slight adjustments, although you see it in elevation, that it does look like you're sloping everything and stacking it to the middle, we're trying to do it in a way that you don't see it to the naked eye. And then when you're actually looking at the face of those buildings. So, it does look a little straighter. But the size of those parapets on the ends of the buildings makes it, but they'd be a much thicker panel. And it becomes much more difficult, you get to a point where you might even have to have support, kicking, you know, into that, to support that. It just becomes

much more complicated. So that's why you see that on those much larger cross dock or deeper buildings versus a rear loaded building, much smaller building, it's easier to get up move around that. But anyway, that's kind of why that happens.

Vice Chair Johnson: I hear you, I think that in combination with articulation that you're doing is really saying, hey, there's something here, when really there's not.

Chair Banda: You know, it's one thing that's interesting, we've seen a couple different things with these 55-foot-tall industrial buildings, which are the tallest you'll see. And it really comes down to how you articulate and how you break it. And this one has a vertical panel is going to even feel taller. And I did want to make mention of that. I went to go look at one the other day only because I was at a soccer tournament with these two other gentlemen. And we were at different places. And as well as visiting different places I was out taking a look at industrial buildings, my wife thought I was nuts. But I took a look at the projects we've been approving. And when you start seeing that verticality, it feels massive. But the one thing I think is the redeeming factor here is you have a lot of color blocking and not only you do color blocking, but you actually do a modulation articulation and those movements playing so it reads well. But it will be it will read very tall. I do want to make that statement.

Boardmember Green: I don't have any additional comments to add, and I don't have any particular concern with the Alternative compliance that's been requested.

Boardmember Placko: Are the overhead power lines along Sossaman going away? Correct. All right. And then how's water getting into the retention areas?

Applicant Michael Van Omen: That's going to sheet flow across the docks.

Boardmember Placko: Are you going to concentrate it anyway or are your armoring that slope at all?

Applicant Michael Van Omen: Yeah, there'll be a concentration of riprap.

Boardmember Placko: Because you got three eighths inch granite in there and if you don't have anything to mitigate that flow it'll rail like crazy. That's about all I have.

Chair Banda: Thank you. Before Jennifer does her summary, I'm just going to stay I agree with our Vice Chair Paul Johnson on putting little more emphasis on that canopy to kind of enhance that corner. Besides, I think it's a handsome industrial building hate to say handsome and industrial. But it kind of goes together here. So, Jennifer?

Staff Planner Jennifer Merrill: It was stated that the wing office design works effectively to screen the truck docks, the warm colors help to offset the gray. And there was an encouragement to build up towards the office ends rather than towards the center. But then build up might not be building up in height, but just building up in design and drawing the eye towards the corners rather than towards the center. And the black capping also draws the eye towards that area. So perhaps the black capping needs to

be moved towards the corners. And finally, the vertical banding will enhance the appearance of the height of the building.

Chair Banda: So, you don't have to state that that was me kind of just giving that kind of that statement. The only thing I don't think I heard was the windows changing. So, Paul were you saying it has to happen?

Vice Chair Johnson: I'm not giving a specific comment as to how to address the comment. It's just that's my observation. You're calling attention to the center. I would prefer to see it emphasized on the ends. And how you do that is

- 3c DRB21-01169 District 6.** Within the 8300 block of East Pecos Road (south side), and within the 7200 to 7600 blocks of the South Hawes Road alignment (west side). Located east of Sossaman Road on the south side of Pecos Road. (25.6± acres). Design Review for an industrial development. Adam Baugh, Withey Morris PLC, Applicant; CRP/PDC Pecos & Hawes Owner LLC, Owner.

Staff Planner Jennifer Merrill presented the case.

Chair Banda invited the applicant to speak

Chair Banda: Thank you, Jennifer, before I go to Adam, I did have a question that I'm going to ask now. You said Hawes Road alignment is our intent to dedicate and develop Hawes Road through there? Or is that always just going to be as it sits today, just an alignment, and just be a local or collector through there?

Staff Planner Jennifer Merrill: Yeah, it will be developed.

Applicant Adam Baugh: Before we get started, I just need to apologize. The glass doors that are part of our project are written in a narrative we actually aren't going to be building. Too soon, probably too soon. The reality is the site with its layout, its narrow edge is on Pecos Road. And it makes better sense that these buildings are oriented towards Hawes Road. You can see though that we haven't neglected Hawes Road with our design. What we are looking to do is provide some variety of different forms and colors. And we have some wall breaks that are better illustrated with some of the renderings and Jennifer, I don't know if you have the renderings that show the Hawes Road side. Yeah, there's one more.

Staff Planner Jennifer Merrill: That's all I had. That's the short side.

Applicant Adam Baugh: That's the short side. We have another I can show you. But what I want to let you know is the way the wall panels create relief from the wall, so it's not snapped and flush across it. The other key thing that we're looking at some feedback on is if you go back to the corner piece right there under the canopy, that orange under the gray. We're looking for some feedback on a preference on material type. And the color is a color that we like but we can work with a couple different materials under that kind of gray block canopy. If you have some suggestions, we are entertaining feedback on that as well.

Chair Banda: Thank you. We appreciate your comments and bringing this project forward and I'll start with Jeanette.

Boardmember Knudsen: I think this is a very nice-looking building. I really liked the color palette. I think it's well done. I do I like it. I do I really liked this building and I'm looking forward to seeing this being developed. I think the combination of the colors is great. And I'm good with the Alternative Compliances that they're seeking.

Chair Banda: Thank you. I appreciate it. I'm going to go ahead and open up the Board for discussion board.

Boardmember Thomas: I'll jump in I like it. I really liked the thickness of the panels. Hopefully, they stay that way, because that's a very expensive feature to do a 16-inch wall right there. So, unless you're recessing that and stacking it, I do I really think that Adam brought attention to it. But the windows, the way they're recessed on that stack panel really makes a difference on this. Normally, I would say something about the articulation of the roof or something. But I think that the building, the way that you guys have that stacked and bumping out really makes a big difference. I'm not going to comment on what color you want on that underside. I like the bold orange overall; I think it really brings a contrast to that corner and carrying the even the aluminum storefront with that orange looks really good. But that's about all the comments I have. Thank you.

Boardmember Green: I think this looks really good. I don't have issues with the Alternative compliance, I normally would make mention of the parapets. But I think I agree with Boardmember Thomas about the way the colors play, and the second the thickness of the wall panels, I think it works in this case, to your solicitation of feedback on the material. The only thought I have is with those wings that come out from the building. I feel like those should match materials. And I don't know, to me, it seems like that that would be more concrete or the tilt up type paneling coming out. So maybe consider that. But I don't have a strong preference on material here. I just think those should match wherever that color is.

