

# Crismon Commons

1810 S. Crismon Road

## Project Narrative – Design Review

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*Submitted by:*

**OVERLAND | DEVELOPMENT**

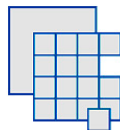
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## 1. Introduction

Overland Development Corp. hereby respectfully submits for consideration this Design Review for Crismon Commons, an approved horizontal mixed-use development. The subject property ("Property") is the approximately 10.7 net acres located at 1810 S. Crismon Road in Mesa, which is generally on the west side of Crismon Road between the US-60 Freeway and Baseline Road. The Property is currently identified as the Odyssey Medical and Professional Center Condo Plat, recorded as MCR 975-03, which primary Assessor Tax Parcel are Nos. 220-81-956 and 220-81-778, soon to be replaced by the final plat being processed at this time.

In July 2020, the City Council approved Case No. ZON19-00871 (Ord. 5579) for Crismon Commons, a horizontal mixed use commercial and residential center with a proposed hotel, restaurant, and a distinctive multi-family development. This approved development is distinguished by its high-quality design of landscape, open space amenities, and conceptual architecture, which contribute to a highly attractive project on Crismon Road. (see Site Aerial below).

*Figure 1 - Site Aerial*



## 2. General Plan Character Area and Zoning Classification

The property is designated in the General Plan as the Neighborhoods. It is zoned LC-PAD with an approved CUP and accompanying Site Plan Review to allow for residential uses in commercial zoning and a mixed-use development plan.

*Figure 2 – City of Mesa Zoning Map*



## 3. Existing Site Conditions

The Property is somewhat of a pentagon-shaped property that was originally platted as the Odyssey Medical and Professional Center Condos, an 11-building professional office plaza. The Property is vacant – no buildings have been constructed. A few civil improvements on the site include a landscaped median-separated entry with colored concrete paving and lighting. Parking, lighting, and curbs, and some of the site utilities and infrastructure have been constructed and have begun to fall into disrepair, since the office development was not completed.

The general layout of the existing site entries and driveway connections to the abutting properties will be preserved to the extent possible in the proposed development.

Some of the Property's constraints include its unique configuration that is deeper than comparably sized properties, which imposes a constraint to visibility of non-residential uses, at least on the back portion of the Property. In addition, the curve in Crismon Road's approach to Baseline Road provides additional challenges with visibility and accessibility.

#### 4. Relationship to Surrounding Properties

The Property is situated in the middle of a former office subdivision that is currently being reconfigured to incorporate these proposed uses. Adjacent to the north property boundary are a Big O Tires, townhomes (Augusta Casitas) and single-family homes (Sierra Ranch). Single-family homes are also located to the west in the Sierra Ranch subdivision. Abutting the south property line are a pre-school and two professional-medical office buildings with spaces available for office or retail uses. The property's eastern boundary abuts Crismon Road, and across the street, a neighborhood scale retail center is currently under construction.

*Table 1 - Existing and Surrounding Land Use Context*

Direction	General Plan Character Area	Existing Zoning	Existing Use
Project Site	Neighborhood	LC	Vacant, misc. civil improvements (parking, landscaping)
North	Neighborhood	MC, RM-2, RS-6	Big O Tires, Townhomes, Single-Family Residential
East	Neighborhood	LC	Crismon Road, Vacant, Retail/Office
South	Neighborhood	LC	Pre-School, Offices
West	Neighborhood	RS-6	Single-Family Residential

#### 5. Project Description

The Crismon Commons Property will form the focal center point of a broader commercial area located on the west side of Crismon Road along its curve between Baseline Road and the US-60 Freeway. This development plan's intent is to seamlessly tie into the existing commercial developments abutting the properties to the north (Big O Tires) and south (existing offices and preschool), which connections were present in the former site plan that this project will replace. Proposed within the confines of the Property are these proposed uses: restaurant, hotel, and multi-family residential development (see Table 2 below).



*Table 2 - Summary of Proposed Uses*

<b>Proposed Lot</b>	<b>Proposed Use</b>	<b>Lot Area (SF)</b>	<b>Lot Area (Ac.)</b>	<b>Building Area / Units</b>
5A	Multi-Family Residential	340,455	7.82	240 units
5C	Restaurant	50,416	1.16	3,700 SF
6	Hotel	76,147	1.75	68,000 SF/ 100 rooms
	<b>Total</b>	<b>521,076</b>	<b>10.7</b>	

Drawings are submitted for all of these portions of the development, with the residential portion anticipated for development first, including the site access and improvements along the street frontage, followed by the commercial portion.

