

**Tuesday, January 14, 2025
Virtual Platform
57 East 1st Street
4:30 PM**

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

MEMBERS PRESENT:

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

MEMBERS ABSENT:

STAFF PRESENT:

Mallory Ress
Joshua Grandlienard
Vanessa Felix

OTHERS PRESENT:

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

1 Call meeting to order.

Chair Astle welcomed everyone to the meeting at 4:33 PM.

2 Consider the Minutes from the December 10, 2024, Design Review Board Meeting.

A motion to approve the Minutes from the December 10, 2024, Design Review Board Meeting was made by Boardmember Circello and seconded by Boardmember Thomas.

Vote: 7 – 0

Upon tabulation of votes, it showed:

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

NAYS – None

ABSENT – None

ABSTAINED – None

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

- 3a DRB24-00639 - "Lofts at 121,"** 3± acres located at 121 and 129 North Beverly, approximately 881 feet north of the northeast corner of East Main Street and North Beverly. Design Review for a Multiple Residence development. Lofts at 121 LLC, Owner; Tim Boyle, Atmosphere Architects, Applicant. **(District 4)**

Staff planner Joshua Grandlienard presented the case.
See attached presentation.

Staff planner Joshua Grandlienard summarized the case:

- The Board expressed concerns about how the proposed density is impacting landscape and building design.
- The Board expressed concerns about the impact of vehicular traffic flow and its impact on the quality of life and safety of the project's future residences and neighboring properties.
- Provide movement across the north elevations given its proximity to the existing single family residential.
- Carry roof elements to the whole building and/or provide additional materials on the flat elevations.
- Carry design language to all sides of the building and provide four-sided design.
- Provide additional articulation or modulation on the south elevations adjacent to Beverly Park.
- The buildings are "very flat, very plain" and too symmetrical.
- Provide depth to the parapets.
- Corridors between buildings are too small for SES and for functional pedestrian circulation.
- Increase the landscaping on the north side of the project to provide additional screening.
- As proposed, the internal corridor mulgas are unlikely to survive and should be replaced with a trellis element.
- Provide additional modulation of the building interior at the corridor to allow sunlight to enter and secure survival of the proposed trees.
- Relocate the trash enclosure away from the amenity areas and site entry.

Mike Ziegler, 1019 West 2nd Street - expressed their opposition to this project.
Linda Spy, 1019 West 2nd Street - expressed their opposition to this project.

4 Staff Update: No update.

5 Adjournment: Boardmember Thomas moved to adjourn the meeting and was seconded by Boardmember Johnson. Without objection, the meeting was adjourned at 5:36 PM.

