

Tuesday, July 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:

Vice Chair Paul Johnson
Boardmember Scott Thomas
Boardmember J. Seth Placko
Boardmember Jeanette Knudsen
Boardmember Tanner Green
Boardmember Dane Astle
Boardmember Justin Trexler

MEMBERS ABSENT:

STAFF PRESENT:

Lesley Davis
Cassidy Welch
Jennifer Merrill
Josh Grandlienard
Robert Mansolillo
Alexis Jacobs

OTHERS PRESENT:

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

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

- 1 Call meeting to order.**
- 2 Consider the Minutes from the June 14, 2022, Design Review Board Meeting.**

A motion to approve the Minutes from June 14, 2022, Design Review Board Meeting was made by Boardmember Thomas and seconded by Boardmember Knudsen.

Vote: 7 – 0

Upon tabulation of votes, it showed:

AYES –Johnson – Thomas – Placko - Knudsen – Green – Astle - Trexler

NAYS – None

ABSENT– None

ABSTAINED – None

- 3 Election of Design Review Board Officers**

- 3a** Boardmember Green nominated Paul Johnson for Chair. Boardmember Thomas made a motion and it was seconded by Boardmember Knudsen.

Vote: 7 – 0

Upon tabulation of votes, it showed:

AYES –Johnson – Thomas – Placko - Knudsen – Green – Astle - Trexler

NAYS – None

ABSENT– None

ABSTAINED – None

- 3b** Chair Johnson nominated Tanner Green for Vice Chair. Boardmember Thomas made a motion and it was seconded by Boardmember Trexler

Vote: 7 – 0

Upon tabulation of votes, it showed:

AYES –Johnson – Thomas – Placko - Knudsen – Green – Astle - Trexler

NAYS – None

ABSENT– None

ABSTAINED – None

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

- 4-a DRB21-01161 District 4.** Within the 100 block of North Robson (West Side) and within the 200 block of West 2nd Street (South Side). Located south of University Drive and east of Country Club Drive. (10± acres) This request will allow for a new Police Evidence Storage Facility. Applicant/Owner: City of Mesa.

Staff planner Josh Grandlienard presented the case.

Chair Johnson invited the applicant to speak.

Assistant Police Chief Dan Butler: So, I think this is the part where I start talking. First of all, I want to say congratulations, Chair Johnson, and Vice Chair Green. It was pretty cool for my first time here to see you guys promoted to your new volunteer position. So, thank you for your service to the community. My name is Dan Butler. I'm the Community Relations Assistant Chief for the police department. I'm one of four assistant chiefs that we have in our organization. And over to my right here is Assistant Chief Gina Nesbitt. She runs our technical services area, and she actually oversees the evidence facility. So, if any questions come up, in reference to the evidence facility, she'll be here to answer those. But what I'm primarily going to discuss is that project we have in works, our headquarters station, that's that 130 North Robson and wonderfully beautiful building built in or around 1974. The first two levels of that were built in 1974. Then we added two levels on top of that in the late 80s, early 90s. I couldn't figure out the exact year in the early 90s. We built the back portion, there's a couple levels on the backend, the backside, as you would imagine any facility that age need repairs, infrastructure, plumbing, HVAC, electrical work. Those have started becoming issues for us. So, as we were in discussion of fixing those and how much money we were willing to invest into the repair of that facility, we started having conversations about completely taking everything out, but the shell and redesigning it from top to bottom on new infrastructure and everything that has been well underway for a year. One of the main things one of the things that we thought about with this facility is modern policing. How do we incorporate our community into the facility that we have, and do it in a way that's it's welcoming? So, one of the things that we talked about with the campus, because you know, we have the lab on the backside of that the build out of the evidence facility headquarters, which is

the 130. And then 120, which is nearly identical in design to the headquarters building that was built in the late 90s is turning that campus into something where the buildings complement one another. In the evidence facility, we took design cues from headquarters, and design cues from the lab, which is right behind the police headquarters, if you haven't seen that. It'd be a wonderful time, if you drove past, I might even be able to get a tour scheduled. I know some people that if you wanted to see the inside of its really, really nice facility. But that facility has a little bit more modern touches that we're trying to build into the evidence facility, and at the same time complement the headquarters of with the redesign. Now I mentioned earlier the headquarters is in the programming phase. So, there's a lot of work that's going to be done. But one of the things that we've talked about is updating the exterior of the building without losing touch of the of the beautiful architecture that was designed in the 70s on there, because there's some really key few features. Chair Johnson and some of the other members of the police department in the city had an opportunity to have conversations where he expressed all the things that honestly were lost on me because I don't have that background. And some of the finer details of that building and not wanting to lose touch of the history of that building with the project on the pending project with the headquarters facility. But what we did is in design, we've talked quite a bit about community integration, how we utilize the building to have access. I'm not sure how many of you are may serve residents who live in Mesa imagine most of you are, you've seen all the growth that's happening in the downtown area. One of the things that I see on a day-to-day basis as I'm going about my business, from headquarters to Mesa City Plaza, is all of the schoolchildren over the last few years that are coming down and seeing the dinosaur museum, the natural history, history museum, and all of that stuff. And I know because one of my colleagues, his grandfather was an assistant chief with us that years ago, part of the tour to downtown Mesa came to police headquarters. So, in the spirit of that, like, one of the things that we really want to do is to be able to, you know, to open up our doors, and take the exterior of our building, which has a lot of hardened security features, and make it something that's more welcoming the community. And I certainly think that members of our community and you guys, I see you're nodding here, would, you know, who'd buy into that as well. I won't go into the details of the programming phase and what we're trying to do the inside of the building, but I do know that there's aspects of the exterior of the building that we want to bring in line with the other buildings on the campus. And that was the spirit and theme of what we have proposed and processed all the way through up to city management level on this evidence facility. So, you know, I've said some stuff here. I'm getting some head nods. I'm just going to open it up to any questions and anything that I can answer on the headquarters facility, I'm happy to do so.

Staff Planner Josh Grandlienard: And certainly chair, I'm willing to go through my normal presentation as well. And we can come back to questions.

Chair Johnson: Any questions about the forthcoming headquarters renovation? I think it's an exciting project, as you described it, it's it sounds like a really great thing for our community.

Boardmember Trexler: So, just a clarification, that sounds like you're making a case that the existing building is going to be modernized and renovated. And then once that occurs, this new project that's under review today will be more in sync with the existing building. Is that fair?

Assistant Police Chief Dan Butler: Yes, sir. That is the intent. To bring them all in line and have them complementary to one another.

Vice Chair Green: Thank you. Chair, just one question. Josh, could you clarify, what, if anything has changed from last month to this month?

Staff planner Josh Grandlienard:

Yeah, certainly. So, a quick synopsis of my PowerPoint. The zoning hasn't changed. The site Plan is consistent as well as overall landscaping is consistent what we saw last month. Overall, the colors that we previously had weren't available, so we had to make some adjustments to that. So, the elevations have been updated in order to incorporate that, as well as the overall security fence is more consistent with what is currently existing. In comparison, what we presented last month.

Chair Johnson: Did we discuss items to that are forthcoming as well, Josh?

Staff Planner Josh Grandlienard: Sure. Certainly, as part of this, you know, as the this is kind of the hard corner on this site, as kind of our future vision is that we're in incorporate these elements with these updates to the main facility. And so, overall, it is consistent. Just specifically there's concerns about this hard corner and for the programming's sake of interior work. That is where all the actual hard evidence, is secured So that has been maintained just due to the overall programming required by the facility and use.

Chair Johnson: Okay, do we have any comments or questions from the board?

Boardmember Thomas: So, I do have one quick question. I was looking at the lighting plan, it looks like on that north corner, there's no real lighting on that side. I think that some of the architecture of this building, I mean, you could share some of the up lighting on that top part to really highlight some of that front side, especially at night. I know there's still security issues and things like that, but I don't know you're probably trying to keep from bleeding any light past the property line for the bigger side. But I think that there's some opportunity with that eyebrow on the front side to do some sort of up lighting to really highlight some of that.

Staff Planner Josh Grandlienard: Yeah, and I'll mention that the lighting plan is just on-site lighting. It does not include on street parking or on street lighting that is out there currently as well.

Boardmember Thomas: I think that you could still get some accent lighting and things like that on the building to make it highlight a little bit.

Boardmember Trexler: So, last month, I wasn't on the board. But I was in the audience listening. I think the materials, especially looking at the rendering where you can see the existing building. If the rendering is capturing what the materials are going to actually look like, I think that's successful. The materials are successful in tying in with the existing building. I think just in terms of an opportunity that may have been missed a little bit is the existing building. Well, I appreciate not wanting to mimic that mid-century modern, I don't think that's what I'm saying at least, that the existing building sets up kind of a very regular rhythm that is very rational, and tends to read, as, you know, a government Civic Type building. And I think that's one of the things that I really think is beautiful about several of the civic buildings in Mesa. And that's not something you see in a lot of contemporary buildings. So, I understand the challenge there is trying to match the old with the new, that's certainly a difficult challenge. But I think there, there could have been an opportunity there to kind of not mimic the old but take cues, for example, the regular rhythms of the existing building might have been implemented a little better in my in my subjective opinion.

Chair Johnson: Josh, was there any forthcoming edits to that the massing of the corner?

Staff Planner Josh Grandlienard: We had discussed possibly about reducing that roofline, but due to the overall timelines the applicant was not able to develop those changes in time.

Applicant Michaela Chelini: And I think overall, if we're agreement, we would agree to that just as a condition in addition to the recommendation, recommended conditions in the staff report, With the two options for the roof line with lowering or pushing out. And then looking at the pattern of the windows and making a more orderly pattern.

Chair Johnson: Yeah, we had talked a little bit about that kind of playfulness that's happening in the elevations here, and maybe reevaluating that to something that does have a little bit more of a regimented kind of established structure and rhythm to it.

Staff Planner Josh Grandlienard: We just didn't have enough time to bring those forward to the day.

Staff Planner Lesley Davis: Okay. Josh, could you just clarify for the rest of the board that isn't aware of those conversations, what those options are?

Staff Planner Josh Grandlienard: Yeah, it's a little easier to tell on the elevation. the difference in the roofline, I'll try to get my cursor to highlight it. Approximately, there's just a little we'd either like to see it go a little further back to create the illusion that it's a continued basically, roofline throughout the whole building instead of just a partial or bring it down. So, it creates that same overall look. while also making sure it's consistent with the architecture of the existing facility.

Vice Chair Green: So, Joshua, those conditions are already in place. I guess we're going to have to make a motion on this to approve. Yes, either way, and add either

conditions or so I'm trying to understand are those already in place are those things that we would need to stipulate

Staff Planner Lesley Davis: Josh, do you have recommended language?

Staff Planner Josh Grandlienard: Yeah, I have a condition of approval that captures that information.

Chair Johnson: I'm sorry, how does that work? So do this somebody word the motion or...

Staff Planner Lesley Davis: You have a staff report in your packet. There are recommended conditions of approval. So, when you have a motion, you would recommend with conditions of approval if you're in agreement, and then you could include an additional stipulation, which Josh has some wording of if you're in agreement with that

Staff Planner Josh Grandlienard: and certainly, if you want specific wording, I could work on that as well.

Boardmember Placko: Sure, just the conditions in the staff report.

Staff Planner Lesley Davis: Chair, board member Placko. If you have any additional conditions, such as discussing the change of that volume or whether or not it comes down or pulls out, then you could add that additional condition.

Chair Johnson: Well, let's discuss that as a board do we feel like that should be a stipulation of, or a condition of proof approval?

Vice Chair Green: So, I've seen is that roof lowering or getting pushed out into the back the windows, there was discussion around the windows and then the lining on the northeast corner? Was there another one that I missed or that we were talking about? I know, last time in the discussion, we were talking about just trying to merge these two buildings together, making cohesive, but those are the three distinct things that I've that I'm seeing that we're talking about?

Boardmember Thomas: When we see the new elevations for the revised headquarters, prior to that, being done.

Staff Planner Lesley Davis: Chair board member Thomas, I'd have to take a look and see what the criteria is. If it's a minor change to the elevations, you may not. If it's significant, then you probably would see it. But I believe they do intend to bring them closer together.

Boardmember Thomas: Architecturally, when they look at Main HQ, if you're going to bring it closer to this, look, it's going to be more of a major, real, right.

Vice Chair Green: My feeling on, the roof lowering, I agree with some of the sentiment that's been shared about the roof, giving the appearance that it's it goes back further, right. So, whether that's lowering it, and giving that appearance or pushing it back.

Boardmember Thomas: Yeah, I don't, I don't feel like the lighting has to be a stipulation. I think it's something that should be looked at. I think there's an opportunity, but I don't think it needs to be a stipulation.

Boardmember Knudsen: I would like clarification on the windows, you are talking about the windows instead of being as playful as they are, to have a little more formal.

Chair Johnson: that's what we're discussing. Do you agree with that?

Boardmember Knudsen: I don't have an issue with it either.

Chair Johnson: Okay, do we have any other comments? Oh, Dane, are you are you listening in? Do you have any opinions?

Boardmember Astle: the only comment I probably have related to the roof situations, I like the height of it and the variation in it, I would think that just pulling that back as our as a kind of a nicer overall solution, still giving the little bit of dimension to the building on the corner, rather than lowering the whole thing

Chair Johnson: Okay. Any other comments generally, on the design?

Boardmember Trexler: Yeah, just one additional comment. I had, it's not a strong enough opinion to, in my view, make the stipulation. But I guess we'll call an eyebrow, the lower roof below the upper roof. It, it seems like those, the upper roof and a lower roof are kind of competing a little bit. So maybe worth evaluating whether that lower kind of eyebrow was, maybe you bring it down to the top of the looks like there's some glazing over there. You know, perhaps just a small change there could resolve that. In my opinion, there's a little small design issue there.