**a. Circulation**

The primary vehicular entrance to Crismon Commons will be located at the current signalized entry off of Crismon Road near the existing medical offices at the southern boundary of the Property. To create a prominent entry, this access will be accentuated with the thematic monument signage and will be landscaped with a center median and particularly along the pedestrian corridor on its north side. Enhanced paving such as stamped concrete and other alternative paving materials are located at pedestrian crossings and at the “welcome plaza” at the terminus of the access drive, which creates a warm and inviting to appeal the signature water feature and clubhouse building associated with the multi-family use.

A secondary right-in, right-out access is located at the existing access point at the northeast corner of the Property. Shared driveways at the north and south property lines are existing and provide continuity between this and the adjacent properties. To minimize the impact of the waste disposal containers, enclosures will be discretely located and situated to promote site safety and functionality for the collection vehicles.

Surface parking will make-up a majority of the parking for both the commercial and residential portions of the development. In addition, the residential portion incorporates underground parking with access ramps located on the south side of the clubhouse building and near the northeast side of Building B. The proposed parking plan will address the anticipated parking demand for residents and visitors. The efficiency of the parking plan will promote a sustainable parking and circulation system for vehicular, pedestrian, and other modes of travel.

*Professional Offices on Separate Property:* Two existing professional office/retail buildings are located adjacent to the Property and are not included this Rezoning/PAD request. The parking required for these office spaces under the Zoning Ordinance will be preserved.

## **b. Architectural Design**

The proposed development will comply with Mesa's Quality Design Standards and the approved PAD. The proposed residential and commercial buildings will be designed with upscale modern architectural features with sophisticated building form.

Design themes provide updated building character that is complementary to the two existing medical offices on the left-hand side of the site entry, creating an aesthetically pleasing cohesion in the site design. Elevations will be punctuated with various materials, details, and colors consistent with recent trends and character for this development but will not be heavy or overstated given the contemporary themes. The overall architectural design will provide for enhanced visual interest, environmental comfort, and design creativity. Colors and materials will be consistent with the Quality Design Standards, as will be detailed in the future DRB submittal.

On the preliminary building elevations, the massing is broken into several buildings. Commercial buildings are designed to offer a distinct presence along the arterial street with softer pedestrian scale hardscape and landscaping on reverse sides. This promotes appropriate pedestrian connections to the residential buildings. Residential buildings behind the commercial buildings orient toward the interior open space zones, while the clubhouse and water feature create a quality aesthetic at the end of the promenade-style main entry.

To add further interest, the buildings' exterior undulates consistent with variations in the roof line, creating three main layers of undulation that is matched by changes in the exterior materials. The vertical and horizontal articulation in the buildings join with shade structures, hardscape, and landscaping to create a high-quality pedestrian scale development.

## **c. Entry Monumentation and Site Walls/Fence Plan**

Crismon Commons' entry monументation and parking screen walls will be comprised of materials that complement the colors, materials, and the architectural character of the development. While most of the existing site entry landscaping is in place, enhanced landscaping and entry monументation will update this area and create a prominent sense of arrival. The arrangement of trees, shrubs, and ground cover, entry signage, and structures at the site entry will make a statement as to the project's quality design themes.

## **d. Development Standards**

Details concerning design standards are addressed in the concurrent PAD/Rezoning and Site Planning requests, which were approved by the City Council. The proposed development will comply with the development standards and modifications tailored to the unique configurations and limitation of the site. The standards are supported by the project's design and features that exceed standards.

### **e. Landscaping and Open Space**

Crismon Common's preliminary development plan incorporates an exceptional landscape and open space plan with diverse active and passive open space areas, open space amenities, pedestrian connectivity throughout the site, and buffers to surrounding uses. The buffering plan and other landscape features are intentional in design and in response to feed back to neighborhood input during the zoning and site plan process.

Crismon Commons will provide open space, including minimum required outdoor living areas and private outdoor space consistent with City requirements, except for the modifications and enhancements established in the approved PAD and Site Plan Review. The active open space amenities are focused on the residential portion of the project, which will incorporate various common features, which may include, but are not limited to, a welcoming clubhouse building and waterfall feature at the project entry, a pool area, splash pad, dog park, children's play area, BBQ amenities, and gathering areas with seating and shade trees and structures. Secondary open space amenities include, among other things, connecting pathways with landscaping and shading, and outdoor seating. The hotel will also feature exceptional open space amenities appropriate for the accommodations use, including an enclosed pool amenity area and vibrant landscaping along Crismon Road and at the vehicular entry on the north side of the building.