Respectfully submitted,

Mallory Ress

Mallory Ress, Senior Planner



DRB24-00639

The Lofts at 121

Josh Grandlienard, Senior Planner

January 14, 2025



Request

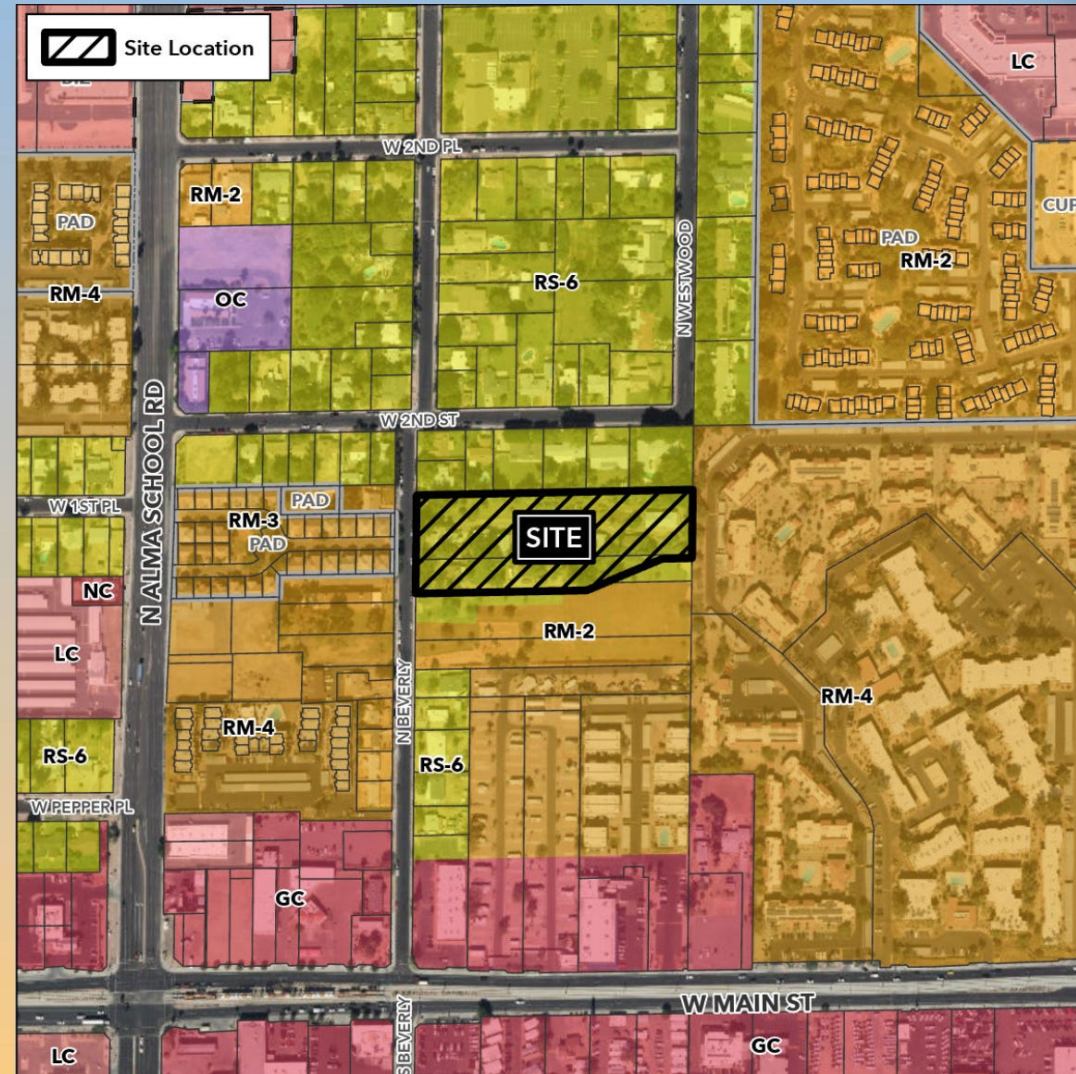
- Design Review
- To allow for a Multiple Residence Development