Chair Johnson: Okay, so I'm going to voice that we take a vote on this, this case, and then with this stipulation that they address the roof overhang issue, either by lowering or extending the return of the, the parapet wall. And then I would also recommend that the issues of the lighting, the windows, and the lower canopy are discussed with staff and resolved but not as stipulations for approval. Does that sound correct to everyone?

Boardmember Astle: sounds right to me.

Vice Chair Green: I motion to approve this, with the conditions that the roof be addressed by either lowering or extending the parapet detail back. So, it gives the massing effect that has been discussed. And then the other considerations that are included in the staff report for this particular project. Do we have a second?

Boardmember Thomas: I'll second.

Vice Chair Green motion
Boardmember Thomas second

Conditions of approval

- Compliance with all City development codes and regulations.
- Roof overhang being addressed by either lowering or raising the parapet to give it the massing that has been

Vote: 7 – 0

Upon tabulation of votes, it showed:

AYES –Johnson – Thomas – Placko – Knudsen – Green – Astle – Trexler

NAYS – None

ABSENT– None

ABSTAINED – None

- 4-c DRB22-00489 District 6.** Within the 2600 to 2800 blocks of South Power Road (east side) and within the 6800 and 7000 Blocks of East Monterey Avenue (south side). Located north of Guadalupe Road on the east side of Power Road. (19.1± acres) This request will allow for an expansion to Monterey Park, including a proposed Express Library. Applicant/Owner: City of Mesa.

Staff planner Josh Grandlienard presented the case.

Chair Johnson invited the applicant to speak.

Chair Johnson invited the applicant to speak.

Applicant Ryan Nichols: Thank you Chair Johnson, members of the board. My name is Ryan Nichols. I've been with the engineering department for City of Mesa, also with us today is Brandon Arroyo from our parks department, and Polly Barnett from our library staff. So, any questions that you have, we will be happy to answer. So just to kind of reiterate the purpose of this project is to expand the existing Monterey Park and 2018 There was a bond election where this was one of the proposed projects that was reviewed and approved by the city's voters to provide additional recreational opportunities within the city. The key here for us tonight is the library itself. And this library is intended to replace the former Mesa Express Library, which had some flooding issues a couple years ago. And as we evaluated locations and options for where we wanted to place that library it really made sense to be located here within Monterey Park. The site plan was set up with a lot of different key elements in mind. One of those is safety. Obviously, our parks our parks sites are very important that we have good visibility and observation. Parking and circulation were key elements of the site plan. So, you'll see there's a circular drive It goes full 360 around the quad, we've got parking close at all four entrances, excuse me all four entrances to the quad, as well as adjacent to the library. And then we've focused the different amenities throughout the library itself. associated with the library, we also have a small tot lot, which you see just to the left

there, of the library and restroom facility. And then just to the right, there's a little bit of amphitheater style seating that will be used to provide programming for the for the library staff and for children's reading programs and different elements like that. So, we tried to create a site plan that was comprehensive and really integrated the library into the park itself. I think last meeting, we talked about the orientation, the building, we really wanted to accentuate the library and make it visible. We used a lot of the clear story and different types of architectural features that will bring visibility in. One of the things that we didn't talk about is some of the color choices inside of the library will be brighter and more similar to some of the other library projects that have been done recently to really create that environment for the for the youth that we're looking for, and really draw attention to it. The library itself is supported with the attachment of the restroom facility, the restroom facility does provide access for all of the parks including the existing park, as well as the pickleball courts and other elements of this feature. There are separate restroom facilities inside the quad. I think we had some discussion about that last time about the reason why we have two different facilities. One thing that I'll add to that is we've sized the restroom facilities for the for the number of users in the park. So, we're not duplicating restrooms. We have the quad the restrooms on the quarter size for the for the baseball softball users. And we have the additional restrooms, which are sized appropriately for the pickleball courts and the rest of the existing park. I think that that is a lot of things we talked about. And we'll open up to questions at this time. If you have any. Anything else that you want to discuss.

Chair Johnson: Ryan, would you mind clarifying the materials, the orange material that we see in the elevations?

Applicant Ryan Nichols: Yeah, so we've got that's it integrated color block materials that we're going to have for the facility. I think the materials board, has the updated color. So that wall is not actually that orange color, it's actually a lighter white color. material. We've reserved the brighter colors the orange color that you see up there are for the posts in the beams just to provide some accent colors. You see the roof material on there's that darker color. And we've got some shade cells which are associated with the with the amphitheater style seating. That's that kind of turquoise color there. But the building itself has the lighter integral color block and the clear glazing.

Boardmember Trexler: Certainly, it's probably just the lighting in here, but the integral color block looks kind of like a standard gray block. But I'm taking your word for it that it's kind of a lighter, a lighter color. I think the lighter kind of a light gray or white block would look really nice here.

Applicant Ryan Nichols: Yeah, I think it's more of a whitish color.

Boardmember Trexler: Okay. It's not it's not a pure grade standard gray.

Applicant Ryan Nichols: Correct.

Boardmember Trexler: And then just one question on the roofing material. It's kind of a detailed question. The are those going to be exposed fasteners on the roof there. Or is it going to be concealed fasteners?

Applicant Ryan Nichols: I think we've got our architect that's attending virtually I'd have to defer that question or architect. So, I don't know if we can. If you've got Sophia online if we could open that up and perhaps you can answer that question.

Boardmember Trexler: And my primary concern would be just with durability with exposed fasteners.

Chair Johnson: I mean, correct me if I'm wrong, but that profile typically would be like expose faster condition. That's the way I've seen it before.

Boardmember Thomas: Yeah, you can do it both ways. Both ways. Yeah.

Chair Johnson: Oh, while we wait for that the architect, any other comments?

Vice Chair Green: Can you clarify what color the storefront windows? The framing will be? Is that going to be just a standard aluminum finish? Like anodized?

Applicant Ryan Nichols: It's a silver color

Boardmember Knudsen: I think your bronze color for the roofing is a timeless color. So that'll withstand with the time I liked the combination of the orange and the blue, those two colors are opposite on the color wheel. So, they vibrate. So, they cause excitement. So, I think that's a good choice. I would like to really say that I would like the blue to be incorporated. You know if you're going to change anything, don't change the turquoise, keep it that color. Keep it in the signage in the shade canopy. And actually, I think the bronze in the windows would look really nice, it would pick up the roofing. So, but I would like to have a stipulation about the color, the blue, don't do away with the blue. Keep it there.

Applicant Ryan Nichols: That's great. We actually had originally proposed a lighter gray color. And we had a similar thought that we felt like the bluish turquoise color will really dry in and connect well with the playground that just got renovated at Monterey Park.

Vice Chair Green: Just one other question. Is the roof material exposed under the eaves? So, you're only going to see a corrugated metal? Is that how it works? Or is it going to keep maybe give me an idea of what that looks like?

Applicant Ryan Nichols: Yeah, I believe that's correct. But again, I'd have to defer to our architect to answer some more specifics. And I think both our landscape architect and architect were on virtually no problem via hearing their response Vice Chair Green.

Boardmember Thomas: with the spans of those joists, they're going to have to have some member is going to have to be some material typically only comes 18 to 24 inches wide. So, we'll have to be some sort of support.

Applicant Ryan Nichols: So at least there are some team supports underneath that are visible. Yes, that's right.

Vice Chair Green: Is that is the roof separated from the building? Like is there a I'm trying to understand it almost looks like there could be a like a pass through like a false roof, if you will. it's hard to tell from what I'm seeing. But I was just curious about that.

Chair Johnson: This is our last time seeing this project. That's correct. Yeah, I mean, I would think there's some sort of blocking in the rafters and you're right, there's some purlins or something that's missing from these renderings.

Vice Chair Green: I don't think there's a I guess I was just trying to grasp a little bit better, but I don't think there's any concerns that I have

Chair Johnson: Okay, would somebody like them voice the motion with the stipulation that the blue color is maintained?

Vice Chair Green: Looks like a motion again, motion to approve this project with the stipulation of the color blue. That shown here stays with the project and any other conditions staff has included in the report.

Chair Johnson: Thank you. Do we have a second?

Boardmember Astle: Second that?

VC Green motion

Boardmember Astle second

Conditions of approval

- Compliance with all City development codes and regulations.
- Keep the turquoise blue color for the shade canopies

Vote: 7 – 0

Upon tabulation of votes, it showed:

AYES –Johnson – Thomas – Placko - Knudsen – Green – Astle - Trexler

NAYS – None

ABSENT– None

ABSTAINED – None

- 4-b DRB22-00272 District 6.** Within the 7200 block of South Atwood (west side). Located west of Ellsworth Road and south of Pecos Road. (1± acres). This request will allow for a commercial warehouse and office. Kendall Baxley, DesignItects, Applicant; RANCHLAND HOLDINGS III LLC/ETAL, Owner

Staff planner Robert Mansolillo presented the case.

Chair Johnson invited the applicant to speak.

Boardmember Trexler: I had a question on the elevation labeled Front Elevation. There's kind of a grid above the glazing mislabeled stucco. Is all that material in that area stucco or is there what makes up the grid that we're seeing there?

Staff Planner Robert Mansolillo: I believe that is stucco behind the grid.

Boardmember Trexler: Is the grid stucco as well?

Staff Planner Robert Mansolillo: I am not sure. The grid may be metal.

Chair Johnson: Okay. Can you signal where that's occurring? I'm not following. I see. I mean, that brings up the question what forms the grid?

Staff Planner Robert Mansolillo: Chair, that is a good question. I am not sure.

Chair Johnson: That's just out of curiosity. Did you have any other comments?

Boardmember ?????: No, I mean, that's kind of the you know, your eyes kind of drawn to that. It's a major identifying feature of the elevation. So, I just was wondering kind of what it's composed of. What the makeup, what the assembly is?

Boardmember Astle: Also wondering if maybe that could just be spandrel glass to give it a little bit more of a natural look to it, bring that glass color up a little bit higher. Stucco behind the grid. I'm trying to get used to that for a minute. And the grids aren't consistent you know, so that that makes me struggle even more

Chair Johnson: Yeah, I tend to agree with that comment, it looks to me with the combination of a grid there and stucco, that at the very least, the detailing will get a little clunky I don't know if you need to do spandrel but some kind of recessed, maybe darker metal in there or something like that to still create the proportions that you're looking for, but without some of the unknown detailing issues that you might encounter.

Boardmember Knudsen: Can we talk about the color options please? I really appreciated the three options that were in the presentation that we received prior from what I'm looking at here. This is option number two, correct? Yes. Okay, that's a lot of grays. I had really appreciated in option number one, the wood color of the material and then I noticed in the second option you had the husk color but it looked like it was just paint so I really appreciated the wood material, the actual wood looking color because I think it gives it the material and brings warmth and natural movement to it. But yet, I would like to look at the presentation again. Oh, thank you. Yeah. So, I do like your greens. I think the greens are good. I just think this Hardy board it's just a lot of grays. And I think the natural wood color would bring some more warmth to it and more movement. That would be my recommendation

Vice Chair Green: Jeanette, do you think that's something that I have to stipulate this for approval?

Boardmember Knudsen: I do. I just think it's too much gray

Chair Johnson: Can you clarify is this one that we'll see again? This will approve it or are asked to see it again tonight chair this

Staff Planner Lesley Davis: It is actually here for a vote tonight. This one has a condition of approval from the zoning case that requires Design Review Board approval versus just work session.

Chair Johnson: Okay, any other comments?

Vice Chair Green: Chair the only other thing I was thinking. It's a lot along the lines of the materials and some of those details. I don't have a lot of concerns, I honestly don't want to give a lot of stipulations to this, but for example the vertical siding. I'm still struggling to understand what that is. I'm assuming it's a hardy board, but it looks like board and batten. It doesn't look like it's the same plane. Robert any clarification you guys can give on that.

Boardmember Thomas: It does look like on the elevations of black and white it calls it as Hardy board or Hardy plank.

Vice Chair Green: Okay so those are the only things, I don't have a strong opinion on the color scheme. It is a lot of gray but yeah, I don't have anything else I would add for stipulations

Boardmember Thomas: Yeah, I would almost agree with Jeanette it'd be nice to see at least one accent pop color somewhere even if it was just the awnings or something like that that they have some kind of contrast.

Boardmember Placko: Robert on the landscape plan, there's a lot of tan everywhere but there's nothing that defines what that tan is. We should get some kind of definition of what the surface material on this project is going to be.

Staff Planner Robert Mansolillo: Yeah, thank you Board member. I don't believe that was provided in the landscape palette. Decomposed granite.

Boardmember Placko: There's a lot of different colors of decomposed granite. There's a lot of different sizes, depth and specificity that needs to be provided.

Vice Chair Green: Okay. When I would think that that also plays into the color scheme here if you got a lot of tan or warm colors against some cooler colors, or grays. What I'm hearing from the board is there's there were and then I don't know if the only thing I think you talked about was the spandrel glass and the grid, right? Is there anything else?

Boardmember Astle: One other item. That's a little hard for me. But again, maybe not quite pushing me to want to stipulate it. But just when we're putting a vertical siding, and we're applying it directly to a block. One of my design items that I like to kind of live by is not having those two materials reside on the same plane. I'd love to see you even if it was six inches of framing or something giving something a little pop or, or little awning over the top. And maybe there isn't, I'm not seeing it, but making it feel like there's a differentiation and play there. Rather than just adhering it to the block, just something that's on my mind that I'd love to see change, but at the same time might not be worth a stipulation unless the board feels like it would be.

Vice Chair Green: Robert, can you clarify on this? Or the applicant? Is there a brick ledge or something here that gives separation between those two?

Staff Planner Robert Mansolillo: Yeah, there'll be an additional metal piece there that separates the block from the vertical sides.