Vice Chair Johnson: So yeah, great job. I really like the articulation it is very thoughtful. Well done. I agree with the design of the entry with the use of color there. I think it's very appropriate. The one thing I would possibly consider is you've got that band of metal that's coming around. I like where it is kind of proportionally with everything that is happening. But it's obviously not doing a lot of work. Right? If that were to come down closer to the door height, like an eyebrow, that it could possibly do some performance for you as well. And it may still look great, but I would definitely take a look at it. Well, and maybe you increase the number of slats in key areas. So just something to consider. But I mean, you got a homerun here. I think I think just pop of color is great. I love this color. I think it's great. I don't know, is it tied to some kind of branding?

Applicant Adam Baugh: It's the color associated with the Phelan company.

Boardmember Placko: I was looking at the plant palette here. And it's a unique plant palette. There's a lot of stuff on here that you don't see very often. And I like most of it. I

guess the one that caught my eye is the cottonwood. And is there a particular reason why you're doing cottonwoods? And how do you plan on keeping it alive? Giving it enough water? I know it's not in the low water use plant list. I'm not sure what Mesa's rules are for plants on the low water use plant list. Do they have to be on the low the ADWR list or not in the right way?

Staff Planner Lesley Davis: They do in the right of way; these aren't in the right of way so they're allowed. But feel free to comment.

Boardmember Placko: It's costly to water them, I just would suggest in that case, put it on its own valve. So, you can leave it on for 10 hours at a time.

Applicant Adam Baugh: I think we'll address that with our landscape consultant. Get some options.

Boardmember Placko: Maybe a sissoo.

Applicant Adam Baugh: It doesn't seem to be as used as frequently as the other plants.

Boardmember Placko: Yeah, there's only two and they're used, you know, I was looking for retention basins because I thought if you had retention basins on the site, that's where I would expect to see them, but it didn't look like you really had any retention basins on the site. So yeah, I don't know. I don't have any issues on the landscape.

Boardmember Thomas: What is your plan for retention?

Boardmember Placko: It looks like it's underground.

Boardmember Thomas: Is it all tanks? Okay. Yeah,

Boardmember Placko: That's what I was seeing.

Chair Banda: All right, well, thank you. Well, I want to kind of state again, I saw both these buildings and both of them did the extension of the wall to cover the cross docks. So, I think they're both well done for different reasons. And well done. You know, I like this project. And looking forward to it. I've got nothing else to say.

Staff Planner Jennifer Merrill: All right. So overall, the design is appreciated, including the 16-inch wall panels and the recessed windows and the wing walls coming out. The wing walls could have materials to match the building and the metal canopy could be lowered and more slabs could be provided to offer more shade.

Chair Banda: I guess a clarification from Boardmember Green. When you say to match, you're saying to get rid of the orange ?

Boardmember Green: No, and this has nothing to do with the color. I'm just if we're talking specifically material or whatever the material is perfect. Okay, in my mind, just match that.

- 3e DRB22-00038 District 1.** Within the 2600 to 2700 blocks of East McKellips Road (south side). Located west of Lindsay Road on the south side of McKellips Road. (1.2± acres). Design Review for a coffee shop with drive-thru. Elie DeLaune with Harrison French & Associates, LTD, Applicant; SC-LINDSAY GROVES LLC, Owner.

Staff Planner Jennifer Merrill presented the case.

Chair Banda invited the applicant to speak.

Applicant Elie DeLaune: I am representing the architecture firm for this project. I don't have anything to add right now, but I'm here for any questions.

Chair Banda: Fantastic. Thank you. I'm going to go ahead; start with Jeanette. Would you like to add anything else?

Boardmember Knudsen: Yes, thank you. In regard to trying to match the existing I think you've mentioned that the Coronado Stone - Texas Rumble and that Texas Crane that was selected in order to kind of correspond a little better with the existing shopping center there. I'm not opposed to going with the original that you have. On top here the Coronado Stones Split Limestone, white, dry stack. When I was there reviewing the boards, I noticed that that particular product there's another coffee shop going up and they had the actual products. I was able to see the actual item and I don't think it would be an issue. If you can't get the Coronado stone that mat that blends a little bit better with the existing buildings. I don't think it's an issue. Because the whole idea is it's a new it's a standalone building. And I don't think it's a big issue. This is in my neighborhood, so I wouldn't be opposed to me if you can find it. That's great, but I don't think it's an issue. Otherwise, I'm perfectly fine with the building. That's great. Looking forward to having another coffee shop in the neighborhood.

Chair Banda: I'm going to open up to the rest of the Board.

Vice Chair Johnson: I'll just voice support for it. I think it's a nice little building. The one thing just pay attention to just looking at the elevations Jennifer, you know that we always like to see the 3D but it's hard to tell if there are returns on some of those materials like especially on the rear elevation I can't tell if that tower is proud of the other materials or not. But if it's not it should be just to create the right separation of form and material.

Applicant Elie DeLaune: Yes, the far-left tower and that darker stone tower are both proud of the adjacent materials.

Boardmember Green: I think I'll just add my support as well. I think that was great. And to the comment about this stone. I would echo what Boardmember Knudsen said, I don't feel like this really has to match. I feel like it could if you can't find it or you can get close.

I feel like this stands enough alone, that it's not going to have a huge impact. So, I'm in support of it.

Boardmember Thomas: I don't have any comments.

Boardmember Placko: I'm going to start in on the landscape plan. We might be here a while. The plant schedule needs a redo. Please never put cat claw acacia in a parking lot island. It grows as a weedy little shrub. Maybe it gets 15 feet tall in 20 years. You're never going to want to park next to it. Mexican red bud and Mexican buckeye, I'm curious to see if they survive a summer, I talked to people who say they do all right. Okay, well willing to give it a shot. Common myrtle, it's hard for me to tell how large you have this drawn here. But they get quite large, and they're drawn kind of like maybe they're three or four feet in diameter. I think you need to revisit the size that the common myrtle is drawn at maybe you want the dwarf myrtle. I'm just wondering about that. Wild plumbago is a nice plant but be careful. Do not use it in full sun. Same thing with the salvia leucantha. Be careful. Do not use it in full sun and it appears the way you're drawing it's this same size as the, the desert marigold from what I can tell it's about three or four times as large as the desert marigold. And I would not go overly reliant on desert zinnia just because it's more of an annual plant, it'll kind of come and go. Soon as they start spraying for weeds it won't come back. And then my final comment is I can't really tell what the ground plan material is here. I see steel edging. So it seems to me that there's two different types of materials happening on the ground plan. But I can't tell what they are. I can't tell what size they are. I can't tell what color they are. And the notes down here are really generic about decomposed granite. Desert varnish desert cobble or turf? I can't tell which is which. So, I think, Jennifer, the landscape plan needs more refinement and more detail. And please get the cat claw acacia out of the parking lot island.

Chair Banda: Okay, I think that's it. I had no additional comments. So, Jennifer?