Location

- East of Alma School Road
- North of Main Street





Site Photo

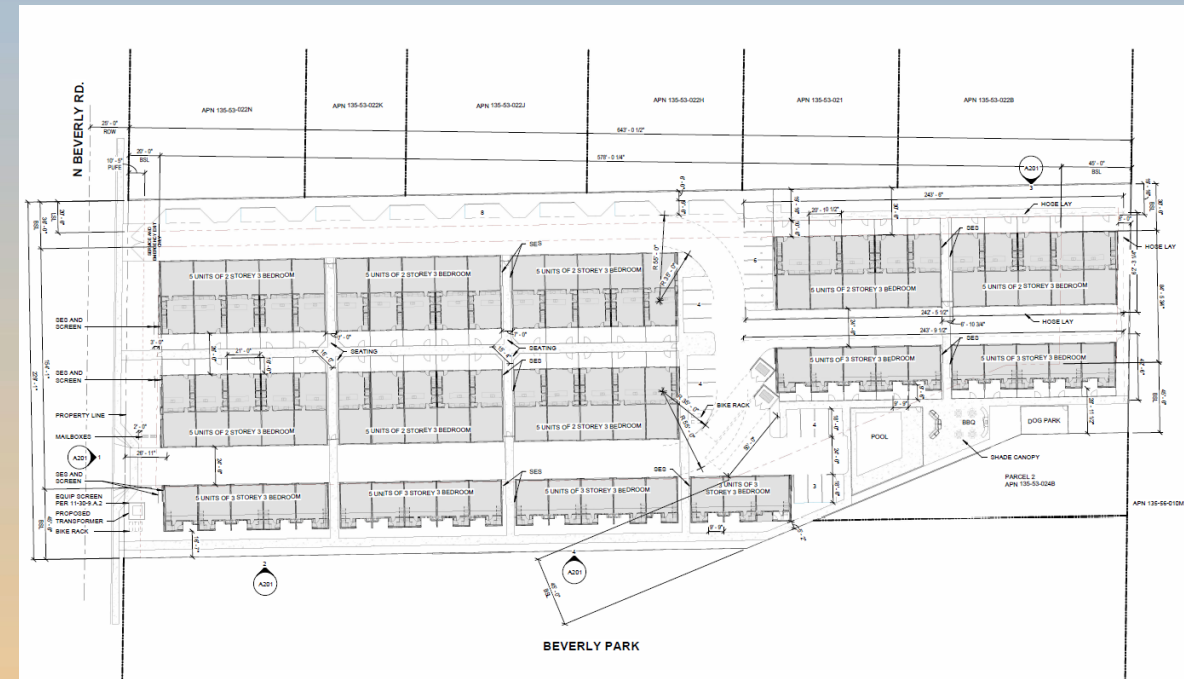


Looking east from North Beverly



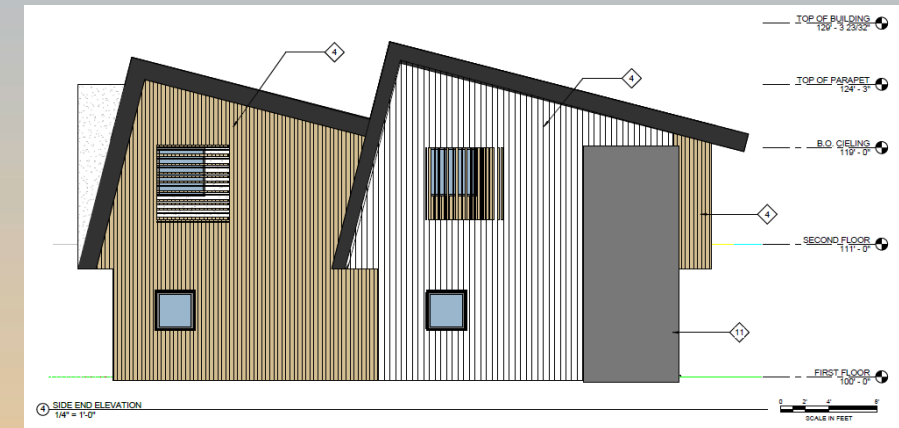
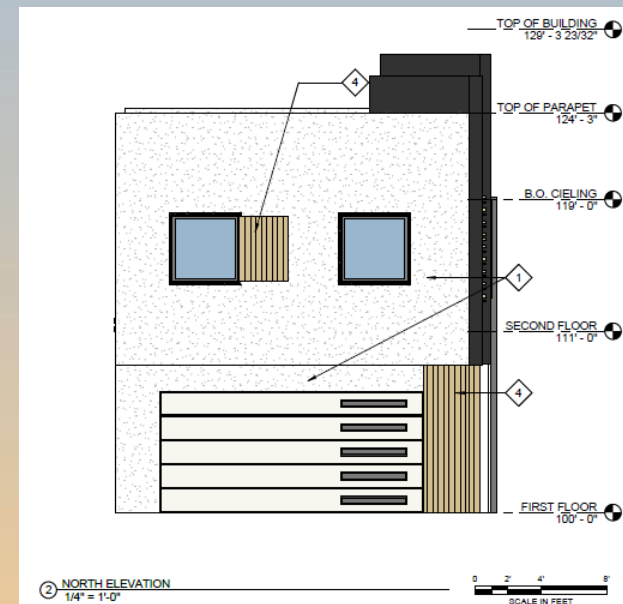
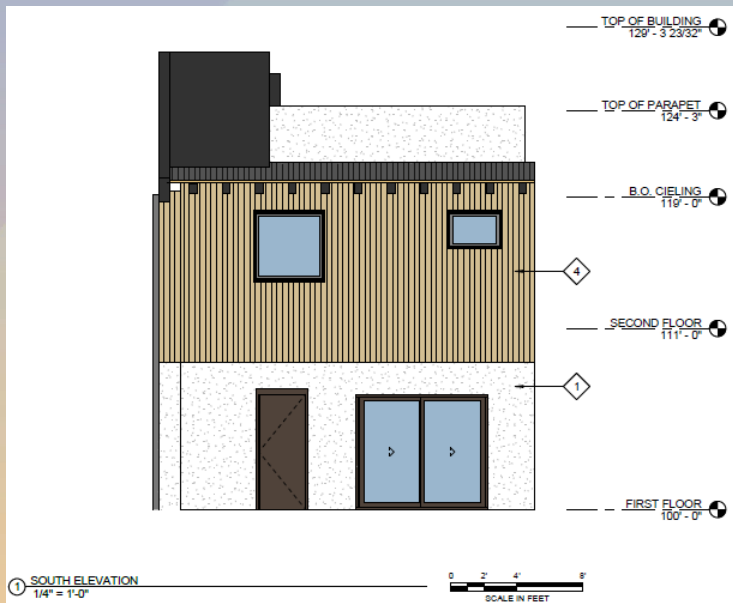
Site Plan