Boardmember Astle: But we're just talking a metal kind of flashing cap, right? Not like a ledge or an awning. Yes, it would be a dimensional difference.

Vice Chair Green: Do you know how much? I would have to look. Okay.

Chair Johnson: It looks like the board and batten is applied to the face of the framing of the CMU. And then there's an eyebrow detail that sort of projects out above the board and batten. Is that the right way to kind of describe what's going on?

Boardmember Astle: And I mean, we're talking about like a few inches or am I missing that? Is that like six inches?

Chair Johnson: The eyebrow? I can see that the shadows are turned on in some of these colored observations. Yeah, I mean, I can see it in something there. But without, and they may not have that detailed developed.

Boardmember Thomas: stipulate what distance needs to be?

Vice Chair Green: I don't think so. Well, I know looking at looking at the elevation, this is the left side elevation. The plans if you zoom in on the lower right corner of it, you can see clearly that there is a dimension that comes out. Judging by the pillar, it looks like it's even wider than the pillar on that front.

Boardmember Trexler: There's note nine on the elevation that says 12 inches wide.

Vice Chair Green: Yeah, there we go. Right.

Boardmember Astle: I like that better than what it looks like. I can do that turn and go to the ground on the edges, which I also like. So that'll look a lot better with that detail.

Boardmember Thomas: I think what's happening is there's a shadow that's going around, right. That makes it hard to see the hardy board is actually applied to the masonry but there is a shadow of the 12-inch flashing that's going around

Vice Chair Green: This is a perfect example where with a 3D perspective you would capture that. Yeah, absolutely.

Boardmember Astle: That would have helped.

Chair Johnson: It seems like they've addressed your concern already, Dane. Okay, well, let's, let's summarize what our suggestions are. I've heard the suggestion of the replacing the stucco grid detail in the recesses with an alternative material, whether it be spandrel glass or metal panel, do we want to include that one as a stipulation or a suggestion? Any thoughts?

Vice Chair Green: I don't have any strong opinion about it. To me, I'm hearing we are wanting that to disappear. Blend into the facade a little bit more. That's kind of what I was hearing the undertones of.

Chair Johnson: I feel like they're going to discover that along the development road anyway that they're going to want to do something there. Then the one stipulation that I heard was that we would like to make sure that the warm material from option one the wood, the wood, that'd be integrated in the design.

Vice Chair Green: So where are we saying we want them to go with the option one from the presentation? Are we seeing it just needs to be warmed up here?

Boardmember Knudsen: I'm going to leave it there. I think we should leave it up to them, but I really think that what it called here. Hardy board. Use Coronado wood stone, I just think that's better. It gives a richer feel, some depth some movement some natural look as opposed to painting it the coconut husk.

Chair Johnson: Okay. So, we will then stipulate that they integrate the natural looking material not a painted material.

Boardmember Knudsen: The Hardy board that they have there if it was a natural wood color, I think would really add some warmth to its natural movement.

Vice Chair Green: The only other condition I heard was about the landscaping, finding the color or material just define the material better.

Boardmember Placko: Okay, color and size.

Chair Johnson: We are looking for a motion at this point.

Vice Chair Green: Chair I motion to approve this project with the stipulations that the material specifically be more in line with Option one as presented in the presentation.

More natural looking, citing that the landscape surface material be better defined or be defined generally speaking and in coordination with the color scheme, and any other conditions that the staff has stipulated in the record.

Boardmember Astle: I second that motion.

VC Motion Green

Second bm Astle

Conditions of approval

- Integrate a natural looking material versus a painted color
- Define the surface material

Vote: 7 – 0

Upon tabulation of votes, it showed:

AYES –Johnson – Thomas – Placko - Knudsen – Green – Astle - Trexler

NAYS – None

ABSENT– None

ABSTAINED – None

5 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.

- 5-d DRB22-00432 District 2.** Within the 5600 to 5800 blocks of East Inverness Avenue (north and east side) and within the 1800 block of South Sunview (west side). Located west of Recker Road and north of Baseline Road (54± acres). This request will allow for an industrial development. Sean Lake, Pew & Lake, PLC, Applicant; VHS Acquisition Subsidiary Number 11, Inc, Owner.

Staff planner Cassidy Welch presented the case.

Chair Johnson invited the applicant to speak.

Applicant Henry Chan: Okay, good afternoon, everyone. My name is Henry Chan. I think Cassidy did a fine job in presenting our project. So, I'm here to answer any questions you might have.

Chair Johnson: Okay, back to us.

Vice Chair Green: Just a question, could you clarify on the formliners, I'm just not as familiar with these profiles, what the, the height of the two different formliners being used? Or because I know you're going to have them right next to each other? They're going to be essentially the same height in terms of the release. Or what does that going to look like?

Applicant Henry Chan: So, we actually have two different types of formliners, as you pointed out. As far as the relief, they're going to be slightly different from each other. One is more rectilinear and straight. And then the other one's a little more not free forming, but a little more loose with some linear lines to it, but definitely not as rigid as the other one

Vice Chair Green: More of a stack stone kind of a look. That is correct. Okay.

Boardmember Trexler: Were there two elevation options presented in the package? I thought I saw that earlier. But I'm not finding it in the presentation here. I thought there were two window options on this. On this project, am I remembering incorrectly?

Staff Planner Cassidy Welch: Chair, Boardmember Trexler. No, there was only one option.

Vice Chair Green: Okay. I'm thinking of a different case.

Applicant Henry Chan: Yeah, I think that's a different product. So, we actually do have, I would say four different elevation types, two for the north half of the site, and then two for the southern half of the site. So, in the reasonable package, you'll see that for the north half of the buildings, we do have some variations for the two for the North buildings, and then also two different variations for the South buildings as well. Thank you.

Boardmember Knudsen: I think your color palettes are well done; I like your red that you incorporate it in there. It breathes life into the neutrals and it's not overbearing, it's just enough to make it fun. And, and a lot of movement, and so I appreciate your color palette very much. Thank you. And as far as your alternative compliance, I'm fine with it.

Chair Johnson: I'm just curious, is that red related to branding at all? Or is it related to any company brand or anything like that?

Applicant Henry Chan: It is not related to any company brand.

Vice Chair Green: Can you clarify on your cantilever awnings over the entryways? How far out are those? And are they consistent? In terms of how far out they come? All the way around?

Applicant Henry Chan: Yes. So, they kind of vary between about three feet to about six feet, depending on where it lies in the corners. Because we do have some jogging shown on the walls in and out so they vary between three to six feet roughly.

Vice Chair Green: And then at the entrances I'm assuming that that is kind of consistent across any of the entrances around the building. Is that correct?

Applicant Henry Chan: Primarily at the corners? Yeah, correct.

Vice Chair Green: I don't have any other concerns with this or this one with the alternative compliance in this case

Boardmember Trexler: Yeah, I think the treatment of the elevations through some minor changes in massing reveals in the tilt up the vertical I really like the vertical windows, they break up the long facade nicely and the accent color think overall. I really appreciate the thought that was put into the design.

Boardmember Placko: Thank you so much. I'm looking at the landscape, one of the things I noticed is that the landscape surrounding the buildings is extremely uniform, using the same two trees surrounding every building. So, I'm going to open that up to the board a little bit. Do we have any opinions on that? Because I can't decide if I like it or not. Are the buildings too uniform? Or the buildings have some variability between them. I guess you know that I don't know. So I just I don't know if that's a comment or not, but that the only real hard comment I think I have is the two trees that using a ton of and you're using in the parking lot and you're using everywhere are the two trees that are probably most susceptible to wind damage, the Chilean Mesquite and the Willow Leaf Acacia, and you're using a lot of them, and you're using them everywhere. So, I don't know if you might want to diverse you might think about diversifying, diversifying your plant palette a little bit, maybe, maybe do something to separate your different buildings, maybe even in one your North Campus versus your South Campus somehow. And the other comment I have is that your entry monument if you look on the landscape plan isn't coordinated with your retention design. So that needs to be worked out.

Applicant Henry Chan: I will get that addressed.

Chair Johnson: Lesley reminded me we do have a comment to read in from members of the community. And Lesley will be doing that now and I think it may address some what you're referring to as well.

Staff Planner Lesley Davis read in comment card: Joel Sannes, Udall Shumway PLC 1138 N. Alma School Rd. Suite 101. "The proposed design is not in character with surrounding development. There are 223 truck docks in the design, and eight drive-in trucking stalls. Office space 10% of the total development. The design is inconsistent with 11-7-1 standards for LI and PEP zoning. The proposed design has no greenspace between the buildings (it has hardscape trucking lanes). Area parking has a "campus" design with parking lots offset. Parking proposed is directly in front of each building. The design is not consistent with the area's Special District zoning (Educational Campus) or the Mesa 2040 General Plan."

Chair Johnson: Okay, if the applicant would like you can respond to those comments directly or we can however you wish.

Applicant Henry Chan: Yeah, I think we'll take those comments in at advisement and we'll look into those further. Okay.

Boardmember Astle: And I presume a lot of this will go to Planning and Zoning Lesley and be addressed still?

Staff Planner Lesley Davis: Yes. I'll defer to Cassidy on the timing for that.

Staff Planner Cassidy Welch: Chair, Boardmember Astle. Yes, this case is scheduled to go to the Planning and Zoning Board currently on the July 27 Hearing.

Boardmember Astle: Okay, perfect. So, our purview tonight, more related to the elevations and then Planning and Zoning can take on a few of those, I presume that relate directly to the zoning allowance. Does that seem right Cassidy?

Staff Planner Cassidy Welch: Boardmember Astle. Yes.

Chair Johnson: Cassidy would you mind summarizing the comments that have been made?

Staff Planner Cassidy Welch: Yes. So, it sounds like in terms of the proposed elevations, there were no comments. But there were comments in regard to the landscaping, particularly the use of the Mesquite and Acacia being susceptible to wind damage, and the uniformity of those and looking at incorporating some additional species into that landscape design.

Vice Chair Green: Cassidy may I add a comment on that to Seth's question about the diversity I don't mind if it's all together. I don't think that's an issue. I am curious, I'm assuming this is not going to be a single tenant right across this campus. So, you're going to have multiple tenants? Are there chances are at some point these get painted different colors in line with different tenants' brands? Or can you speak to that a little bit?

Applicant Henry Chan: I don't believe so. But ultimately, you know, the owners and client, my client would have the last say in that. At this point, I would say no.

Vice Chair Green: And the only reason I bring that up because I feel like if you're trying to keep this as a campus fill, keep it all the trees, the same goes right in line with them. But if you're trying to feel like or break this up to have individual identities amongst the building's varying that palette would probably help in that. That's the only comment. I don't know that that I feel strongly either way.

5-e DRB22-00439 District 2. Within the 1300 block of South 48th Street (both sides) and within the 4800 block of East Hampton Avenue (north side). Located east of Greenfield Road and south of Southern Avenue (14.9± acres). This request will allow for a multiple residence development. Sean Lake, Pew & Lake, PLC, Applicant; Sunny Mesa, Inc, Owner.

Staff Planner Lesley Davis presented the case.

Chair Johnson invited the applicant to speak.

Applicant DJ Stapley: I'm DJ Stapley with Pew and Lake 1744 South Val Vista in Mesa. We have here the design team and the representatives for LMC, A luxury multifamily developer Dan Tilton and Margarita Efrain are in the audience today. Also, with the BSP Design Group, a well-known design group that's done some great projects in the area. And we have Dana Burkhart is with them. And Andrew Allison with Kimley Horn is here as well to address both any technical or design questions you have regarding the design and landscaping. So, thanks again for your time. We're really excited about this project that as you will see, if not already in your packets, the architects were intentional in the design. This is part of a broader project, broader development process where we have had many meetings with the neighbors with the citizens and are continuing to work with them. We look forward to your comments and discussion today regarding the elevations, regarding the architecture regarding the landscaping, and we will take that into consideration as we proceed forward and continue to work with the neighborhood. The zoning case is not complete yet, but we will factor in all of these comments into the submittal package as we work with the staff. Lesley gave a good presentation. She was articulate, had good information in her presentation. We're here to answer any questions you may have.

Chair Johnson: Okay, thank you. Let's go ahead and Cassidy, would you mind reading in the one comment that we have and then we have another individual who would like to speak.

Staff Planner Cassidy Welch read in comment card: Richard and Gloria Lopez, 4832 E Harmony Ave. "We fully disapprove of the multi-family community, at 48th and Southern. This will create more traffic than we have already with the added medical facilities from Banner. Also 3 and 4 story apartment buildings, ridiculous, no privacy in our backyards."

Jessie Pitcher, 4660 E Garnet Circle Mesa: I live next door adjacent to the property. I actually backup to those fences that are there. Okay, super quick. For the record, I do not want this project or any apartment complex here whatsoever. They're already six apartment complexes within a mile radius of this property totaling over 1700 units already. So, density is already a critical issue, adding an additional 500 units between the two projects would be an unfavorable increase. I realize this is the design board and I will be addressing those concerns to the zoning committee. I would highly encourage single family housing on this land if the project were to go through from design point there are no three-story buildings in the entire block between Higley and Greenfield, anything taller than a two-story building will stand out inappropriately. I propose that nothing higher than two story be built on the entire property. I'm also a descendant of the longtime owners My grandfather, Ray Killian and my great grandfather, William Ellsworth, they purchased the land nearly 100 years ago. So, I live on a little piece of what's left of the family farm. I'm also a descendant one of the founders of this community. And furthermore, my dad, Glen Stapley, was an architect and many of his buildings and residences have taught our community. He felt strongly about projects connecting to the heritage on the land. From a design standpoint, I realized that this is completely subjective. But I would like to note that this project looks like it could be built anywhere in the country is not unique to our culture in the history of the property or a

community. I also feel that the charm of our community is slowly disappearing, in my opinion, that is making Mesa a less desirable place for people to come and put down actual roots here, the houses of the adjacent neighborhood, now back right up to this property, all range from 1.2 to \$2 million in value. And the look of the proposed apartment complex does not have the same high value look for finishes. Um, just a couple of things on the landscaping. The only tree I've heard proposed so far, I'm sure there's others and they're willing to work with us, they've said is a Sissoo tree, but just of note. They have an incredibly invasive root systems that pop up sidewalks and curbing, they're also subject to the wind damage. I really enjoyed hearing the board's care tonight and adding color and trees to the buildings proposed. So, I hope you take that into consideration. I've also heard you. I just felt it the land has you know, some history and some heritage and I feel like that's getting lost with this. This project, I've also heard that the parking lot trees have a ratio of eight to one, which is appropriate. The city standard is that correct? Eight stalls.