Regarding pedestrian connectivity, Crismon Commons is a mixed-use project with an interconnected system of shaded pathways that connect the various office, restaurant, hotel, and residential uses conveniently. The proposed underground parking reduces the size of the surface parking area. The project entry features a pedestrian promenade that leads to the residential clubhouse and amenity plaza. This promenade will intersect behind the project's monument sign to a pathway that leads to both the restaurant and hotel use. The pedestrian plan incorporates several external ADA connections to the public sidewalk. The hotel use will be designed to a pedestrian scale given it provides a shaded entry directly accessible to the pedestrian path on Crismon Road. The pedestrian pathways will be lined with trees and other plant material comprising of species that complement one another, thus incorporating an integrated theme for this mixed-use development.

The proposed development will comply with landscape standards, except as modified in the PAD. Perimeter landscaping will be provided along Crismon Road with trees and landscaping that will soften the feel along that arterial road. To help transition and buffer Crismon Commons to the residential uses to the north and west, perimeter landscaping with depths and plant counts consistent with the Zoning Ordinance will be provided along the north and west property lines. The combination of building setback compliance, perimeter landscaping, parking landscaping, and foundation landscaping will provide layers of screening and buffers to the abutting residential uses.

To address comments from neighbors during the citizen participation process, a 25-foot perimeter landscape setback is provided to the neighborhood to the north and west. Crismon Commons also includes a 96- to 100-foot building setback for the proposed residential buildings to the north and west, which is much greater than the 25-foot minimum allowed setback in LC zoning for a 30-foot commercial building, and greater than the 75-foot maximum setback in LC zoning for residential uses. Given the undulations in the building, the average distance to nearest homes to the north and west of the Property is even greater. Additional buffering is accomplished by the carefully designed massing and orientation of the buildings and open space amenities.

## 6. Compliance with Mesa's Design Standards

The proposed development, as submitted, is designed in accordance with City's Quality Design Standards and Zoning PAD. Crismon Commons will fulfill the Design Standards' intent to "elevate the Quality of Existing Neighborhoods, while creating walkable and resilient communities." (Mesa Quality Design Standards, *Multi-Family Residential*)

### 1. Neighborhood Character

- Common open space is integrated into the project, which abundant quantity and detailed design exceed the quantity seen in typical multi-family developments.
- Defined design themes are carried out in the project design to create a project identity. The various components, such as the landscaping, pedestrian realm, theme wall, monumentation, amenities, and architecture are comprehensively designed with unifying themes that promote a sense of place.
- Monumentation and sense of arrival at project entry – In Mesa's design standards, non-intersections have reduced emphasis on project entries, but the standards still encourage designing a distinct project entry. Crismon Commons preserves and enhances the distinct theming at the site entry.
- Pedestrian amenities in the open space areas are a principal element of Crismon Commons' design. Benches, tables, courtyard spaces, shade, walkways are provided at various locations in the site, which create a quality experience for pedestrians.
- The pedestrian system links the various uses on the site. Residents and their guests will have access to all the common site amenities through an interconnected pedestrian network. The continuous pedestrian circulation system offers safe and efficient access to the various uses on the site. Each unit has immediate access to active open space areas, and pedestrian crossings connect the various uses onsite.
- The project connects to the public pedestrian system and nearby live-work-play uses within a short walking or bicycling distance.
- Crismon Commons incorporates features that address the principles of safety in design. The site plan is programmed with defined open space area



courtyards that are surrounded by units. The housing units' window orientation, controlled access to the residential units, and defined amenity spaces create a high level of activity and interaction from the interior spaces to the outdoors, which increases the security of these spaces. Overall, the variety of windows and pedestrian connections to the parking facilities, in addition to the lighting plan and other design considerations provide for security in design throughout the proposed development.

## **2. Building Placement**

- The design standards recommend a defined street façade and corner end units, which should be balanced with the need to establish transitions to nearby single-family land uses. In this case, four-sided elevations create a defined elevation facing Crismon Road with commercial uses designed at a neighborhood-scale intensity appropriate for the surrounding neighborhood.
- Varied building orientations and visibility to the street by orienting residential buildings to the open space areas and commercial buildings to the street with reverse elevations offering quality design on the secondary elevations.
- Careful consideration has been made to building height adjacent to lower density residential uses. The building locations and orientation helps maintain privacy of adjacent and residential uses. A larger building setback is proposed to the rear and side property lines that exceed standards to provide special consideration to the transition to the surrounding residential land use. Commercial buildings are appropriately scaled at their locations near the arterial street.
- Mechanical equipment will be screened behind parapets.
- To help mitigate solar exposure, sustainable orientation of buildings and the shade trees in the foundation base landscaping are incorporated into the plan.