- 68 Unit Townhouse Development
- Vehicular access to the site is provided from an access from North Beverly
- 165 parking spaces provided



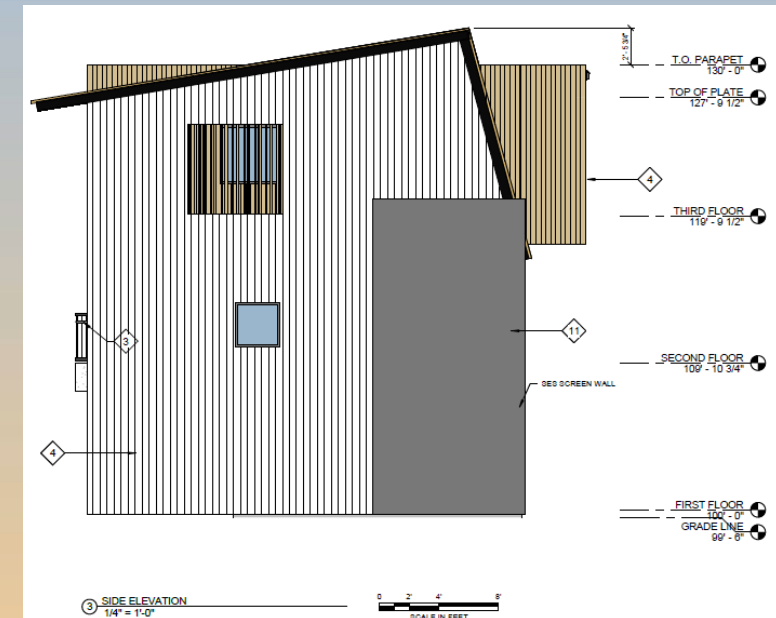
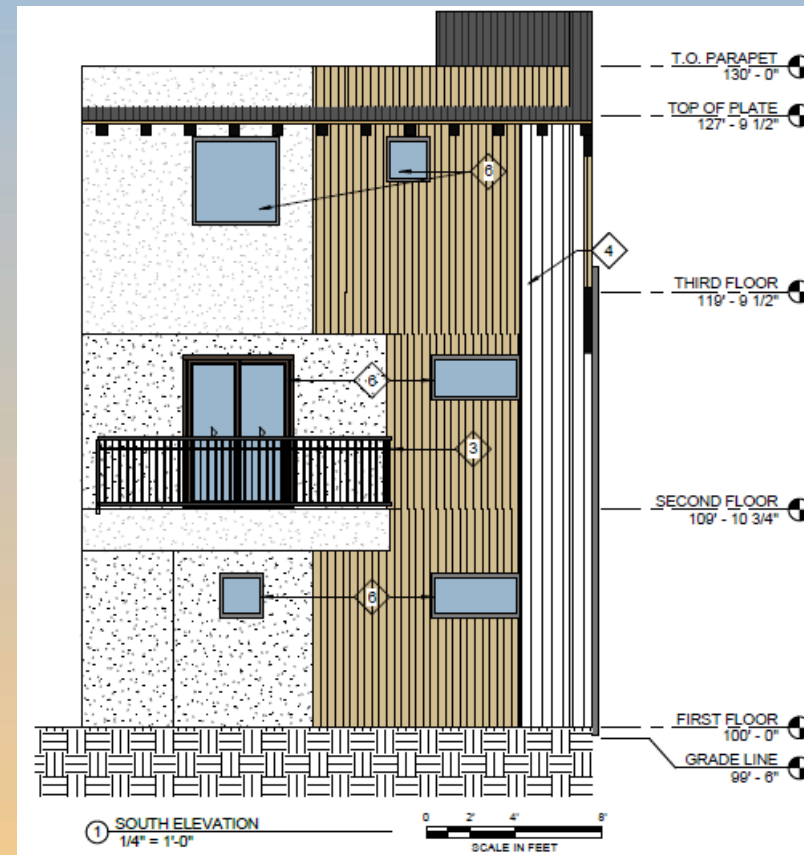
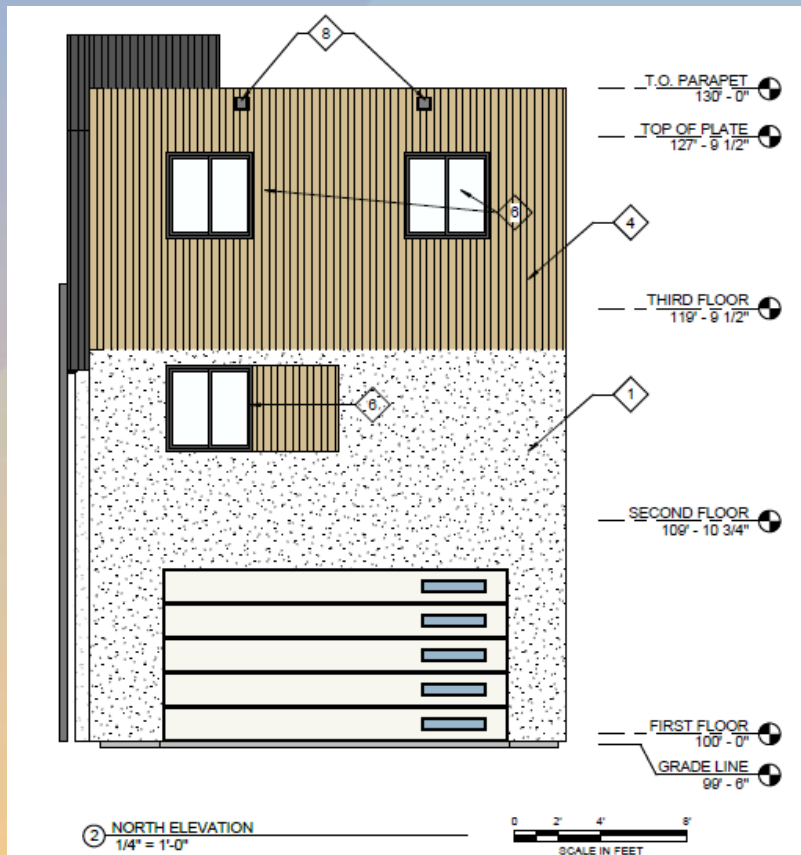