Staff Planner Lesley Davis: There's one tree and three shrubs required for every eight parking stalls.

Jessie Pitcher, 4660 E Garnet Circle Mesa: Okay, so roughly that I would like to take the opportunity to suggest that parking ratios on this property and city wide be improved to even higher, or even more trees and shrub ratios to parking spots. I feel that you and I we're all residents here, we all pull into parking places. And trees have this much space of water. We could have way better trees in our parking lots that actually grow. If we have bigger green zones that trees actually are allowed to get some water underneath their canopy. So, under review, I feel like there's too many units, too much density. And the buildings that are proposed are too tall. The building and the landscaping and look like they could be put anywhere and take no cues from our heritage and our unique history. Thanks for letting me talk today.

Chair Johnson: Thank you. Yeah, I think you should definitely check out the zoning review for this as well. That's going to address a lot of your comments. Did you have maybe any thoughts as far as the material to the building that would help?

Jessie Pitcher, 4660 E Garnet Circle Mesa: I have a lot of thoughts about that. But you know, not everyone's vision is mine. But I feel that we, you know, this was an old farmhouse. You know, cattle ranch, cotton, citrus for a long time. I feel that you know we have the heritage with beautiful Spanish haciendas here. We have lots of farming in the community here. I really feel like the project does not fit the area.

Chair Johnson: Thank you for your comments.

Boardmember Placko: Just one comment. The sissoo trees are not on the current plant legend.

Chair Johnson: Okay, we have another individual who would like to speak. Robert Johnson. Would you mind approaching and share with us your name and address and your comments?

Robert Johnson, 4762 E Harmony: In the same Mesa subdivision which is right next to my house and does backup to the opposing project. None of us really want the apartment complex but we understand developments and we understand things so we've kind of looked at it with that basis and we have had a few meetings with the owners of the project with Lennar homes. And then that would be on our apartments, I should say. So, one of the things that we were concerned about is that we've got with this project is in a square mile, we have 24% apartments and a square mile near the houses in our subdivision. Like sheep, like Jesse had said, started about 1 to \$2 million. They'd been there for approximately 30 years and the neighborhood is established and been around for a while, as we've had the meetings, whether they've been accommodating to us on multiple things, one of the things that we had a lot on our last talk that just had about a week ago, was that the changes in the aesthetics of the building, not really happy with how it looks in comparison, next door, as Jesse has stated, 10 houses of that type of a nature, if you look around, a lot of the other apartments that are around there look even better than the one that they receive that they're proposing. So, our concerns in that what we've proposed to them as a better-looking aesthetics to the building, larger trees along the outside to protect the neighborhood in the areas. And it's not just a Sunny Mesa, I also represent some of the other HOAs around. And so that's kind of been their concern that it'll have a better look. So, we don't have kind of a drop in property values or as everybody always states. But if it will have a better look, if the fence and they said they could probably raise the fence a little bit higher, they could put up bigger trees that would shade and grow quicker. And if they would change the aesthetics of the building that would kind of appease us in the neighborhood and with the area and we would kind of be a lot happier with what's going on. And I understand you're just with the designer, the Design Review Board, and doesn't have any of the other stuff.

Chair Johnson: Those are great comments. Thank you.

Vice Chair Green: Sorry, chair. Do you mind if I ask a question? To clarify your question on that, that you mentioned apartments, similar apartments or apartments that have a different look? Do you have an example?

Robert Johnson, 4762 E Harmony: I didn't bring an example tonight.

Vice Chair Green: Do you have an address of a location?

Robert Johnson, 4762 E Harmony: Lowe's is just down the street not very far away. There's apartments that are really close to that. They are really boxed in, in that neighborhood. But they do have a little bit better. Look, I understand that we're trying to do a more of a flat roof so that we don't grow too high. Because literally in my backyard. I mean, they're right there. So, we just make it look better than just a standard apartment.

Vice Chair Green: Yeah, I was just looking to see if there was an example.

Robert Johnson, 4762 E Harmony: South of the freeway there's an insane amount within that area. There's an insane amount of apartments there.

Vice Chair Green: No, I appreciate that. Thank you.

Chair Johnson: Okay, and then we have one final comment card. This is from Carl and Colleen Olson, 4659 East Glade Circle. Well, I'll just sort of summarize it's it seems like your issue is with the fences and then maybe the fence heights. Okay. disapprove of the of the project. And there's something here about fence sites and low buildings. Okay. I guess at this point, we can open it up to the board for comments. I do have a question for the applicant. Can you point out on the site plan just for my understanding, which, if any of these apartment buildings would have real direct adjacency to some of these private homes?

Applicant Dana Burkhardt: I will thank you very much. Yeah. Chairman and members, the western boundary, and the southern boundary east of 48th Street where it turns out from Hampton, those are single family homes

Staff Planner Lesley Davis: Let me go to an aerial here. You can see based on the zoning district chair that we have RS-15 zoning here RS-6, those are all single residential zoning districts. So, to the west into the south.

Applicant Dana Burkhardt: If I could about this particular portion of the property, there are about six homes to the west, four homes to the west and two homes to the south.

Chair Johnson: Okay, thank you for that clarification.

Boardmember Trexler: I had a question about vehicular access. You mentioned that emergency access is via Hampton. And that's the only use as far as this project is concerned. And then there's a cul de sac, the North, is that cul de sac where all the residents will enter or am I missing some other entrances and exits on the site plan here?

Applicant Dana Burkhardt: Chairman, that is correct. At 48th Street it terminates, as we have it drawn there, with a cul de sac. In meeting with the residents and our abutting neighbors, there was a lot of concern of traffic on Hampton Avenue. So as a concession, the developer has agreed to restrict that to emergency access only. Obviously, the city needs to approve that. But, you know, ideally, that would be a great location for a secondary access with immediate highway ramp access to the east and west. But we agree if that worked for the neighbors that works for us.

Boardmember Trexler: And follow up question. If Hampton has emergency access, I assume there'll be the emergency access only assume there'll be some sort of a gate or bollard or something there.

Applicant Dana Burkhardt: Correct. And that's what's shown on the site plan.

Chair Johnson: Thank you. Can you describe which way the outdoor balconies face are their balconies that face outward towards the neighborhoods?

Applicant Dana Burkhardt: So, we will be looking at the site plan or field manual site plan identifying quickly. So, starting from the top left will be the northwest corner, there are two balconies that you see on building number nine, can you see that location, those two balconies actually have as you can see, they don't extend fully to the corner. None of these buildings' balconies wrap the corner. They have a mechanical closet to restrict the visual sightlines to those adjacent properties. And that was a conscious design effort in this product. And then you can look at building 12, or I'm sorry, 10, directly to the south of that building is approximately 176, six feet, and it's pointing towards or taking that dimension from that balcony. And again, that's just a very limited balcony. There's three balconies there. And that's a two story. So, keep in mind, as again, as our development team worked with the surrounding neighbors, we determined going to two story on any of these abutting residential, single family residential buildings. We want to restrict our heights to two stories. And again, they're between 175 and 200 feet away from those residences with limited balconies as you can see.

Applicant DJ Stapley: Chairman board members may I speak on that point. The result of the two neighborhood meetings and other contacts we've had with the neighbors they completely modified their development plan. And by reducing the density they took out units, and they exceed the parking standards at this point. As part of the neighborhood meetings, they prepared a line-of-sight exhibit in every direction. And as Dana said to the west, there's a transition in building heights, first landscape buffer with enhanced trees, evergreen elms, and others. I'm hearing from the landscape architects that they are fast growing large canopy and double rows, in some cases that the retention basin, three four rows of trees beyond that there'll be one story parking structures and then the parking areas and then the two-story buildings, and then the three-story buildings and those two-story buildings are far away. So, the visibility just isn't there. If there were a two-story home on this property, it could be much closer where in this case, those two-story buildings are far enough away that we believe it is very sensitive to privacy. If that makes sense, as you see it. Two story homes also are along the street on the South as well. So again, no three-story buildings are anywhere near the boundaries.

Chair Johnson: Thank you for clarifying that. Any other comments from the board?

Vice Chair Green: Chair I just I guess, a couple comments. Some of the themes I heard echoed were stuff about trees, the materiality, the aesthetic, general aesthetic, and fences and this is a project that it's a far cry from what's there obviously. If it was me in, my backyard, I think I'd have a hard time with it right? But at the same time, I think from it, you have a hard time with the design of it with the design. That's what I was just going to get at. It is mostly, due to land use, right? But that's not the point of the discussion here. With the design, I feel like there's a lot of good material usage here. I appreciate the use of the stone. I appreciate some of the forms that you're using, you know, like you're citing the lap siding. I feel like though, I did look up the comment from the gentleman here. Regarding those apartments that are just north of Lowe's. I looked at that, what I'm seeing, this is my interpretation, what I saw there is there is stone there is

stucco, there's tile roof. And in terms of what I'm seeing here that, one thing that's lacking here is you have flat roofs, you know, you don't have another material or texture on the roof plane or on the roof planes. So, in my view, that's, I feel like because of the nature of it, yeah, it needs the higher-grade materials, this needs things like the stone, it needs to be things like, siding. I feel like what I've seen, I feel like is actually fairly well done. In terms of the design. I do have concerns about the height, and the sightlines. It sounds like you guys are considering that. I think I don't know that. There's much I could add to that. I don't know that. I would say assuming sightlines are not an issue where there's privacy or security concerns. That would be my only thing where I'd say if you have issues with that it needs to come down in height. Otherwise, I don't know that there's anything else I would say.

Chair Johnson: So, do you have any comments on the types of trees that are currently shown and suggested as screening?

Boardmember Placko: Well, along that the south or the six lots on the west and south, it's evergreen elm. That is the tree and it's a, purple hop seed and Tacoma. Which if they're allowed to, will get 10 feet tall. And if their life maintenance will allow it, you know, they'll do like the oleanders, though they won't be quite that tall, but they'll form a dense hedge if maintenance allows them and the Evergreen elms, yeah, they'll grow fast, and they'll give you a nice shade. In the summertime, so there is a nice attempt here to buffer those south and west lots.

Chair Johnson: Okay, any recommendations for any improvements on that?

Boardmember Placko: Not really, the only thing I'd say is the two plants that jumped out on the plant legend or the agave americana, and the giant hesperaloe. And I always say this with apartment complexes. You know, obviously, they're deadly. So, watch where you put them in in relation to pedestrian routes, and don't put them in retention basins where they'll get inundated with water. So that's really all I had plant material wise.

Chair Johnson: Any other comments?

Boardmember Astle: So, I can go, go ahead. If you don't care, I can just echo all the comments we've heard. I equally, considering the planning and zoning is not of our purview tonight. And we're looking at elevations and materials and the representation of the landscape. I actually liked the project, I think, you know, without making little unnecessary comments, I believe that the variation in materials, and the dynamic on the facade, I think looks great for a project like this. And I don't have many comments that we as board, advising staff have much, you know, nothing beyond what is our purview tonight.

Chair Johnson: Yeah, I sort of agree, I think that from a planning standpoint, what you've done with stepping down the perimeter buildings, the landscape buffers that you've created, those are all I think, very significant considerations for the neighbors, and something that's really going to help address those concerns that the neighbors

have. I will say, just from a design standpoint, I think I liked the design that makes your materials as good. There are a couple things that I just noticed that you might want to just keep an eye on for something like you know, a building that has this level of sort of premium material. Also, when you do have stone, make sure to turn the corners of the stone so that you don't giveaway that it's just a facade. I just noticed in one of your renderings that it looked like, there was a condition where the stone was just a veneer and was sort of a dead giveaway. In other conditions, it looks like you've addressed it in a three-dimensional way where it returns. The other thing is just looking at the building, sort of as a base, a middle and a top, typically, that base material maybe has a heavier feel to it. Something about the way that like for instance, the unit that's on both ends of this elevation that we're looking at here, where that base element is kind of squatty, and then that middle element, just proportionally if you could just look at that and make sure you're comfortable with something, at least to my eye, proportionally, it's a little off putting. The way that the materials are broken up on that particular facade. Those were my comments. Anyone else? All right. I think that's it. Thank you very much.

Staff Planner Lesley Davis: All right, what I heard as far as the landscaping, to make sure that the agave americana and the hesperaloe, we watch the locations so that they're not in retention areas or pedestrian areas. As far as building design, I didn't hear much except for to make sure that at the corners to make sure that we have returns and proportioning those base elements at those corners so they can take a look at that and see how that works. Again, for the neighbors we don't have it on an agenda yet for the Planning and Zoning board to consider, but they will get another notice like this when it does move forward. So, they'll be well informed. We'll make sure of that.

- 5-a DRB21-00967 District 2.** Within the 6100 block of East Main Street (south side). Located east of Recker Road on the south side of Main Street. (4.5± acres). Design Review for a multiple residence development. David Bohn, BFH Group, Applicant, BFH HOLDINGS, LLC, Owner.