## **3. Parking Placement**

- Parking areas are broken up and designed with underground parking to avoid a sea of asphalt. The hotel and restaurants are located with close proximity to the setback, and parking is positioned behind the buildings.
- A majority of parking is located away from the public street and distributed to provide for balanced and convenient access to the units. The design and configuration of the parking area provides for efficient and safe circulation.
- Parking landscaping and foundation base landscaping, and perimeter landscaping provide layers of plant material and buffers between the parking and the residential/hotel units.
- Canopies are limited, but will be designed to complement the materials and design of the architecture, but not overstated to allow them to blend into the landscaping and site design, and also to promote safety in the vehicular circulation.

- Guest and handicap parking are appropriately distributed.
- Parking spaces and a drop-off points are available to facilitate ridesharing.

#### **4. Landscaping and shading**

- Landscape material is designed to highlight significant site features and soften the feel along the building elevations.
- Retention is primarily underground, allowing for greater creativity and usability of the site landscaping in the various open space amenity areas.
- Shade trees are provided in the buffer areas and foundation base landscaping the south and west facing elevations.
- Trees, internal patios, and shaded walkways, building orientation, and architectural features mitigate climactic and solar conditions.
- A significant amount of permanent pedestrian shading is provided with connectivity to the various units.
- Open Space and Amenities:
  - As noted in the previous discussion, a high-end level of open space and recreational amenities are provided. The design team has made every effort to design these spaces with a pedestrian scale in mind.
  - Buildings front onto open space and provide visibility.
  - Common open space is a primary design features, not an afterthought. These amenities are conveniently located in proximity to all units.

#### **5. Architectural Design**

Please see the above project description for details on Crismon Commons' architectural design and compliance with the guidelines, which is summarized as follows:

##### **Primary Entries**

- The hotel's primary entrance is accentuated and framed by the change in colors and materials, glazing, and building form on the endpiece, which is balanced by the massing on the opposite end. Secondary entries on the commercial buildings coordinate with the rear-oriented parking area and mixed-use concept.
- In the case of the residential use, the club house and leasing office are visible from the street at the endpoint of the main entry boulevard.
- The front façades of each of the buildings are prominently indicated with unique building massing and a balanced variety of materials and colors.
- Visible paved walkways link the internal pedestrian system to the street, and the internal pedestrian network centers on the common open space areas.

## **Massing and Scale**

- The elevations have varied massing and variation from the adjacent multiple residence buildings. Buildings orient in different directions, which enhances the visual interest and pedestrian scale.
- The with a decorative shade brow is provided at the front entry.
- Project design complements the surrounding area while avoiding the appearance of contiguous developments.
- The building setbacks and landscape plan provide a sensitive transition to adjacent single-family developments.
- The building have vertical and horizontal design elements. Their height is consistent with the Design Standards intent to allow for appropriate mass and height, with taller buildings on wider streets like Southern Avenue arterial street.

## **Articulation**

- The residential and commercial elevations' articulation avoid large expanses of walls through the use of 5 or more building materials. Also, the colors, vertical and horizontal articulation, undulating roof heights help and break up building forms. Buildings are broken up into smaller modules with variable roof form.
- Highly articulated elevations are visible from the public right of way. They utilize window trim special architectural materials at the windows, recesses, changes in materials, and other design elements.

## **Materials**

- A tasteful combination of colors and materials crease a sense of place, belonging and visual interest to the pedestrian.
- Project materials complement the character of the development and create an enduring design that is consistent with the adjacent office uses and complementary to the variety of types of architecture along Crismon Road.
- Symmetry and massing of the buildings and the thoughtful arrangement of the colors and materials creates a cohesive, secure feeling in the elevations.
- Color, undulation, and breaking of the building form with unifying elements provide unique design features.
- Project materials described above have proven durability to solar conditions and temperatures.
- Colors and materials are compatible with the surrounding neighborhood setting.

## 7. Conclusion

This requested Design Review is consistent with the approved PAD, site plan, and plat and will comply with all applicable City regulations. Crismon Commons presents a unique opportunity to develop a vibrant project that offers a high-quality design. The project's cohesive design is exhibited in the distinct architectural design, generous landscape plan, recreational amenities, and pedestrian linkages that celebrate the outdoor environment and facilitate a quality standard of living. The proposed plans exceed standards and will be supported by the mix of neighborhood friendly uses and transitions in the surrounding community. Project design and the land use context possess the essential components of a viable and sustainable place in which to live and a valuable addition to the neighborhood.