Building Elevations





Building Elevations





Building Elevations



④ SOUTH ELEVATION
1" = 20'-0"



③ 2 STORY 2 BEDROOMS BLDG.
1/16" = 1'-0"



② 3 STORY 3 BEDROOMS BLDG.
1/16" = 1'-0"



① WEST ELEVATION
1/16" = 1'-0"



Site Rendering





Site Rendering





Site Rendering





Site Rendering



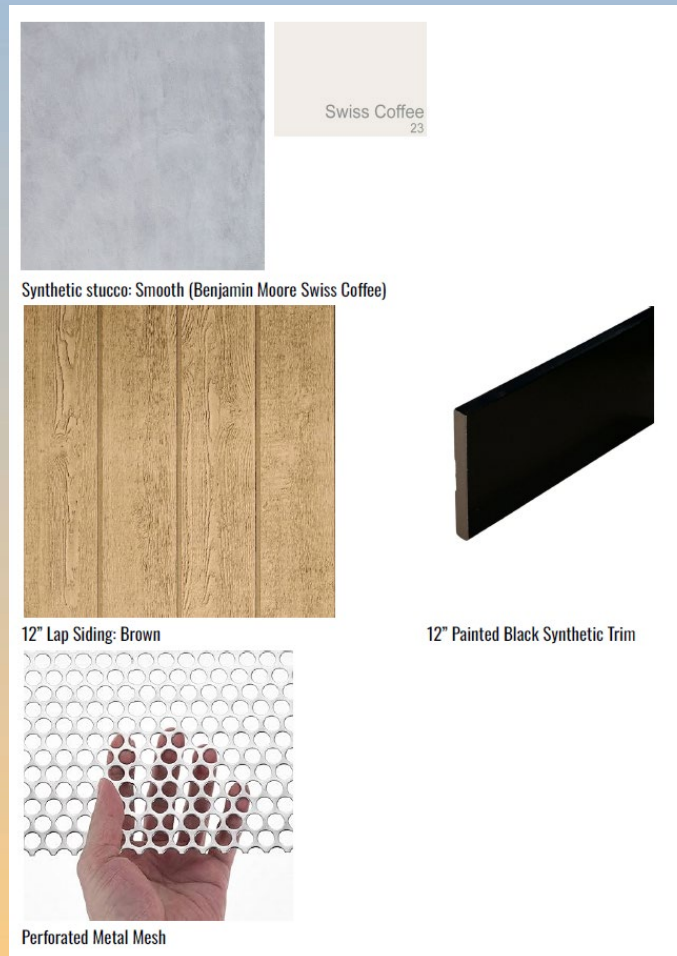


Site Rendering





Colors and Materials





Findings

Staff is seeking your review and recommendation on the following:

- ✓ Proposed building elevations and landscape design

Staff welcomes any feedback