Staff Planner: Charlotte Bridges
Continued to August 9, 2022

- 5-b DRB21-01234 District 4.** Within the 1800 block of South Mesa Drive (east side), and within the 1800 block of South Mesa (Access) Drive (west side). Located north of Baseline Road on the east side of Mesa Drive (3+ acres). This request will allow for a commercial development including a coffee shop with a drive thru. Atziry Madera Sabido, Architectural Resource Team, Applicant; BG Edge Hotel Property IV LLC, Owner.

Staff Planner Jennifer Merrill presented the case.

Chair Johnson invited the applicant to speak.

Boardmember Thomas: So, I'm just going to make one quick blanket statement. I believe this is the third Black Rock that we've seen in probably the last six months. But they all look fairly similar. For future ones, we should look for some sort of architectural change moving forward. It's a brand look, but there's things that they can do to change that up a little bit.

Boardmember Astle: Thank you. Do we do we have a perspective by chance of this project? Did I miss that?

Chair Johnson: I believe there's one on page three.

Boardmember Astle: Yeah, I must have missed that. I think what I'm struggling with is probably that a couple of things, the height of the one tower, I'm trying to figure out why it needs to quite be that tall. And maybe, maybe the perspective would help but I'm not seeing it that towers kind of on the other side. Generally, I like black rock design. And I would say this one falls into that category as well. It's always working toward a fairly modern palette, and I like that I just think that that one tower just wanting to make sure that all the roofing conditions and it looks like in this perspective that's addressed but that none of them appear to be finishing and you're looking in the edge where you know how we would like to turn it back and terminate so the volume appears to be completed. I can't tell if that's happening on that tower very well or not.

Vice Chair Green: Thanks for your comment, maybe I'm missing it here and I wish the applicant could comment on this that that back parapet the one that's the taller element looks like it doesn't return, it looks like it just has the thickness of the wall the brick there and then has parapet cap, but that's all I'm seeing.

Boardmember Astle: It actually looks like the front one also does in the other perspective.

Vice Chair Green: Yeah, that's true. Yeah.

Boardmember Trexler: Yeah, I think that was a great observation. Because I think this the strength overall, I liked the design, I think the strength of it is these different boxes that are breaking up the building and making it interesting look at and if one of those boxes is just seen as a thin facade, it kind of eliminates the nice aesthetic that is going on here. So, I would definitely recommend that. These boxes are seen from all sides, you know from the ground level or completed as a geometric form.

Boardmember Thomas: Yeah, I agree that parapet should wrap all the way around.

Boardmember Knudsen: Yeah, I appreciate all of your comments, because that's what I have in my notes was what the architects thought about the tall parapet to me, it just looked out of balance. So, thank you for addressing that. That was my main concern. Was that.

Chair Johnson: Jennifer, you were of any particular requirement for? Are they screening anything with that taller portion of the parapet? Or you know, if it actually returns as the board has been observing or it does not?

Staff Planner Jennifer Merrill: Chair, I'm not sure if it returns, it appears from the elevations that it does not. And the screened elements are not in that location that I'm aware of.

Boardmember Astle: I feel like both of those towers could be aligned, to be honest, and it would look great. And unless there's a reason for it, it might also help with not needing the return to be too large, you know.

Chair Johnson: Okay. Yeah, I agree. It sounds like we've got a lot of nodding heads over here. So, any other comments on the project? at large? Okay, so Jennifer, would you mind summarizing? I think there's basically two comments, both in regard to that tower, or the towers in general.

Staff Planner Jennifer Merrill: Yes. Well, first of all, there was a suggestion that future Black Rock buildings should be different from the ones you've already seen. The height of the tower at the northeast corner could be brought down and could actually align with the tower at the southwest corner in terms of the height and both towers should include returns on the sides to demonstrate more depth and three dimensionality of that tower.

- 5-c DRB22-00197 District 4.** Within the 100 Block of West 2nd Ave (south side) and within the 200 Block of South Robson (east side). Located north of Broadway Road and west of Center Street (1.6± acres). This request will allow for a multiple residence development. Dane Astle, EDIFICE Architecture, Applicant, Sound LLC, Owner

Staff Planner Josh Grandlienard presented the case.

Chair Johnson invited the applicant to speak.

- 5-c DRB22-00197 District 4.** Within the 100 Block of West 2nd Ave (south side) and within the 200 Block of South Robson (east side). Located north of Broadway Road and west of Center Street (1.6± acres). This request will allow for a multiple residence development. Dane Astle, EDIFICE Architecture, Applicant, Sound LLC, Owner

Staff Planner Josh Grandlienard presented the case.

Chair Johnson invited the applicant to speak.

Applicant Jacob Cluff: Yeah, so I'd like to make note that the renderings aren't perfect in terms of landscape or colors. So please refer to the landscape plan and the provided material board for specifics there.

Chair Johnson: All right. Comments from the board?

Boardmember Thomas: No, I can say I really appreciate the renderings in the presentation. That white box is really hard to tell from flat elevations, I like the way it

pops in comes out in projection tells a lot about the project overall. I don't I don't have any complaints with the overall project itself.

Vice Chair Green: I've got a question about these. I'm trying to orient myself here. So, it looks like the units that are on the north. And I think it's the north and south sides. So, I'm just trying to understand where is the main entrance? So, these doors that I'm seeing along the lower level are those main entrances or are those back entrances like back patio?

Staff Planner Josh Grandlienard: That would be the back patio, all the entrances for all levels are interior from the courtyard.

Vice Chair Green: That's what I was trying to show. All levels, all entrances or interior. Or is they're meant to be screening on these patio areas, walls, or something like that.

Applicant Jacob Cluff: Correct. So, currently, we have them on the north and the west facade or sides. Because those are street facing. Right, if you would like to see them on the other, the other boundaries, that would be something we could consider.

Vice Chair Green: Right. So, I guess that's what I just wanted to understand. So right now, you currently do not have them on the south, or the east. My feeling is, when you have a patio, I think it'd be good to have that somehow separated. My opinion is I don't know if it needs to initially be a screen wall. But if it is, it should be consistent. But there may be ways you separate physically with either landscaping or the concrete pattern or whatever is right there is separated from the public walkway or public right of way. That to me seems like those could work. But that's the only thing that stood out to me. Everything else on this? I don't have any concerns. I like the material choices. I think it would be good.

Applicant Jacob Cluff: And can I get a clarification on your comment about the back facing patios? Is that something that you're looking for?

Vice Chair Green: I feel like I'll leave it up to you and staff to be able to work this out. But my concerns are, what they get used for and how they are treated, right? So obviously, we don't want a bunch of stuff being stored out there in an unprotected fashion. But there's also often patios you're going to use for furniture or other things like that. And having just a little bit of privacy or separation, there seems to help with that, how that gets worked out whether that's consistent with you know, some sort of permanent form. Or if it comes through landscaping and shrubs or something else, or just a physical separation of the patio. I feel like any of those can be sufficient. And I trust you guys to figure that out. That's just something I thought maybe it could use a little bit of a second look.

Boardmember Thomas: Okay. With those units, I know it's fairly common to have someone walk up to units like that. Have you guys looked at enhancing those doors on the first level at all to enhance that look for those.

Applicant Jacob Cluff: That isn't something that we have looked at or gotten to at this point we're still working it out.

Boardmember Thomas: I think with units like that, that have more of a walk up look and enhance the door on a patio instance like that helps to increase the architecture of the building.

Boardmember Trexler: Question about the elevations where you have the black stucco, it looks like it's on the corner. It looks like those are your units there. So, I wasn't sure if there was a different use or program in those locations.

Applicant Jacob Cluff: No those are units as well.

Boardmember Trexler: Are they more upscale units?

Applicant Jacob Cluff: You know, we're working on the floor plans or on the unit plans and getting those ready. There'll be that much glass. I think it'll be a nice touch for those units.

Chair Johnson: Okay. Thank you. So, the patios, the long linear patios that face outward of those, like a shared patio scenario, there's no dividers, that for each of the individual units

Applicant Jacob Cluff: We haven't put into dividers, that's something that we could look into. But that that level of detail hasn't quite gotten in on that individual level?

Chair Johnson: Yeah, I guess my reason for asking is I do like the long ribbon, openness of it. And if they start to push for dividers, especially a full height divider that might impact the aesthetic. I really love what you've done here. I mean, the building design, I think is quite beautiful. The one area that I feel like aesthetically is a little heavy, is that dark corner. And I think it really shows up in the renderings that way, maybe possibly because of the way it's rendered with the dark glass and the dark form. But I feel like that isn't quite right yet. It really just feels too heavy to me. But I applaud you, this is a really beautiful composition you've guys have created. So, it's going to be great.

Boardmember Trexler: Just one additional comment on the balconies that are integrated into that white kind of frame. It sounds like you're not quite into the detail phase of design yet. But I think it'd be unfortunate if there were scuppers that ended up kind of popping out of that fascia there. So, I would encourage you to look at some sort of integral concealed drainage there.

Boardmember Knudsen: I would like to add that I appreciate the building design. I especially like the large lettering signage, I'd love to see that be incorporated into it, and it stays on the building as shown. At first, when I looked at these renderings, I had said I'm not a big fan of black, white, and gray. That particular color scheme because it needs to be light, you know, liven up with color. And it seemed very heavy and dark to me. But once I saw the actual colors, I see that one of those Gray's is actually a blue.

Applicant Jacob Cluff: Yeah, the light gray is quite a bit more bluish.

Boardmember Knudsen: I was happy to see that. And I thought it was the wood accent but it looks like it's a rust. I think that helps softens up the color palette too. And I do agree that I do think that that one and the black end. That's a that's really heavy and dark. So, you might want to reconsider. Maybe lightening up just a little bit not quite so black.

Chair Johnson: To me it's a combination of maybe that it is black and then the way that it returns down on both sides and I understand there's enclosed building space within those moves, but I would say that the color is not helping.

Boardmember Knudsen: Yeah, it's a beautiful building. But that one corner the black is a little heavy. So maybe lighten up a little bit.

Applicant Jacob Cluff: We'll, look at it.

Boardmember Trexler: Follow up clarification on materials. The rusty copper is there any actual rusting metal on this building? Or is it all the painted metal that looks like it's rusting?

Applicant Jacob Cluff: So, I do believe that the intent is that it's an actual finish.

Boardmember Trexler: Great. I think that can look nicer than in the painted finish.

Chair Johnson: Well, one thing to note, or to keep in mind about that particular material, though, is that it will drip rust. So, you just want to make sure that you know, how you detail the base of that wall. If it's, slamming up against the sidewalk, and that sidewalk has a slope on it, you're going to get all sorts of staining across that. So, it's a great material and you just need to treat it,

Boardmember Placko: Okay. Josh, can you put up the landscape plan? If you can zoom right on the center of the building and along the north. What road is that second avenue? there's this arc of purple hopseed bushes. And they get quite large and quite dense. If and so I'm thinking from a CPTED standpoint, especially in this neighborhood. You don't want that arc to be a perfect place to sleep or to lurk. I think you want to maybe flatten them out or go with something different in that area. The turf areas on this project perplex me. In the middle area it makes the most sense, because I think that along with the pool it is fine, but I don't think Texas Mountain Laurel is going to do well in grass. Can you talk a little bit about the two turf areas at the main entries? Because I'm not sure what the purpose of them is. What you're going for here?

Applicant Jacob Cluff: Yeah, so we wanted to kind of disperse some of these spaces. Oftentimes, those courtyards are great, and are happy to have amenities in those courtyards. But also, sometimes it's nice to have a little privacy. And so, we have these

areas that are a little more away from the rest of the project but are also engaging the street.

Boardmember Placko: I wonder if it's an effective use of water. And the one at the southwest corner in the middle of that turf space that there's something there but I can't tell what it is.

Applicant Jacob Cluff: It's a seating area.

Boardmember Placko: I think you're just going to need to redesign that because the U-shaped grass will be very difficult to irrigate without over spraying. I mean, I almost wonder if you want to get rid of the grass and expand the hardscape. Expand the patio space, maybe bring in some planters and some trees or something to do something. I'm just not sure grass is the irrigated grass is the way to go. So okay, well look at that. Those are my comments. Oh, another question. Could the trash enclosure be pushed up against the wall?

Staff Planner Josh Grandlienard: That's a solid waste requirement. I had three separate revisions on this project just for the solid waste.

Boardmember Placko: Okay. Well, you probably don't want the trees back behind there. Then I might suggest you put in New Mexico False Yucca to discourage sleeping. Because that would be a great little place to hang out.

Chair Johnson: Thanks, Seth. Any other comments from the board? Josh, would you mind giving us a summary?

Staff Planner Josh Grandlienard: Yeah, of course. The first major comments, define the patios, either by providing screen walls consistent with what's shown on north and west side, or some other method and then overall enhance those patio doors to show some kind of architecture and bring significance to those patio doors. Reduce the hardness or darkness of the hard corner at second and Robson which is that black corner. Conceal the drainage overall. The purple hopseeds located on the north side, either flatten it out or remove it with a different plant so not to create a hiding place for someone.

Boardmember Placko: Yep, exactly.

Staff Planner Josh Grandlienard: And then the interior trees replace that with something that could actually grow within that grass area while not overwhelming the courtyard. And then redesign the open space. Just located on the south side of the drive aisle due to the irrigation that is required on that U shape.

Boardmember Placko: Just something that will be easier to maintain just for your knowledge if it's less than eight feet wide they're going to be really hard to irrigate without getting really bad overspray and even if eight feet wide then it's just expensive.

Applicant Jacob Cluff: We'll make a note of that.

Staff Planner Josh Grandlienard: And then the only other comment I had was the landscape the landscaping behind the solid waste enclosures, replace it with a New Mexico false yucca

Boardmember Knudsen: And keep the signage.