Staff Planner Jennifer Merrill: Thank you, the Texas Rubble, if that isn't something that the applicant wants to go with, they could choose a different material. It sounds like perhaps to match the other coffee shop that is also on this agenda. The comment about the change in materials should match the change in plane. I regret not putting the floorplan in here, but it did show that there was a change in plane where the change of materials are. So just to note that the plants schedule the cat claw acacia needs to be removed from the parking islands. The red Mexican red bud and Mexican buckeye are not heat tolerant. The common myrtle, the plumbago and salvia we need to check the sizes that those are shown on the landscape plan. The desert zinnias are annuals, so they will not come back every year if they are sprayed with weed killer. And the ground plane materials need to be clarified.

- 3f DRB22-00044 District 4.** Within the 1600 block of South Stapley Drive (east side). Located on the southeast corner of Stapley Drive and the US 60 Superstition Freeway. (1.5+ acres). Design Review for a restaurant. Yelena Fiester, GreenbergFarrow, Applicant; DSW Mesa Grand/Spectrum LLC, Owner.
Continued to May 10, 2022

- 3g DRB22-00106 District 4.** Within the 9800 to 10,000 blocks of the East Williams Field Road alignment (south side) and within the 6000 block of the South Crismon Road alignment (west side). Located on the southwest corner of Williams Field Rd and Crismon Rd. (18.1+ acres). Design Review for a multiple residence development Ellie Brundige, Gammage and Burnham, PLC, Applicant; PPGN-Williams, LLLP, Owner.

Staff Planner Robert Mansolillo presented the case.

Chair Banda invited the applicant to speak.

Applicant Scott Belford: I don't have anything to add, other than as you can see on the site plans, it's a very challenging site. We have a lot of moving parts on it. I think we tried to do our best as far as getting the site laid out. So, we had some street frontage, also dealing with that regional wash that goes along the north side of it. With that, I'm open for any questions.

Chair Banda: Okay, well, thank you. I'm going to open it up to the board.

Boardmember Knudsen: Thank you. Alright, so that's the color board. If you go to the drawings that represent the actual color, as opposed to the renderings that showed massing. Thank you. Okay. Alabaster white is an off white, but in large sections where it is going to be painted, it is going to read as white, very white. So, it's going to be bright. If that's the area you wanted to go towards then you're good. As for the design, I'm going to let the other Boardmembers comment on it as well as the architect I feel that it has a typical apartment feel. And I do like adequate parking. And as far as the parking covers, that's an opportunity to have those be a statement instead of your typical part you know, parking covers and from what I could see, they look like they were typical. Can you go to the elevation that shows the current covered parking? Yeah. So those I would like to hear what the other board members have to say about that. As for the color palette, attention to detail was given, I mean, the colors coordinate very well. So that's good. Your roof line picks up the colors, I just want you to be cognizant about the white and in our desert, wind storms, you know, how's that going to hold up for you. And that's all I have for right now.

Chair Banda: Thank you and I am going to open up to the rest of the board.

Boardmember Thomas: I'll jump in real quick on a couple of things. I'll start with the canopy, the covered parking canopies. They're very basic. And I feel like they do detract from the architecture of the building. If there's some way that you guys can do something with it, I understand there's costs and things like that. But if you really look at the overall buildings, they work really well. I like the overall building for the most part. But when you start putting these canopies in front of it, all of it is really going to detract from that architecture on the first floor, at least on that first elevation of that. You're going to see these cheap looking or inexpensive looking, covered canopies. So, if there's any architecture you can do to it, as far as columns or just changing how they're covered. These are very basic; it looks like it's just the standard form structure that's got V-Dek roofing or rolled roofing on top of it. So there's that. The other comment that I have, as far as the building elevations is, I was actually super excited to see the standing seam

metal roofing until I read and saw that it's concrete roof tile, I think that the standing seam probably flows a little bit better with the design, especially with the small awnings that you have in areas. I understand there's a cost premium that comes with that also. But I think for the flow of these buildings, the standing seam would probably look a lot better. So those are my comments that I have. Thank you.

Vice Chair Johnson: Yeah, I think that this is a nice project. It clearly is trying to be a little bit more edgy, I think it has that sort of, when you first look at it, maybe it's just a conventional apartment building. But there's details about it that get that kind of modern edge to it, which is nice. But you have to nail those details, right? Or it sort of falls flat. And I have a few comments that might help drive it home a little bit. I think one would be, Scott was talking about just the low canopies, the ones that are over the entrances if those had a standing seam roof on them. I think that level of that would help drive it home. I think you need to look at your doors and your especially your garage doors. If you haven't, like that sort of traditional like, I don't know what to call that. But this very, like budget door with the six panels on it. If those were those cleaner, like, you know, flat modern doors that would help drive it home. And correct me if I'm wrong. Is that kind of what you guys are going for here?

Applicant Scott Belford: It's traditional with a modern twist.

Vice Chair Johnson Okay, cool. What about the actual finish of the stucco? Is it smooth, is it sand? What do you guys go for there?

Applicant Scott Belford: It's the traditional like, Southwest, skip trowel type.

Boardmember Thomas: Sand finish, it's a cheaper way to go. I'm not saying that in a bad way. I'm just saying that that is standard budget for, you said what? It's a medium?

Chair Banda: It's a medium. Okay, so not Spanish Lace, that's one I don't like.

Boardmember Thomas: It's not a smooth finish, not textured. It's just a medium finish.

Vice Chair Johnson: Okay. Yeah, I mean, I'm no expert on the finishes, but I think the smoother you can go, the better it's going to resonate with your design style. Let's see what else, the signage? I think you just have very conventional signage shown on your elevations right now I know that's not part of what we're reviewing now. But I think if you just gave that some thought that might kick it to the next level as well. That's all I've got.

Boardmember Green: I was just going to echo some of the comments that were made in terms of the detailing I feel like that's really what's going to set this project. I understand this is a large project and it's also kind of an interesting area. But I feel like it's those details, especially at pedestrian level that are going to start to get noticed and the two things that stood out to me so the canopies, I think that could be one over the parking, railings and lighting is another where you're using metal, it looks like you've got several different railing types, some to match fence some to match balconies. To me, it feels like it should all match. But that's another one of those detailing things. Figure out

what the identity is you're trying to go for and then try to match to that. I think on the lining, if you can go back to the renderings that show the garages, I was just looking at the sconces. I don't know if this is intentional or not, there's one that seems to be missing here. Is that intentional?

Applicant Scott Belford: I think it was missed on the rendering.

Boardmember Green: But it's once again, a detailing thing in my mind. It's making sure there's some consistency throughout the project because of the size of it. Bringing some of those details in. I agree with the standing seam roof. And beyond that I don't I don't have really any other comments.