Boardmember Thomas: For the enhanced patio doors, I am more concerned about the ones that will be walk up. Okay, if it's going to be a walk upside, I'm not concerned about all the other ones as much as the walk-up ones.

Vice Chair Green: Yeah, and I was just going to echo the same sentiment on that patio side. If it stays as a walk up, enhance it, I think is one of those ways you can help it stand out. If it becomes enclosed, probably enhancing doesn't make sense.

Staff Planner Josh Grandlienard: So, either one or the other. Not both because that would be redundant.

Chair Johnson: Just one more clarification on the on the comment about the heavy corner. They have flexibility and how they can address that. We're not trying to prescribe that they changed the color just to address the issue.

5-f DRB22-00455 District 6. Within the 7100 block of East Ray Road (north side) and within the 5000 block of South 71st Street (east side). Located east of Power Road on the north side of Ray Road (3+ acres). This request will allow for an industrial building. Brian Moore, BCMA Architecture, Applicant; AEI Arizona OZ Fund LLC, Owner.

Staff Planner Jennifer Merrill presents the case.

Chair Johnson invited the applicant

Boardmember Thomas: Actually, I liked this building, I think the location for how you come into the Phoenix Mesa area right there. I like it, I would say and I haven't seen the material board yet. But the perforated metal, I would really like to make sure that that is sealed. Because if not, you're going to have problems with that in the future with it rusting.

Chair Johnson: And you talking about, like, where the where the perforation occurs at the edge of the metal is exposed?

Boardmember Thomas: Yeah, and then the color behind that. I'm assuming it's going to be painted of some nature behind there. So, Jeanette, you may want to think about that for a second. But overall, I liked the building. I don't really have a strong feeling one way or another for the horizontal or the vertical windows.

Chair Johnson: So, looks like we have Brian online. Why don't we take the time? And if you would like to tell us anything about your project? Go ahead.

Applicant Brian Moore: We've tried to match the color scheme of the adjacent projects that we did recently. But we wanted to change the design, because it's obviously on the corner, it's on a different site, it's across the street, as well. Not having to do, we're trying to do a new design that meets more of the criteria of the city's requirements now, because the old design, we had a lot of going back and forth. Basically, we've tried to integrate a lot of articulation to the building, it projects in and out, you know, two to four feet. And then that sawtooth design on the western facade, which projects you know, eight inches every 20 feet or so, along that facade, and it's curved. So, you know, as you go around the curve street facade curves around to you with you. Alright, thanks.

Chair Johnson: Thank you. Anything else from the board?

Vice Chair Green: I was just going to say I, I really liked this. I think it's kind of fun building. I just hope you can make it look like lush see doing the renderings. But you know, whether that happens or not, I think it's a fun building. I like it. I don't have any concerns with the alternative compliance, or the windows, I actually am fine with either one I kind of lean towards the option to the vertical windows. But I'm okay with either one.

Boardmember Knudsen: I appreciate this build, and I think it's really, it's really good. Your color palette is good. I don't have any issues with it. And I really do like your alternative window design.

Boardmember Trexler: I think I'm going to echo kind of the general consensus here. It's a really beautiful design, especially considering some of the constraints you usually have with this industrial building type, just the sheer scale you're dealing with. And overall, I think it's been really artfully composed. One minor comment and it may just be the rendering but the lower perforated portions, they kind of look like overhead doors. I don't think they are based on the floorplan so that may be something that you know, just kind of looks a little odd in the renderings versus real life. When it gets built. But that may be something that you look at. And as far as the window options, I'm a big fan of the vertical, the vertical windows, I think it looks a little unique. And it goes along with the rest of the patterning and module that you have going on in the elevations. Oh, good job overall.

Chair Johnson: Yeah, I think you've got a really elegant design here, from the material choice to the geometry and the texture. That's very well done. The renderings are beautiful. One question, so the form over the main entrance where it kind of projects out? And, you know, has the curtain wall below it? Or maybe that's just storefront? I'm reading it says that that's tilt up. Is it? Is that vetted, you have? Is that what it's really going to be?

Applicant Brian Moore: Yes, it is.

Chair Johnson: Cool. Love it. I just, you know, structurally, I'm just thinking, wow, that's a lot of concrete up there. But if you're, if you're going to do that, I think it looks great.

Yeah, I, and I'll vote for the horizontal windows. Yeah, a little bit split decision. But I think I think either way, you've got a really elegant composition here. Well done. Okay, any other comments?

Boardmember Astle: I don't think I need to add anything. I believe everyone made good comments. I love the project. Looking forward to it.

Chair Johnson: All right, nicely done. Jennifer, would you like to summarize?

Staff Planner Jennifer Merrill: Yes, thank you. Most of the comments were related to the perforated metal there was a concern about making sure that the perforated metal is sealed. There's a question about what color is behind the perforated metal and the comment that it appears a little bit like overhead doors on the lower part of the building. And either Window option is good.

- 5-g DRB22-00482 District 6.** Within the 8400 to 8600 blocks of East Pecos Road (south side) and the 7200 block of South Hawes Road (east side). Located south of Pecos Road and east of Hawes Road (9+ acres). This request will allow for an industrial development. Adam Baugh, Withey Morris PLC, Applicant; Gateway Development LLC, Owner.

Staff Planner Jennifer Merrill presents the case.

Chair Johnson invites the applicant to speak.

Applicant Alex Hayes: You know, we were actually here before you for two other projects for Phelan back in April. And one was on Power Road, just north of Elliott and one was just actually across the street from this project in the southwest corner of Pecos. And this board had a lot of very positive feedback for those projects. And we really strive to deliver the same level of quality design on this one. You know, we also heard your feedback that if we came back before you with new projects that we would, you know, deliver some variation and some differentiation. So, were you particularly with this project being next to the southwest corner that, you know, we're providing that that differentiation and avoiding the monotony and uniformity along the Pecos Road Corridor? So, I think the development team has really done a stellar job of providing a complementary design that also provides that differentiation, particularly as it relates to the street facing facade and the entry corners. That's it. I know what I think matters very little. So, we look forward to your feedback.

Chair Johnson: All right. Jennifer, would you mind toggling back to the renderings? I don't think we had those in our package. I'd just like to look at them a little bit longer. Okay, board, would you like to make any comments?

Vice Chair Green: Can I ask a clarifying question, the element that's above these entryways with the texturing is that form lighter,

Applicant Calvin Coatsworth: form lighter concrete and below that to weathering steel. And then below that is an accent color that's complementary to the buildings across the street. But those buildings it was up above projecting through like a knife edge, right? So, I tried to use kind of variations of the theme where there'd be different parts. So that's the materials there. And also, available, if you want to discuss any of the three items that we're asking for, because we did discuss those internal again, feel that we have strong reasons for.

Chair Johnson: Yeah. Can you describe what exactly is in compliance as far as the parapet movement is? I think they are falling short of the vertical movement. Is that what you said?

Staff Planner Jennifer Merrill: That's correct. So, the code requires some vertical modulation, so change in overall parapet height, every 100 feet of wall length. And you can see, over the entrances, there's a change in the parapet height, and it's 1 foot 9 inches. And code requires that to be at least two feet or 1/10 of the wall height. So that's one of the areas that they're asking for relief from the reason that it is one foot nine inches is to try and provide some variety and wall height and try not to, to match exactly those other steps in the height that are provided elsewhere on the building.

Chair Johnson: Thank you for that clarification. Back to the board, do you have any comments? I will say I'm curious what you're going to say about this, Jeanette, about the orange rust.

Vice Chair Green: Once it gets to that I don't think I have any major issues with the alternative compliance. I certainly don't have any issues with the 50% material compliance, I think you've added the texture and with the formula. That's one of the things I wanted to clarify. The modulation this, this feels like it fits in line. It's a long, low building, it seems like that stays in line. I feel like if you went more significant than that, I feel like it would start to feel more like the I don't know, the castle towers, right. Yeah, and the third one, honestly, I haven't looked at it close enough to think that there needs to be something otherwise. I from my first glance, it's not something that stands out to me. So, I don't have an issue with it.

Boardmember Knudsen: I have a question. Please. Can you tell me where your number for the Cyberspace color is going to be? It's very dark.

Applicant Calvin Coatsworth: Yes. So, at the edges of the protruding standard elements there's a reveal that runs vertically right at the edge of the dark to try and separate that point out. That very dark color is only in that area.

Boardmember Knudsen: Okay? The only reason why I ask is when you look at the color board and you see these two colors right next to each other, it's Halloween that's what I was just wanted to make sure it was that they weren't right next to each other. Otherwise, I'm going to feel like I need to put on a Halloween costume. It's great, thank you.

Boardmember Thomas: I want to understand the ins and outs around that corner entry, because your tilt panel wall is basically zero and then you show the rust popping out 28" And then you're going back to the orange -13' Is that orange? Looking at the other it looks like that. Looking at your site plan, it looks like that orange is actually the same elevation or plane as your tilt panel.

Applicant Calvin Coatsworth: But that call out point is that the corner of the orange is in that lightning season not very good. But where the doors are shown it actually has that inset corner reentering corner and below the softened areas so that the orange is setback in the plains of the tilt panel. And entry doors are 13 feet back so on the floor plans there's so what you're looking at them apologize the shadows didn't do us any favors on the rendering.

Boardmember Thomas: I liked the fact that for your tilts back you did put some depth to that to give it a look on that. So, I don't really have any other comments.

Chair Johnson: I also I'm struggling a little bit with the orange and next to the rest. I don't know maybe it's completely subjective and I admittedly am not huge on color. So, my feeling would be just to make it like a darker gray or something like that and let the rest be the hero.

Boardmember Knudsen: But it's really hard to tell what these you know, the samples are small, so it's hard to imagine it began to scale I'm having a hard time with it too.

Applicant Calvin Coatsworth: the projects across the street. We identified the corners with a color element rather because I know there was discussion about popping up in the corner versus the ridge line and we took the acted to identify the corners, and which are the entries in the offices with color. So, I didn't want to completely divorce ourselves from that concept across the street here. I mean, we could do it as paint, we could do anything in there. But I would be afraid that if we got rid of all the accent color there that just weathering steel wouldn't be enough. As was discussed with the other buildings, I thought that it'd be too weak to define the boundary.

Boardmember Knudsen: I do like the orange with the blue tinted windows. I think that's a very nice accent.

Chair Johnson: And this is a painted metal panel to look like rust or is it an actual rusting material?

Boardmember Knudsen: And will it be this actual color? Well? Is this an actual piece of the?

Applicant Calvin Coatsworth: I don't think so? Okay.

Chair Johnson

Yeah. Well, I'll just put it out there as a cautionary statement. But I don't I'm not opposed to as far as color goes.

Boardmember Astle: I kind of would second that, just before we leave that topic, I'm struggling with it. I wasn't sure what I still don't know for sure that there's that can completely pinpoint why I'm not fully drawn to the design. Right now. I think there's a lot of things that work just related to how we have to deal with tilt concrete and how to address it. And I can buy into all of the alternative compliance, I'm usually very comfortable with that. It's, it's this corner element, I think that I want a little more from, or I just want it to be the, the Wow. And part of me thought maybe a little metal, like a darker metal element that just provides a little more of an awning over that entry would help separate those two colors a little bit. But I don't know, it's maybe it's the if we're keeping the orange, maybe the rusty metal needs to go, that dark gray color, I don't know and pop out a little bit more something I'm just thinking out loud. But there's I love that rusty metal feel. I always have I think it's a great material, I hate to lose it. Because it is a unique piece to this. But I'm also not sure about the orange with it. I immediately went to the same dark grey comment that you did chair Johnson and I even though it takes that pop in color out, there's so much coming from the orange in the rust, I'd almost be satisfied with that. But that's just my thought.

Vice Chair Green: I tend to think that that weathering steel is going to I mean, there's going to be so much more texture to it than what we're seeing here. Right. It's just a flat reddish color that we're seeing right now. But I think that when you get that at scale, you're going to have panels, you're going to have different variation in texturing. to that. And generally, I mean, my experience with whether it's still it's a lot more vibrant, you know, than probably what we're seeing here or even on the board, so I'm comfortable with it. But that's, that's coming from the engineer, right.

Chair Johnson: Don't underestimate the engineer. Okay, I think we'll leave it as a something to work out with the with staff. And I think we'll defer to what you guys decide. Any other comments? Hopefully, we had any landscape comments. I think we're all said Jennifer summary.

Staff Planner Jennifer Merrill: Yes, thank you. Overall, I have that you're okay with the request for alternative compliance. And there was a general concern about the combination of the orange paint color with the rusted steel material, but that's something that staff and the applicant can work on.

Boardmember Knudsen: Okay, thank you. Just as long as the Black isn't right up against the orange, no, Halloween, Halloween. Otherwise, I think it's, it's good. Thank you. Thank you.

5-h DRB22-00484 District 6. Within the 10400 to 10600 blocks of East Elliot Road (north side) and within the 3400 block of South Signal Butte Road (west side). Located north of Elliot Road and west of Signal Butte Road. (48.4± acres). This request will allow for an industrial development. Butler Design Group, Applicant; Thompson Thrift, Owner.

Staff Planner Robert Mansolillo presented the case.

Chair Johnson invited the applicant to speak.

Applicant Hannah Blead: So, this site and design might look a little familiar to you, you all approved this, the phase one of this project in the fall. So, this is now coming in for the phase two. Phase one was right at the corner. Yeah, thank you. There's the site plan or under the separate permit. It's right at the corner with a mix of industrial and commercial and this is the industrial project. Glenn's here to answer all of the other questions that you have. Thank you.