Boardmember Placko: First comment is we're not in Nevada. All right. My first concern here is the over reliance on the red justicia it is a partial shade to full shade plant. So, in an apartment complex like this, I would use it on the north or east sides of the buildings, not everywhere. And you've got 382 of them. So that tells me that they're using it everywhere. Though, they'll bail out of here on our first 110 degree day. Probably go to Nevada. If we can jump to the surface materials plan. Is that just the latest landscape plan there? The other thing that really kind of bugs me or I can't tell here is they call out gravel is the surface material. We do not want gravel as the ground plane on this project. That's the first thing. The second thing is there's nothing that calls out the delineation between how you're breaking between the granite areas and the grass. Do you have a strategy for that?

Applicant Scott Belford: Yeah, I'm not a landscape architect by any means. But there are areas where we have turf, and those will have borders around them. There's a retention area that will have probably turf in it.

Boardmember Placko: I think the way your landscape architects doing it as he's just limiting his turf to the top line of the retention basin and to me, he's letting the engineer dictate his turf layout. And that was a technique pioneered in Del Webb in the 60s and go look at Sun City and you see why we don't copy Sun City anymore. I think if he wants to do turf in these areas, he should do turf in these areas. Go sidewalk to sidewalk. Connect it to things. Don't just let the top of the retention basin, because it's an arbitrary place nobody knows why that's there. There are some weird little shapes on the western side of the site and I don't know why. You'd never be able to irrigate this. It's too narrow, minimum eight feet wide. It's not an irrigatable piece of grass I guess you're going to be throwing water into the granite areas and then you'll have weeds growing and it becomes a maintenance nightmare, so I think those were my comments. Just figure out what your granite is going to be and redesign your grass areas.

Boardmember Thomas: I'll piggyback off that landscaping, just from a maintenance perspective. All of your grass areas are surrounded by rock, your landscape maintenance guy is going to tear up an area getting a lawn mower in and out of there.

Boardmember Placko: That's typically why you would carry the grass up to the sidewalk

Boardmember Thomas: If you have a rock area around your grass like that, it's just going to get beat up you're going to end up with a dirt area there within the first year.

Chair Banda: The couple different comments that first and foremost I'm going to agree that standing seam I think it's going to speak volumes on the finish specifically on that clubhouse. I would really appreciate that. There was a thing I noticed on the doors to actually, I'm glad Vice Chair brought it up, you can only see one door but it's the doors to the apartments themselves. That six panel door isn't modern, it's very overplayed on a budget feeling though they're all the same price. It gives a different look when you can put a more modern door to each of these apartments that will actually change the whole feel. I do agree with Boardmember Knudsen on the carport canopies, I think they could do something to enhance it and actually blend it all to the overall architecture. And then it really comes down to the details in the details I think this is, it's really a consistency on those details, whether it be the iron details, and lighting details. I think there's an opportunity here, but the big finish here too is you'll see a lot of these buildings and the big players on these apartments, it's how fancy their entry signage is and a sign is utilized throughout the site. It kind of gives that first sense of arrival into that design. So, I would really recommend that too. I think it's going to be you've done a good job it has a lot of good bones and a lot of good details here. I think that plays well is a nice-looking apartment building. Thank you.

Staff Planner Robert Mansolillo: Thank you Chair. Some comments that I heard, the Alabaster White may be very bright sun that that should be something to be considered. The typical carport design is what is shown very basic. It may detract from the overall design. The standing seam roof would work better than what is proposed here on the roof and the canopies also. The low canopy should have that standing seam on those first floors. Smooth finish for the stucco is preferred and enhanced pedestrian level details such as railings. For the landscaping there's an over reliance on the red justicia and define the ground covers. If rocks mixed with the turf that could cause issues. Let's see and use more modern garage and apartment doors on the elevations.

3h DRB22-00134 – District 6. Within 10700 block of East Elliot Road (north side). Located west of Signal Butte Road on the north side of Elliot Road. (1.04± acres). Design Review for a coffee shop with drive-thru. Thompson Thrift, applicant; Whane of Mesa LP, Owner.

Staff Planner Kwasi Abebrese presented the case.

Chair Banda invited the applicant to speak.

Boardmember Thomas: I don't have any comments.

Vice Chair Johnson: Just one question about the materials. Is it that Coronado Stone is it intended to look like barnwood?

Applicant Mike Hills: Correct. That is the intention, yes.

Vice Chair Johnson: I've never seen that before. How convincing is it?

Applicant Mike Hills: It's very convincing, actually, that's there is a section of the actual color material board that I had placed on there. I don't know if you've seen that. But I placed a bigger piece on the board. Hopefully you can see how it's very convincing even right next to it, it looks pretty amazing.

Chair Banda: As much as the same kind of question Mike because you know, one piece you know, once you start applying it on a mockup, it will look totally different sometimes. So do you have a project where it's been utilized?

Applicant Mike Hills: You know, I do personally have a couple so there's some locations where I do have this but it's not the color. It's a little bit different, but I actually do have a full-size sample that I can bring down to the City and take a look at it and I can provide the addresses of other locations too.

Chair Banda: Yeah, I think a location would be fine, just for my own curiosity so if you could shoot it over to me that would be fantastic. But I'm asking more because you know, you see it on the website it's one thing you see a built in he's like okay, that didn't work. And I was mentioning a material where it didn't work was actually on a project I was working on in with a major grocer and it didn't play out well when they did the full build you know, it looked good on the mockup it looked good I look good on the material bar look good on the rendering and it didn't work. So, thank you.

Vice Chair Johnson: Yeah, and one thing that would concern me is corners and maybe they have preferred prefinished corners to make that work but I'm okay with it. The other thing I question I have is the rusted metal panel. Is that a true rusted metal or is that like is it sealed, is it painted?

Applicant Mike Hills: It's a prefinished metal panel so it's not painted it's prefinished from the factory.

Vice Chair Johnson: Yeah, just same comment that came up earlier tonight just watch that if it is a true rusted thing and then just watch make sure you detail appropriately so you don't have rust streaks coming down your building where you don't want them. Looks good. I don't have any further comments.

Boardmember Knudsen: I don't have any issues with this project.

Boardmember Placko: I don't I don't have any issues with the landscape plan. However, one thing I did notice is that the quantities shown in the plant legend do not match the quantity shown on the plan. I don't know if Kwasi if that makes a difference for what you're doing for what you need to do, but the number of trees it's one higher in the legend it's like they counted the trees in the legend when they were doing their quantities that's not really a comment it's just an observation.

Boardmember Green: Chair I think I was just I'm still wrestling with this barn woodstone it feels heavy it feels, I don't know there's something about it, I don't know what it is. I was just looking up that it looks like there's a Black Rock Coffee that utilizes this at

somewhere near the corner of 7th and Dunlap in Phoenix recently. I just pulled a Google search up and saw an image of it. If it looks like that, I think I can be okay with it. I feel like I'm trusting them.

Vice Chair Johnson: Yeah, it's different like a western modern mashup.

Boardmember Green: It's very different than what we saw on the other project earlier. The stone there is a lighter, it kind of fades into the background, and allows the rusted metal to play out. This kind of starts to pull back some dominance.

Staff Planner Kwasi Abebrese: Okay, so in summary, there was an issue raised on the use of Coronado Stone and how convincing it is. There is also another question on the use of rusted metal and prefinished metal on the corners of the building. There was also a comment on the landscape regarding the number of tree species outlined in the legend and then the number of trees shown on the landscape plan

- 3i **DRB22-00156 District 6.** Within the 3300 block of South Power Road (east side). Located north of Elliot Road on the east side of Power Rd. (9+ acres). Design Review for the an industrial warehouse. Alex Hayes, Withey Morris, Applicant; Garage Town USA LLC, Owner.

Staff Planner Robert Mansolillo presented the case.

Chair Banda invited the applicant to speak.

Boardmember Knudsen: I love it as much as the other one. I don't think it needs to be changed. I think they're far enough apart that I don't think it's an issue. I wouldn't change it. I love it. And I don't have any issues with the Alternative Compliance. I give it my approval. I'd say go with it. It's a handsome building. Thank you

Vice Chair Johnson: That's the only thing that concerns me is the precedent. I don't I don't have an issue beyond that.

Boardmember Thomas: So, I agree with that. I mean, we do make this comment oftentimes when we see multiple McDonald's come through the city, and it's the same elevations everywhere. I think we kind of have a precedence that it's like three maximum. But I liked the building. I liked it earlier when came through. Like I said, I think that if you guys are doing more, it's something to look at. And I've made this comment before, when it comes to Marwest projects when they were doing The Landing, that I didn't want to see 15 buildings that looked identical out there. So, some changes here and there, I think that can be done moving forward on other projects.

Boardmember Green: I don't have any additional concerns. I agree with the comments about precedent, just, you know, don't build a lot of them.

Applicant Adam Baugh: We can probably work with that fin that comes out. And maybe it's the same fin form but a different material than two buildings. And so, it has a little bit of distinction.

Chair Banda: I personally think that if you created something to kind of create a little bit of difference, because I just get worried about its precedent that gets me worried the most because you know, we say with McDonald's, but a McDonald's is, 1000 square feet, and these things are hundreds of 1000s of square feet. So, this is already three McDonald's. I guess we have a precedent, it's well done, I guess I was asking if there's any color variation. I think the white dock doors looks good. The grays look good,

Boardmember Green: But I wouldn't change the material.

Vice Chair Johnson: I don't think that does anything for you, if you're going to change it, change it, you're going to roll the same.

Applicant Representative: I think the precedent that we're trying to set is it, we're trying to use quality materials and good massing. And I heard some of your comments earlier about trying to draw your eye to the entryways without it being vertical, which we tried to do with color. So, in my practice, and I'd prefer to almost establish a kit of parts so that we can interchange on different projects. So, it has the same feel, but it's not the same building. And it is the branding of our client, all on McDonald's only, you know, as you mentioned, a different product type. You know, you would like to drive down the street and have a look and feeling if you notice, but Phelan has a logo they put on their buildings, because they're proud of them. And I think what we want to do is have people drive down the street and go, "Oh, that's a Phelan project", and have it be successful.

Boardmember Thomas: And to go back to that. My references for Marwest projects at The Landing. I mean, those buildings have characters that flow through all of those buildings. So, I think that you can roll through there and look at those and know that they are Marwest buildings, and it's part of an overall single developer that built all 15 of those buildings. So, I think there's opportunity to do that, to make those changes, but still have identifying features that show that it's a Phelan project that

Applicant Adam Baugh: You'll be seeing a building come through in the next maybe 60 days or so that's directly east of the Hawes and Pecos Road as a building that we're doing. And that one is a chance for us to bring in a revised architecture and even a color pattern if you prefer. So still be built by Phelan just with different form and function there.

Boardmember Thomas: I'll say I know Phelan got a project under construction right now, right there off Ray. This doesn't look anything like those buildings there. We saw that project, I believe late last year, October timeframe or something around there. So, I get it. I know that you can do it. And I think like we've been talking about; we don't want to set a precedent to say you keep this going.

Chair Banda: Actually, my comment wasn't related to the architecture itself. I think it was well designed. My comment was actually about asking for the reduction in landscaping. Because landscaping plays more than just screening. It's also a screening but softening of the site. And I don't specifically, on the south side, he said that there may be additional landscaping against that canal, but also against the other buildings.

The rear property doesn't concern me nearly as much as the North and the South. And I don't know maybe Seth can tune into that a little bit more and maybe speak to that.

Boardmember Green: I was just going to say if we're calling open area, additional landscaping on the canal side. You're not putting plants closer to the canal.

Boardmember Placko: Alright, so my first real comments again about the cottonwood that I had from before. So, the on the north property line you're using sissoos along the north property line, which I don't particularly have an issue with. But I'm more concerned about your neighbor's building, I guess. And you're also using sissoos in the parking lot islands, which I think I actually think is a great place for sissoos. But I might suggest using deep root watering as part of your irrigation design to push the water down, get the roots to grow down and not at the surface. I have mine on bubblers. And I've never seen a surface root on mine at my house.

Chair Banda: Seth would you say like an acacia aneura along the north side?

Boardmember Placko: He's using acacia aneura on the east. He's using acacia aneura and yellow bells. So that'll do a nice job of knocking out that wall even though it's narrow. Yeah. If you were to use aneura's instead of sissoo, you know, I wouldn't have a problem with that. Because it's only, it's a one-story building or it's like a self-storage facility. The systems might grow over the top of your neighbor's building, they might drop litter on it. Especially as the site moves to the east, the sissoos get closer and closer and closer to that property line. It's up to you to decide what you guys how much you like your neighbor. Again, on the south side, you're using eucalyptus and you've got those eucalyptus right on the property line. Which again, you know, the microtheca get tall and they have a reputation of living a long time. But then dropping lots of shedding cutting lots of stuff. You know, not knowing what your neighbor is going to do on that property line if he's just going to put a CMU wall or if he's going to leave it open. I don't quite know what the best solution is. But if you think he's going to come in and put a property wall right there, probably a bunch of trees along there. He's going to damage your trees.

Applicant Adam Baugh: We can reevaluate that. Not a problem.

Boardmember Placko: Do you know how much space there is between the parking lot and the property line there?

Applicant Adam Baugh: I believe it was five feet.

Boardmember Placko: Yeah, five, a minimum widens out as you get to these things. Not a lot to do if there's a wall. It's not like you can really only do shrubs and five feet if there's going to be a wall there.

Staff Planner Robert Mansolillo: All right. Thank you chair. So, in summary, general support for the elevations and the colors. Some concerns for cottonwoods. Should not be used along the north and south property line. Perhaps look at other options and use a deep root watering system for the sissoos. If those stay can't stay in the aisles.