Applicant Glenn Heard: As Hannah said, this is a continuation of the Phase One project which was three buildings and then the whole quarter commercial piece of that really challenging side actually. There was a canal drainage ditch that ran through the property, and it's been rerouted to the north. It goes around the north side, which creates a very large retention basin along the west side of the property giving a great buffer over there. The two projects aren't married together. It's the same developer. So, the site has worked together in terms of pedestrian access, amenity nodes, things of that nature, building materials, articulation of the buildings. It's all meant to be as a single complex as far as the industrials go, we're looking for approval on the five buildings for Design Review.

Chair Johnson: Board, do we have any comments?

Applicant Glenn Heard: And I don't know if anybody watching, they are opting into the Elliot Road Technology Corridor (ERTC) on this project.

Staff Planner Robert Mansolillo: They're opting into the ERTC. So, the site plan review is under Administrative Review.

Chair Johnson: Robert, can you give us a description of what that covers?

Staff Planner Robert Mansolillo: The tech corridor. Yeah, it spans from signal Butte to I believe the 202 and it is an overlay. If an applicant wants to opt in, it fast tracks the rezoning of the property if not an industrial zoned already. So, the rezoning and the site plan is administrative but the buildings do have to come in for Design Review.

Chair Johnson: It doesn't omit any of the design standards? No, okay. Board. Do we have any comments?

Vice Chair Green: I just have two things. One is about the downspouts I'm seeing some exposed downspouts I prefer to have those internalized if possible. We go back and forth on this. I can't even remember if it's internal. So anyway, internal is what I would like to see on those, particularly in this elevation you see here on the bottom right. And then the other thing was the awning out in front of the entrances. I liked the detail. I was curious, I guess wanted clarification. Is there any sort of like shade structuring in there or lighting details built in? Or is it just literally kind of a beam that goes across there?

Applicant Glenn Heard: No, they are. It's basically four-foot center purlins coming out from the building. We'd like to see 15 runs along the front of the facade of the building. And this is the same match they were doing on thickening in phase one. So, we have phase two, and then it has a perforated metal plate. Okay, then it's really kind of a solid plate with just some holes on the end to get the water off of it

Vice Chair Green: Right. Now, how large is the perforations on the plate? I was just going to make a comment. It's difficult to tell whether or not there is shade there., Sounds like you're doing right. No other concerns on my side.

Boardmember Thomas: With using that perforated metal like that, if you can get a galvanized, please do, you're still going to end up with a cut here or there and you're going to end up with rust, I'd say push that contractor to do something to galvanize or you can spray galvanized after they cut it. If not, you're going to end up with a lot of rust on that bottom concrete underneath there.

Applicant Glenn Heard: We can look into that. We haven't gotten that far yet. What the finishes are for that sort of thing.

Boardmember Trexler: Overall, I like the overall design. I think my primary concern was going to be on the exposed downspouts as well and the expose scupper boxes. So, they should get those internalized. And then a question. Where did the tumbled brick occur?

Applicant Glenn Heard: I believe that set the planters out in front of the building. Okay. So, there's a column below the steel columns that are, helping to frame out the canopies. And then there's a raised planter around that. And that's the that's the main use for that.

Boardmember Knudsen: It's a good color palette.

Chair Johnson: Robert, would you help navigate here a little bit. So, if you go to the site plan, I'm just trying to understand to the north of the property what's happened or what's up there. Is that a neighboring property?

Staff Planner Robert Mansolillo: Yes, Chair that road. There is a neighboring property. There is a different industrial development that came through within the past few months for Planning and Zoning approval and for Design Review.

Chair Johnson: Then on the north facade of all of those buildings, there are the loading dock side of those. That's great.

Applicant Glenn Heard: So, they look that way, but it's really a kind of a flex building so it's really more like employee parking in the back. Right. The city requested us to provide additional parking, to make it a more of a flex space versus a typical loading dock. So, it's not loaded up with trucks back there. There are intermittent truck wells, like three truckloads, I think on each of those three buildings. And then everything else is at grade. And then the actual truck docks, which might be two or three doors wide, or truck wells,

so they go down. So then going to the north, then you've got our normal landscape, you know, where we've got, some minimal landscaping against the building, 26-foot drives, 36-foot parking in the center, another 26-foot drive, parking stalls, and there's a parking strip and you get to the canal. Overall distance has got to be close to 60 feet, or 70 feet. And then there's a big landscape retention area, to the north of that, which is on the other property, which goes the entire distance from east to west. And then they have their parking on a road. And then the building and it's the ends of the building. Up there would be the transverse ends of the buildings on like, I think three buildings up on the north side of the property. And they have minimal articulation on them. Now, some of them had some storefront corners a little bit. I was going to bring those elevations, but then forgot to grab them. But we have looked at the neighbors to the north, and just to see kind of where they are, we're looking at them, they're looking at us, there's no sidewall back there.

Chair Johnson: So, the elevation on those walls is that most similar to, on the elevation sheet, is that bottom one on that sheet? Maybe that's not the exact one, but it's similar to that one.

Staff Planner Robert Mansolillo: Which? This is building D.

Applicant Glenn Heard: Correct. So, you can see, you can see there's three truck wells on each one at the center of the building and on the sides of the building. And then there are a lot of knockout panels. So that'd be like for future windows because we don't know how much it's going to be office, for some sort of folks that would like more daylight. So those are all knock out. The rectangles that are dashed. This is why we have to stop showing that because we're talking about that a little bit, we have gone through that with you all several times. In the past in two buildings, I got an A and B, were proposing to do the external ones. Everything on the outside, you know, the public side, of course, is all internal. And we were proposing to do the external on the three North buildings because we have so much distance and landscape between to the next property.

Chair Johnson: Do you also have a sidewall on that edge?

Applicant Glenn Heard: Like I said, there's employee parking plus drive aisles. There's the canal. And then there's that retention basin.

Chair Johnson: It's a comment that we typically make and I wholeheartedly agree with it. But I do see areas where you do have, a case, like for instance, the two loading docks facing each other, there's very little public visibility of those facades that, I wouldn't take a hard stance on it. I sort of understand what you're describing as far as your exposure to the north, but I think that you do have the potential to have some exposures to some neighbors. So, I would take a little bit harder line on that one, but I don't know, what do you guys think?

Vice Chair Green: I will share. The only the only other thing I would add is the way you've described it. As it sounds that could also end up being employee space, right? Like this is, it's maybe not viewed by the public right away, but it's someplace where

you're going to have a lot of employees. That's how I'm understanding those. Right? And that's the only comment is a human wants the experience of those who are using the building. And so that would be I mean, that would be where my comment would lie. I agree with what you're saying chair. I mean, they're painted, they match the color scheme. I don't have necessarily a hard concern about that. I don't, I'm going to rely on others in terms of the functionality of how hard it is to internalize those. But, you know, most of the time we're saying go with internal downspouts and everything else. I don't have an issue. I think it looks good.

Chair Johnson: All right, Robert, you want to give us a summary?

Staff Planner Robert Mansolillo: Yes, chair. Really only a few comments. Internalize the downspouts, just on the north buildings just to clarify.

Chair Johnson: That's my personal take is that that's one where I'd like to see it. Most of the other building of the site on the ends and it's enclosed.

Boardmember Thomas: No, I'm fine with that. I mean, let's just make sure. Yeah, I'm fine with that.

Vice Chair Green: Yeah, I think the concern here is, you know, what precedent are we setting for this or other future developments? And generally speaking, we prefer to have internalized, I think, if you and staff can work together on resolving that. Sufficient. Dane, did you have something?

Boardmember Astle: Yeah, just quick comment on those, I mean, if we are going to start to think about allowing them to remain visible, I mean, you can see in that lower elevation right now, if we were to try and realign those to fall into the same elevation on vertical lines within the back of the project, and maybe work with some of the colors, meaning matching those colors, we could make those disappear in a lot better way, or put some kind of a different shape to the downspout more rectangular and, and planar, so that it exits and looks a bit more like a design element. If we start doing that, I will have much less concern about downspouts. It's when we just apply them wherever we think drains go that I think it's a design mistake. My thought.

Applicant Glenn Heard: And we go through great extent to not do that. That's why our overall vertical, you'll see on other projects come down and oops, there's a door. And there, so we actually detail, we have a center of sight details. It's very sort of ornate, sort of metal enclosure with vertical pipes. We paint them one color because it's more of an accent. You guys are always looking for more accent and building as well. Okay, it doesn't handle with the accent to them, you know.

Boardmember Astle: But what we're seeing on this elevation is not organized in a way that's working with the exterior design, in my opinion. It's more just laid out based on spatial, you know, making it equal from left to right, you know.

Applicant Glenn Heard: Okay, we'll come back, we're going to maybe come with an alternate design for them. But it all has to do with the slope of the roofs and how you get the water off of there. And then on this one here, what you don't see is all the future openings from this distance. Right? So, if you have Windows in there, you know, we started. Yeah, all the knockouts would look completely different.

Vice Chair Green: Yeah. And another reason to go with internalized in mind. Yeah.

Boardmember Astle: I agree. Yeah.

Chair Johnson: Robert, do you have what you need? Work with him on that.

Staff Planner Robert Mansolillo: Yeah. I had another comment. The metal should be galvanized or at least treated. So, it doesn't stay in the concrete. Around the entrances there. Thank you.

- 5-i DRB22-00541 District 6.** Within the 10100 to 10300 blocks of East Williams Field Road (south side). Located east of Crismon Road on the south side of Williams Field Road. (20± acres). This request will allow for f a multiple residence development. Gammage and Burnham, Applicant, Pacific Proving LLC, Owner

Staff Planner Josh Grandlienard presented the case.

Chair Johnson invited the applicant to speak.

Applicant Dennis Newcombe: Yes, I love it. Thank you. I appreciate it. Dennis Newcombe, Gammage & Burnham. Pleased to be here this evening. We represent Toll Brothers on this project. With me this evening, we have Jeff Stevens with Built Form, and Matt Drager with Collective Design Studio regarding landscaping. There's a lot happening in this area. Our client, Pacific Proving has been one of the major movers out there, if you will, literally, figuratively, and all of the above. So, we're pleased to be in front of you today with this multifamily project.

Chair Johnson: All right. Thank you. Board, comments?

Boardmember Thomas: There are a lot of units here.

Applicant Dennis Newcombe: Just really quickly on that point. This plan was, as Josh mentioned, Pacific Proving, it is a Planned Community District development that was planned for this number of units. Believe it or not, at this location, probably about I would say 12 years ago. This has been a long time coming. This is a well thought out plan. Envisioned with regards to the freeway and bringing in some diversity of housing. So just on that segment, there are a lot of units, but I think we fit them in right. I think the architect did a nice job. There could have been more units.

Staff Planner Josh Grandlienard: I would like to clarify, there's only 400 multifamily units allowed within Avalon Crossing. So that is why we ended up with 400 dwelling units.

Boardmember Thomas: I think my biggest comment is going to be the building's themselves are very linear, there's not a lot of vertical articulation. And then you've got a nice corner piece there. But overall, I'm not quite sure what the total distance of that is. But once you get out of that corner element, it's very, very flat across there. And as a contractor, I understand the reasoning behind it and everything. But it looks very, it'll look very Lego-like once it's done being flat like that. My opinion and rest of the board can argue, but I think there needs to be some kind of articulation, vertical articulation to help that. I think that your horizontal ins and outs read well, I think that can work. But again, I think that there needs to be some verticals read on that. I do like the wood ceramic. I'm a fan of that material over the Nichiha panel. I think that the durability, you're going to get a longer life out of that particular product.

Chair Johnson: So, are we in compliance as far as the movement goes?

Staff Planner Josh Grandlienard: There is alternative compliance being requested as part of this. The standard, we could ask for, a little more articulation on that. As part of my initial reviews, I did ask for a little more vertical articulation

Applicant Dennis Newcombe Jeff of Toll Brothers, they do a lot of these products, and they really vetted this out quite extensively, and with their architect and work hand in glove, and with regards to this area, and with what the overall land ownership wants to see happen in this area, and kind of come up with a kit of parts. So, Jeff, if you want to talk about a little bit of what your thoughts were on the design?

Applicant Jeff Stevens: Well, I think the linear feature is something from Toll on what they're looking for. Obviously, we can come in and pop up and down as much as we want. Because this building really does go in and out. All 10 buildings actually go in and out quite a bit. So, we can run some suggestions by ownership and see what their take is on it.

Boardmember Thomas: Yeah, I think there's a rendering that work very well to what I'm looking at here, which, after you get past those corner elements, it's extremely flat.

Chair Johnson: But do the actual projected elements, the white boxes, is there also movement in the parapet wall, the top of the parapet coming in and out. It looks like occasionally there is depth going on in this it's a little hard to see.

Boardmember Astle: Yeah, the white square pop outs are in addition to that.

Vice Chair Green: Yeah, I feel like that's my feeling on it. I understand where you're coming from, I feel like some of it, some of the breaking up what we're looking at is that can be considered just a straight line. Ins and outs can help with that. But it's got to be enough, right? It's got to be enough to come in and out to be able to, at least from the

perspective of, a person on the ground to be able to break that up linear along the horizontal. So, in my mind, I feel like we could handle it either way, but I don't have a strong opinion on it.

Applicant Jeff Stevens: Well, we wouldn't want to pop out any further just because of setbacks. But we have quite a bit of pop out that doesn't really do it justice. You see the white boxes that are beyond, those are 18 inches out. Yeah. And then each unit comes in and out as well. We're not talking a solid plane at the foot traffic level.

Chair Johnson: Yeah, that's there appears to be a deep alcove each unit

Applicant Jeff Stevens: Very much. So yes. Really, building plans would be the best way to see that in and out action, but I don't think you have those in your package.

Boardmember Thomas: You can see some of it off the site plan.

Boardmember Trexler: Overall, my impressions are, I think it's very, very well done. Overall, there are a lot of units. However, I appreciate that. It's not just one building plan stamped all over the site, there's some variation, which I think you'll really appreciate or the residents will really appreciate when it's built and you're not looking around and seeing friends.