- 3j DRB22-00299 District 5.** Within the 4400 to 5200 blocks of east McKellips Road (north side); within the 2000 to 2800 blocks of north Greenfield Road (east side); within the 4400 to 5200 blocks of East McDowell Road (south side); and within the 2000 to 2800 blocks of north Higley Road (west side). (±1 square mile). Falcon Field Design Guidelines Update. This request will modify the existing Design Guidelines to guide future development at Falcon Field Airport. City of Mesa, Applicant/Owner.

Falcon Field Director Corrine Nystrom presented to the Board.

Chair Banda: So, from a PAD perspective, so you're saying you're going to strike that requirement to do the median lighting, or you're going to say that, because I don't think striking it's the right thing to do because now, you're removing it from that vision, if you will, for the overall PAD. Could you state that it's still intended in the future because you said if something happens. Well, if it's in the document, then it could become a priority. If it's not in the document, it'll just kind of go by the wayside.

Falcon Field Director Corrine Nystrom: That's true. Now the medians do already have lighting maybe I wasn't clear on that, they're already lit it was just a matter of changing out in the historic zones specifically changing them out to something that looked a little more like Main Street Mesa more old fashioned looking in the historic zone. And we got feedback from transportation again, it's very expensive and they have very strong opinions about that type of lighting, but we can certainly keep that.

Chair Banda: Yeah, I don't know if it's maybe not that type of lighting but maybe that enhanced lighting because I'm going to speak to and I'm not trying to knock on Mesa is very budget conscious when it comes to street lighting and things of that of that sort. But they're known for their doing your standardize streetlights and not typically doing those enhancements. I think an enhancement of some sort to kind of address that. Falcon Drive would be nice. Okay, maybe not the same ones as downtown because I get it. Those lights fixtures gone up 50,000 per fixture, I mean, I get it.

Falcon Field Director Corrine Nystrom: Okay, we can certainly take a look at that.

Boardmember Placko: You have cottonwood on your list.

Falcon Field Director Corrine Nystrom: I noticed that, but you know what? We've never had anybody request a cottonwood and I don't know, is that the kind that doesn't shed?

Boardmember Placko: I've done a lot of work at Sky Harbor. So, I'm very familiar with the FAA plant list. I'm very familiar with their hang ups and briefings. They hone in on right and your level zone. One has got a lot of trees that would never make it. Like the sissoo, ficus, arizona ash, jacaranda. I realize the look you're going for, the historic, the green, right? But at Sky Harbor, it's almost like we do a few of the larger trees, mesquites and palo verde, but almost everything else is what I would consider a patio tree.

Vice Chair Johnson: I mean, I feel like it's a little bit outside of my wheelhouse. But I have a feeling you guys are in good hands. You seem to care immensely about your property. And I think that all the edits that you have suggested seem warranted. And a step in the right direction. I would say we deal with this all the time, with guidelines it's almost like it cuts both ways. Like, it can be a great tool to help designers get to a level of a standard of design. But, you know, if you're too prescriptive with it, then you get designers that feel like all their creativity is gone. And they just sort of lean on the standards to tell them what the building should look like. And so really, I think it boils down to discretion, and having staff kind of help you along that way. Now, I didn't quite understand the process. So, you, you kind of have your internal review, then it goes to staff, does it your projects also come to the DRB?

Falcon Field Director Corrine Nystrom: Only if they are located on an arterial Street.

Vice Chair Johnson: I would say like just kind of looking through your standards, I do think that there's certainly a lot here, right, and it gets very specific. So just be careful with that. And I think that's what the challenge you found with this, this kind of prescribed curve shape. Right? It takes away the creativity and the ability to really do something quite inventive and appropriate but doesn't meet the letter of law. So that is getting into the discretion and is what it boils down to.

Chair Banda: You know, and some of the things they struck that they didn't go through, if you looked at the working document, they struck specific language, like retro things like that, and we're more focusing on that discretionary design. So, it presents a challenge though, and one of the challenges is, you're trying to be more flexible here, but one of the challenges that you're going to have is, that person coming in with an underwhelming design? Making sure you still have enough to back you on this PAD saying, it's one of those things that you've got to have teeth and then one of the things I saw here is we had a discussion with Boeing that came through here and they came in with a chain link fence I didn't even notice it was prohibited. So, I took my kids through here, through Quail Run to go play soccer, and we drove around and I was talking about the historic nature of the World War. Here was kind of the Williams, Falcon Field and Luke were the primary military airplanes sites that were serving the Valley with all the military that was training here, right? And I do like a couple things that you did here, the blend of the of the landscaping, I think that was a good call. Pushing for that higher level design is my only concern. Is that higher level trying to accommodate that retro look? That's why I wanted to put that lighting back in there. Because knowing Mesa, we're going to go with the lesser standards. It's always expensive. Public Works, streets are always going to say, it's expensive. It's their choice, there be no landscaping, and it be the standard lights. That's how it is. That's when you get the engineers, they're going to chip away at our standards. The pure civil guys. So, I like where this is going. I appreciate you guys being good stewards and trying to amend this to better the Falcon Field area. And that's really the intent. It's not to lessen, it's a better and to make it more functional. And I think good revisions and good request.

Staff Planner Josh Grandlienard: I'll just add on that I've reviewed a couple of these projects through the current PAD standards, and most of the concerns are being

addressed with this update. So certainly, requiring parking on the air side was a little odd for me, especially since I've worked on a previous municipal airport, as well as doing planning there. And I had to take a T hanger to Design Review Board eight different times. So, I'm glad that that is not a requirement for the site as well. Because, yeah, with the T hanger, you can't really get much out of design.

Boardmember Green: I appreciate this. Aviation is a big passion of mine, I've got two pilots in my family, and one of them is based out of Falcon Field, so his airplane is there. But I think there's the thought, just to kind of echo off of what was said, I feel like, I've been in and out of Falcon Field, a lot of times because of that, on both sides of the fence. And, there's unique character to the different areas to three different zones. And I think that should be emphasized and articulated well. And I think this is a great attempt at trying to do that, I would agree with the comment to not back down if there's a theme, or a feeling that you're trying to capture and build on for the airport for certain zones. Don't back down from it is my thought. I feel like that is part of what attracts development to Falcon Field. There is a difference there. I mean, you've got the old historic part, and then you've got the kind of the eastern side, you know, south of the field, which is more, development or business and office and restaurant. There's stuff like that, and then you've got the north side, which is totally new and modern, and just really starting to get built out. I think, I think capturing the distinct identities of those is key. The other thing that I would mention is to the comment about the balancing of those standards. One of the things that caught my attention in the old and the new versions that we're reviewing is the sample elevations. And in a way, I would almost steer away from them more, depending on what you're trying to accomplish. Because I feel like you're going to put an example elevation up here, three different kinds. And somebody's going to come in and the easiest way is to pick A, B or C and go build that. So, I feel like there's some compromise maybe that needs to happen there with what is it you're trying to capture in the character. And maybe rather than steering away from the dictation of this is really what we mean it should look like to this is the feel, this is the intent. This is what we're trying to articulate here. So, just some thoughts that I've had, as I've as I reviewed it.

Staff Planner Josh Grandlienard: Do you think it'd be better, instead of having the examples all next to the standards, rather create a glossary of design?

Boardmember Green: Potentially. I think even have the design guidelines for the city. What we've used for the quality development is giving guidance. There are images of different things, but you've got a lot of, it's not specific. It's not calling out and saying yeah, this this is the exact one that we're talking about. But you've got a lot of different variety. And there's people, I think what we are encouraging is that creativity would be immensely valuable here, right? So, trying to find a balance to get away from dictating something more towards the creativity side. I mean, I've, been to a lot of different airports, and there's a lot of ways you can build a hangar. To be honest, yeah, at the end of the day, there's a lot of big open area, but the outside can look a lot of different ways. How people interact with that, it's an emotional experience. I mean, that's really what it is, when you started looking at the architecture, especially when it's, I think, paired with

flying. There's two very strong emotional experiences. So, encouraging that creativity, I think, is a good thing.

Chair Banda: That's my thought. Yeah, in fact, I'm glad you brought that up, because I was actually pointing out some pictures to our Vice Chair here a second ago, and one of them that was on page 18 of the final document, the draft document, it was referring to hangars, and I'm like, are those things we're not supposed to be doing because there's two of them there that I think was like, okay, if that's what they can do, they can do that. And, you know, it's not. It wasn't like the one was, it was a very unique example. But I think, if you have a good definition, I think you should be able to go with that on some of these and not show something that would be substandard. If you're going to show anything, show the example. Show like the highest level of what you're trying to strive for only. Because if that's your illustrative that's in there, if that's your exhibit, then it gives something as a baseline. Say, hey, this is what we're striving for, and hey, this is what's acceptable.

Boardmember Green: As I've understood it. I mean, I'm speculating here, I don't know exactly how much frontage or property could be developed along the arterial streets, but I'm going to guess that most of the development that does come into the airport is probably going to just go through the PAD and be up to staff, right? So, it's not even something that this board is really going to have an opportunity to look at. So, to that point, demonstrating or elevating the vision of where the creativity could be at and then allowing people to try to rise to that.

4 Discuss and take action on the following Design Review cases:

- 4-a DRB21-01102 District 6.** Within the 7400 block of South 89th Place (east side). Located west of Ellsworth Road and south of Pecos Road. (1.5± acres). Site Plan review and Design Review approval. Request is for development of office and warehouse uses. Tim Rasnake, Archicon, Applicant; BAV LLC, Owner.

Staff Planner Robert Mansolillo presented the case.

Chair Banda invited the applicant to speak.

Applicant Jason Cannon: I'm one of the owners. I just wanted to clarify for the record that the applicant's name is actually incorrect. BAV LLC as the prior owner of the land, the current owner and applicant is South 89th Place industrial LLC

Boardmember Knudsen: Yes, I think the color palette is well done. I appreciate how you gave it some warmth, as well as the cool colors. They're not they're warm, warm colors. Uh, it looks nice. So, I think the material board and the colors are good. And I don't have anything else really to say about the building. It looks good to me. So, I will let the rest of you add your comments to it.

Chair Banda: Thank you, members of the board. I open it up to you guys.

Boardmember Thomas

I'll start out with helpful things I actually like this building out of the ones that we've seen in this area. I think this is probably one of the better ones that we've seen so far come through, or at least in my opinion. A couple of quick things. The trellis canopies on the rendering look a little bit different than the ones on the color elevation, you can kind of see they look like you can see the actual beams across there. I like that look. But you should think about that for construction purposes, because you'll probably have a beam on the underside that you'll see

Applicant Jere Planck: The elevations are more realistic. There is a beam on the underside, I actually have a picture of one we're trying to mimic and the beam is actually on the underside, it's actually a Black Rock, but we have it separated from the building. So, all of our lights on the front of the building, there's no surface mounted lights are all underneath the canopy. So, shadow down at personal scale, then there's a beam and we have a column, but it's designed to make a separate canopy. And those are the two in the center. It's a much more steel look and exposed beam look and the beams got cut tapered in, to try to create some creativity to create the different canopies for the tenants in there

Boardmember Thomas: Perfect. Again, I like it, I just wanted to get some clarification on that shirt. Outside of that. I do feel like the columns that hold up your canopy look a little small compared to what they're holding up, they may be eight by eight. But when you have that size of base, and you have that size of canopy on the top side, they look small. So especially on the larger stucco canopies. They may work perfectly on the steel ones on the two, front side. But on the larger canopies, you may want to look at doing something a little bit bigger.

Chair Banda: Could it be like a double steel post?

Boardmember Thomas: You could do something where you just did two, almost four by fours or something like that, steal and split the difference in the middle. So, you have a small gap or something like that between them to do something along that way. So, you have like a bulk in there. Did you have that opinion already?

Applicant Jason Cannon: Yeah, we've actually discussed that option. We edited and we've run into some budgetary constraints, obviously, with the cost of materials having gone up.

Boardmember Thomas: I work for a general contractor. I understand that. I think that there's some cost effective ways that you can probably look at that.

Applicant Jere Planck: To make the column appear bigger, I got that.

Applicant Jason Cannon: The other thing we've considered is potentially wrapping those columns, you know, if they look small when we get them put in.

Boardmember Thomas: The only thing I'd say about that is I discourage wrapping it and wrapping it with stucco. You've got enough stucco on that building

Applicant Jere Planck: I don't want to wrap them with stucco, I would prefer to try to increase the column or do something to make it work.

Boardmember Thomas: Yeah, I think that you're going to really lose the look of that steel column too much if you wrap it with something.

Chair Banda: It's almost like we're overcorrecting it. I'd almost reduce the thickness of that stucco canopy because we're trying to correct it to the thickness of this stucco canopy. And next thing is we're getting four by fours, painted to look like something. We might as well reduce that canopy and make it a little bit lighter. Because really, it's the context of heavy and light. Yeah, it's still too stout for those little for those steel columns.

Boardmember Thomas: Yeah, I mean, I appreciate the look of that entry with that canopy. But just my thoughts on it.

Applicant Jere Planck: Clearly, we are trying to cover the front door and create shade along the building. Because that's our west side. Yes, we're going to get some shade down to human level on the west side.

Boardmember Thomas: Now, like I said, originally, I liked the building, and I think it works great. I like the orange mustard color that you guys have brought in with some of the block and even carrying that into the small details of the bollards. I mean, this is something that, it's all in the detail. But other than that, I think it's a good-looking project.