Applicant Jeff Stevens: Right, exactly. Every building is different on the site.

Boardmember Trexler: So, I appreciate that. I think that'll make for a nice experience. I think overall, I'm a big fan of the design. I think I agree that it needs something along that that roofline and I'm always trying to advocate for more shade in the desert, and these roof extensions. I'll call them kind of the little roof overhangs are very few and far between. And I know that's a cost issue. But if there was room in in the cost model for a few more of those, I think that would really put this over the top as an you know, really amazing design.

Chair Johnson: Yeah, and I'll echo that too. I do think it's actually a very elegantly designed project here. One, you know, as I look at it more, I think one of the most impressive parts of it are kind of the composition of that internal amenity. It's just very good. I know you have a lot of units here but because of that, I think it's, almost a micro city going on there. I think, it's going to be pretty phenomenal.

Applicant Dennis Newcombe: It is. That's one point I wanted to bring up. The elements associated with the property, with what they propose for an amenity package, I give them a lot of credit. And as well as the designers on this and the landscape architect and creating the open space and creating the lushness if you will, is frankly, quite nice, and really does establish these units. A lot of units are important for the retail component to get back going and get that off the ground. As we know, we're trying to do a retail part of this as well. So, to fit all that together to encourage all of these things to get the number of units, get the design to get the landscaping and get the amenity package, get access,

parking, is always a major challenge. I think they've done a great job like I get I applaud you for their hard work on this.

Applicant Jeff Stevens: To be honest, it was very nice to have a site this large to play with. Matt went to town on it to create all these wonderful amenity options for all the tenants, this is going to be a great project.

Chair Johnson: Yeah, it's like one of those things that if you don't know is there, you'll never know it's there. It's going to be pretty phenomenal space.

Vice Chair Green: You didn't mention anything about the garage doors, number of garage doors that are in a row. I was trying to remember what the guideline is on this, it seemed like five was a number that's coming to mind.

Staff Planner Josh Grandlienard: Yeah, so that's if they don't have a vertical break. But each one of these doors is recessed. So, it does have that vertical break like we have on other projects

Vice Chair Green: I think that once again that articulation in and out I think helps with that. So, I appreciate that.

Boardmember Placko: And so, I have the plant legend here, taking a quick look at it, I see you've got a lot of sissoo trees on here. And if you don't know, you may say here, I have a certain affinity to sissoo trees. So, I would suggest that they be irrigated. Probably on the same valve. Maybe all the systems on one is better. Don't put other trees just so you can really push the water down. Because they're all right along your perimeter wall. If you don't do that, if you are irrigating with other trees, they'll come to the surface and start doing stuff to your wall. The other comment I have here, that people around here know. Oak trees and parking lots, especially if people are going to park there for a long time, like an apartment complex, like at an office complex. They put a sap down and you get it all over your car. And then management gets complaints from residents who just bought a new car and they to scrub their car every weekend. So, you might think about oak trees and parking lots. And you heard this comment, the same comment here with the previous apartment complex on your plant ledge and here you have a Weber's Agave and Giant Hesperaloe just make sure they're not near pedestrian routes. But I couldn't differentiate between the hybrid sod, the Bermuda sod and the regular synthetic grass is there. Is there a way I'm supposed to know from looking at the rendering what's grass and what's synthetic grass if it's not the dog park or the putting green?

Applicant Matt Dreyer: Yes, Matt Dreyer, Collaborative Design Studio. Great to be here tonight. Basically, the hatching kind of differentiates it due to the scale it's a little tough to see. Basically, any of the high traffic areas like the event lawn or some of the lawns around the pool will be synthetic. But all the larger green areas that have the word lawn on them that will be the hybrid bermuda sod.

Boardmember Placko: Okay, I don't think I just have the rendering, so I don't have any hatching shown.

Applicant Matt Dreyer: oh okay, so if it says turf, it'd be like a synthetic turf, but lawn is all the standard any of the bigger green patches are going to be the lawn which will be the real grass.

Boardmember Placko: Maybe if we need to look on the site plan because there's like a fitness lawn so I wasn't sure it was that, so that'd be synthetic so there's just straight lawn grass and if it's a fitness lawn or event lawns probably grass.

Applicant Matt Dreyer: Yeah, we try to keep the real grass just to like the larger bigger areas. Okay, let me I would say you know bigger areas where you go out and throw a ball like that.

Boardmember Placko: I think I can tell now based on the how it's labeled. Yeah, the grass there. You've got the grass in the back and you can put the synthetic, maybe has the white labels on them? Yes. Okay, that helps clarify it.

Chair Johnson: Thank you. Any additional comments?

Boardmember Astle: I can keep it simple. I feel like it's a great project. Again, everybody hit the topics, I think that I would have brought up or comments related. So, thank you. It's great.

Chair Johnson: Thanks, Dane. Josh would like to review.

Staff Planner Josh Grandlienard: Sounds like overall, we just want to see some overall movement of that flat roof either bumped in or out or up and down vertically some way to break that horizontal roof plane, somewhat. And just be aware of oak trees within the parking lot as well as spiny plants within walking path areas for pedestrians.

Boardmember Astle: Sounds good. Chair, do you think we need to dictate the back and forth? Or, I mean, the perspective might not be giving us a true visual on that. Is that something that maybe the staff and the applicant can just work together on to see if what they currently have? Feels satisfactory?

Chair Johnson: Yeah, I think we can do that.

5-j DRB22-00543 District 6. Within the 1700 block of South Crismon Road (west side). Located north of Baseline Road on the west side of Crismon Road. (1.9± acres). This request will allow for the development of a four-story hotel. Reese Anderson, Pew and Lake, PLC, Applicant, Landed Properties AZ, LLC ETAL, Owner

Staff Planner Lesley Davis presented the case.

Chair Johnosn invited the applicant to speak.

Applicant Reese Anderson: immediately to my left is Rosa Pritchard with the architect. And then John Gillespie is also in our office. And given the lateness of the hour, I hope this is the easiest of the night. I looked at it and our long feel it's well designed. I love the articulation; we exceed the color requirements and material requirement. You that have been on the board for a while may remember the apartment complex that came through behind this a while back. So, a lot of this legwork the parameters for the site have been established. This was one of the last pieces to come back, and we're pleased to have this Candlewood Suites Hotel here at this location. So, we're here to answer questions and for the hard architectural ones, let's ask Rosa. And if you've got harder ones ask John. Okay, that's all we have.

Chair Johnson: Okay, thank you. Great. All right board. Any comments?

Vice Chair Green: I think it looks good. I don't really have any concerns, comments.

Chair Johnson: I do have one clarifying comment. So, when I look at the front elevations, this is a question for you. Rosa, where you have the color change, like for where it goes white to gray? Is there a plane change there? How does that how color transition occur? Oh, yeah, I can see it.

Boardmember Astle: Flush. So just curious.

Chair Johnson: Yeah. And the renderings it looks like it's just basically a change of paint. But I guess what I'm asking is there a reveal line there?

Applicant Rosa Pritchard: There are going to be reveal lines between the dark gray color and the white cream color. There around the windows, we have like the accent color with reveals that is in the same plane but we have articulations in different materials to see the different materials be between the panels and the towers just articulations from the building. I don't know if you have the plan where we have different articulations in the plan.

Staff Planner Lesley Davis: Board, you have packets that have the full elevations

Chair Johnson: I don't think I see a floor plan,

Staff Planner Lesley Davis: I don't know if I included that.

Applicant Rosa Pritchard: Okay, we have different articulations in some of the mass in the building. Oh, and the landscape plans, you can see some of the parts where we go.

Chair Johnson: I think I understand how the building massing is moving back and forth. And I think that's all really great. The fine detail is where it transitions from white to gray. And I guess what I'm getting at there is my preference would be to see even just a little bit of movement there. Like one way to achieve that is just like add a layer of foam for

the white material. Right? So, you have maybe a two-inch step or something like that. I think that that would be very successful to navigate that transition I like the transition and kind of what it does for the windows and how it articulates a form. But I just think when you change color like that, that slight plane break really helps.

Applicant Resse Anderson: Yeah, more so than a score line.

Chair Johnson: Yeah, yeah, score line is fine. But you know, plane change would be better. And then my only other comment would be, it looks like under each window, and I don't design hotels, but it looks like in hotels you commonly have that grill that sits below each hotel bed or the bedroom windows. Those look to be painted to match the adjacent surface.

Applicant Rosa Pritchard: Just the window is the same color. So, it's the same.

Chair Johnson: Okay and you're just saying hey, we'll match the color that's closest.

Boardmember Thomas: Okay. What's the material you use on the Porte Cochere at the entry?

Applicant Rosa Pritchard: The canopy? Yeah, the canopy will be like a metal.

Boardmember Astle: Here it says that the same will be on the roof cap. I think it's a nice project. Overall. I don't have a lot of comments. I do echo that. It's hard to do. Hard to swallow having a paint color transition directly from one stucco service to the next without any kind of movement. So, if it's if it's possible, that couple layers of foam, or even a reduction of the foam in that spot would really help. Otherwise, I like to project

Applicant Rosa Pritchard: I can do that.

Boardmember Trexler: I agree I like it as well. Just a few minor comments. I hadn't seen the material labeled as UltraShield. We're looking at the sample. At least the photo on the sample board it will create a nice texture, which is always good to have variation and texture.

Chair Johnson: Yeah, that's a cool looking material.

Boardmember Trexler: Yeah. That's pretty neat. And then my only other comment is at the at the top of the parapet right above Candlewood sign. It looks to be a different color or a different material than anywhere else on the building. Maybe I'm just reading the rendering incorrectly.

Staff Planner Lesley Davis: I believe it's the same as the Porte Cochere.

Boardmember Trexler: Okay. All right. I think that that makes sense. Okay.

Chair Johnson: Thank you. Jeanette. Any comments on materiality?

Boardmember Knudsen: I think it's well done. Thank you.

Boardmember Placko: So, this again, this project is using oaks in the parking lot. But I can't really tell if, I haven't decided if that's a good thing or not. People can be parked in a hotel long enough to care. If their car gets sapped up a little bit. If there'll be gone, they'll be gone the next day, their rental car, so maybe it's not a big deal. That's why it wasn't bothering me. Do you know what kind of palm trees you're going to be using? Because the legends a little vague between Washingtonians and date palms?

Boardmember Placko

Okay, do you know are there palm trees elsewhere in this development?

Staff Planner Lesley Davis: I would have to verify that.

Boardmember Placko: So, there's a little note here that made me think they were matching others, but maybe not.

Boardmember Thomas: Part of the development is still under construction, the multifamily.

Staff Planner Lesley Davis: I can look and make sure if you're wanting to make sure that there's some consistency there.

Boardmember Placko: If they were matching, if there's other problems elsewhere in the development, the same type there. The rendering seem to imply date palms, but date palms can be very pricey. So, I don't want to be told one thing and then get another I guess I'd like to see that defined.

Applicant Reese Anderson: Board member Placko, I do have an answer just looking at so the plant schedule in the landscaping plan says Washingtonia palm species. Okay, so the I tried to pronounce the Latin name, but I know I wouldn't get it right. The Washingtonia it says Phoenix dactylifera.

Boardmember Placko: Okay, so that's why I was trying to define which one.

Applicant Reese Anderson: if I thought they were all the one. So, you're going to educate me. They're not the same. So, I understand now exactly what you're saying. So, thank you for clarifying that. I don't have an answer for you on what the preference is.

Boardmember Placko

I don't know that there's a preference. Not for you, the ones you're showing in your renderings are date palms. But I also know they're much more expensive. Okay, so it just depends on how much how much of a luxurious look you're trying to go for versus an economic look.

Applicant Reese Anderson: So, I understood, they're using some in the apartments, they should be using the same.

Boardmember Placko: If they are visible at the same time. If the apartments are on the other side of development, maybe not. But I wasn't sure. I thought maybe the note had to do with matching other palm trees. But maybe that's not it.

Applicant Reese Anderson: My apologies. I thought the slash was saying that these are the Latin name and the normal name. I understand the difference now. Thank you for helping me. Okay.

Boardmember Placko: I get clarification on that.

Applicant Reese Anderson: There are e palms connected with the main entry of the multifamily which is starting construction. So, it makes sense that that should match.

Boardmember Placko: I it is that close, I think so.

Applicant Reese Anderson: We can show you exactly where. Yeah, it's immediately across the parking lot. So, there you go. You can see those two buildings. If you can see Lesley's mouse? See the L shape? And then the C shape?

Staff Planner Lesley Davis: A customer coming in here would see both.

Boardmember Placko: Okay. Yeah, I don't want to spend your money, I guess. But well, it might make sense to match it.

Applicant Reese Anderson: The comment makes sense. So let us let's look at that. Thank you on many levels.

Chair Johnson: Okay, any more comments? All right, Lesley, would you mind giving a summary

Staff Planner Lesley Davis: You guys are keeping it easy on me tonight. Just to add the 2-inch depth adding foam to step to the transition in those two colors at windows and consider whether or not you want to replace the Oaks to avoid sap on the rental cars. Also, taking a look at the palm tree types to make sure that we have some consistency between developments.

- 5-k DRB22-00594 - District 6.** Within 9300 block of East Cadence Parkway (south side). Located east of Ellsworth Road and south of Ray Road. This request will allow for the development of a children's clinic. Thomas Chasty, Orcutt Winslow, Applicant, PPGN-Ellsworth LLLP, Owner.

Staff Planner: Kwasi Abebrese
Continued to August 9, 2022

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

5 Planning Director Update: None

6 Adjournment: Boardmember Astle moved to adjourn the meeting and was seconded by Vice Chair Green. Without objection, the meeting was adjourned at 7:17 PM.