Vice Chair Johnson: Yeah, I would say the one thing that's a challenge, I'm getting caught up on, is those thicker canopies. Just how they dialogue with the skinny canopies and how they sit on those skinny columns. If something's not right proportionately.

Applicant Jere Planck: I think we either need to discuss with the owner, thinning those canopies up or getting another column in there.

Vice Chair Johnson: What if it was just the same style canopy that you have over the two smaller entrances?

Applicant Jere Planck: The reason why we did it this way is because of how we thought the tenants would work because for tenants, obviously, the parking, the way this works, you have to park on the end of the building and walk across the front. We're trying to really break up the front of the building to the street because it is pretty long. And if you didn't really see in the picture, but it's kind of up on a hill about three feet up off the sidewalk, so it kind of makes it pretty big. And so, we're trying to scale all that down, we had one with the canopy all the way across the front, we're like, oh, that's way too long and ugly. So, we were just trying to break it up. And that's why the big recesses came into play. And some other things just draw to really break up the elevation of that building.

Chair Banda: I would be wary of doing the smaller ones and not saying, I like the fact that it can leave us further out, that comes out further. Because it creates almost like an arcade and kind of architectural interest. I just think there's another solution there.

Applicant Jere Planck: Also, let's look at the columns. Adding another column to try to make the columns in steel. I like the idea of the double columns. That was one of my design ideas. We did take it out because of money. So, I think we will look at either scaling it down or?

Boardmember Thomas: Yeah, I mean, have you looked at like C-Channel, you could do a C-Channel and just doing back to back. Right? So, it's just a C-Channel like this you still get the steel look of it.

Boardmember Green: We have to approve this, which means if we want them to change something, we've got to put a condition on it. Right? That's correct. If we're going to summarize this, would we say you've got to balance out that canopy? Is that enough to capture the intent?

Vice Chair Johnson: I think so. Yeah. Either you go one way or the other. But right now it's doing two things.

Applicant Jere Planck: I would prefer to add the column if you saw it before, with the columns, it actually worked pretty well because it made the column substantially bigger to the base to the lid.

Chair Banda: The easiest thing to do would be to agree to do a second column to balance out that way to that heaviness to the top.

Boardmember Green: But I feel like if we dictate that, and there's other constraints that you guys have that don't allow that that's, a little bit short sighted.

Chair Banda: So, the other effect, I don't want to reduce the canopy to what we're seeing where it's closer and tighter to the wall because it's more of an architectural detail, but doesn't have the same function goes on here. I think if we can maintain that function of this canopy, but balance out the heaviness.

Boardmember Green

Color, balancing out the massing, keeping the function.

Chair Banda

That'd be a simple condition to be able to approve it that way.

Applicant Jere Planck: You're right. The whole idea was the ones in the inner arcade, and the ones in the middle or just shake hands. Right. There's two different functions of what they do to the building itself. Right.

Boardmember Green

Do you have use tenants already slated for the building? Do you have any comments on the final use of this building?

Applicant Jason Cannon: We don't have any tenants lined up currently. But I mean, our goal is, you know, your typical subcontractor type tenants, there's a lot of residential development going on down in that area, as I'm sure you're all aware. And we think that, you know, that's going to generate a lot of small business activity, a lot of people that maybe operate in other parts of the valley, hopefully wanting to have a second, third, fourth location in that area. And we hope to fill that need. We really feel that there's a lack of, you know, 5000 to 10,000 square foot space, in that part of town to serve that southeast Mesa, Queen Creek, kind of development area.

Applicant Jere Planck: And clearly, this is a completely different product than you saw earlier tonight on the corner. Little bitty tenants that Mom and Pop came in, you know, we park this, we have truck traffic that can come in and out of this thing. You know, it's designed for substantially bigger, more established businesses that just need to be closer to wherever they're building. You know, I'm doing a couple out there right now. And the guy has one in Chandler and he's building one out there and one on the west side, because he's tired of driving his trucks that far.

Boardmember Green: This reminds me of the one we approved last month that that's up on the northern corner.

Applicant Jere Planck: That was us. And that's a tenant. That's actually, that guy moving just north of this building in the building north of there. He's expanding building Right. So, it's trying to add the theme. This development obviously sat dormant down here for years. From 2007 to just recently, nothing's been built in here. There's 2009, I think. So, we're trying to keep up a little bit, keep the style up and a little higher quality buildings in here.

Chair Banda: I would agree with that. Boardmember Thomas this is probably the best of the ones we've seen. The other one had that really heavy, blank facade detail here. You kind of addressed it with you know your score lines and other details, but I don't have much else to add to this.

Boardmember Green: Yeah. The reason I was asking about any use just to kind of finish my comment was I'm curious about security or anything like that. I know on for example, that one on the north end there was a lot more consciousness about security. A screen wall and everything like that. I'm not seeing anything like that here. I was just trying to understand. It looks like you've got access towards, as well as roll up doors on the backside.

Applicant Jere Planck: That's correct. So it's designed if a bigger truck comes in here because these all these lots in Gateway, it's almost impossible to put a truck well. You cannot get it, so this is designed so a semi can come around and park behind. They can offload in that route and come around the building and out so it serves every one of the tenants that have a truck come in. A larger truck, and park in that temporarily parking.

The fire lane, so they can unload clear and that's why the roll up doors. T the truck driver can be at the on-demand door, let them in, open the door unload and then get out.

Applicant Jason Cannon: as far as security though, we considered it and we plan on equipping the building with a proper security system and sure having that monitored.

Boardmember Green: There's not necessarily need for screen walls and things that we screen well behind?

Applicant Jere Planck: The building right along the property line is right on the property line. The reason for that, there's one already to the north of us it's about halfway down the property line. On that building, there is the one to the south of this.

Boardmember Green: Sure. Okay.

Applicant Jere Planck: We have a tendency to compound everything just because there's a property line there doesn't mean we need to build an eight-foot wall there.

Boardmember Green: I totally agree. I don't disagree with that.

Chair Banda: So, I actually drafted a condition, "The arcade canopy designs need to balance the columns with the canopy." that's all I can do. Very simple.

Chair Banda: I'm going to motion to approve case number DRB21-01102 with staff recommended conditions and an additional condition that the arcade canopy design needs to be balanced between the columns and the canopy.

Conditions of Approval:

1. Compliance with the final site plan, elevations, and landscape plan submitted.
2. Compliance with all City development codes and regulations.
3. Compliance with all conditions of approval for Z06-093.
4. the arcade canopy design needs to be balanced between the columns and the canopy.

Boardmember Thomas: Seconded

Vote (6:0, Boardmember Astle absent)

5 Planning Director Update: None

6 Adjournment

Boardmember Placko moved to adjourn the meeting and was seconded by Vice Chair Johnson. Without objection, the meeting was adjourned at 7:58 PM.