

**Tuesday, September 14, 2021
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 Sean Banda
Boardmember Tanner Green
Boardmember Scott Thomas
Boardmember Jeanette Knudsen
Boardmember J. Seth Placko
Boardmember Paul Johnson
Boardmember Dane Astle

MEMBERS ABSENT:

STAFF PRESENT:

Nana Appiah
Lesley Davis
Michelle Dahlke
Evan Balmer
Charlotte Bridges
Sean Pesek
Robert Mansolillo
Jennifer Gniffke
Alexis Jacobs

OTHERS PRESENT:

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

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

- 1 Call meeting to order.**
- 2 Consider the Minutes from the August 10, 2021 Design Review Board Meeting.**

A motion to approve the Minutes from August 2021 Design Review Board Meeting was made by Boardmember Thomas and seconded by Boardmember Green.

Vote: 6 – 0

Upon tabulation of votes, it showed:

AYES – Banda – Thomas – Johnson – Astle– Placko – Green

NAYS – None

ABSENT – None

ABSTAINED – Knudsen

3 Election of Design Review Board Officers –

- a. **Chair** – Sean Banda was nominated as the new Chair by Paul Johnson, seconded by Scott Thomas and passed unanimously.
- b. **Vice Chair** – Paul Johnson was nominated as the new Vice Chair by Tanner Green, seconded by Scott Thomas and passed unanimously.

4 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.

- 4-a DRB20-00839 District 1.** Within the 1000 block of East McKellips Road (south side). Located west of Stapley Drive on the south side of McKellips Road. (4.5± acres). Requesting the review of a multiple residence development. Victoria Snively, United Realty, applicant; Thomas Adhoot, owner.

Staff Planner Evan Balmer presented the case on behalf of Cassidy Welch.

Vice Chair Banda invited the applicant to speak.

Applicant Victoria Snively discussed in more detail the constraints of the site in addition to an overview of the site design.

Boardmember Johnson

- End unit that faces McKellips will perch up quite high and creates an opportunity to think about the north elevation and creating a uniqueness for the unit
- Concerned with thinness of the canopies
 - Applicant - no structural engineering yet
- Concerned with how early in the process we are viewing the project
- Applaud applicant for site design

Boardmember Thomas

- Concern for the neighbors to the West, the height of the buildings would be looking directly into their backyards
 - Applicant – have discussed with the neighbors, only 2 are across the Utah canal that would be affected and there is quite a distance between with setbacks and the canal
- Recommend large trees to create the privacy for the neighbors
- West elevation could benefit from additional movement

Boardmember Placko

- Any conversation with SRP or Bureau of Reclamation (BOR) about the Utah canal?
 - Applicant – not specifically about the Utah canal but have discussed the well sites to the South with SRP
- Utah canal is historic might need to coordinate with SRP / BOR
- Determine where the right of way is, identify easements
- Concern of overreliance on leucophyllum, which tend to get melon balled. Would recommend mixing in a few accents that don't get over sheared

Boardmember Knudsen

- Material on color board reads more green

Boardmember Astle

- West elevation looks very flat
- Believe it will work out in reality and won't be such a flat elevation

Boardmember Green

- Echo Boardmember Thomas' concern for proximity to neighbors
- Possibility spread out parking

Vice Chair Banda

- Need to make sure the details are carried through to the final product
- Avoid spanish lace stucco
- On lighting, make sure shielding and brightness output is softened
- Entry features encourage the design element

Staff Planner Evan Balmer summarized the comments:

- End unit facing McKellips is important and need to be enhanced
- More movement on the west elevation
- In consideration of neighbors, provide large trees for screening
- SRP / BOR - check with them for clearance
- Avoid the overuse of leucophyllum and add accent plants
- Confirm there are not green undertones on physical material board
- Overconcentration of parking on the south side
- Avoid Spanish Lace stucco
- Make sure lighting is shielded
- Make sure the entry feature is prominent

- 4-b DRB21-00399 District 6.** Within the 6900 to 7200 blocks of East Hampton Avenue (south side) and within the 1500 block of South Clearview Avenue (west side). Located south of Southern Avenue and east of Power Road. (17.5± acres). Requesting the review of a multiple residence development. Brennan Ray, Burch & Cracchiolo, PLC, applicant; Mesa Pavilions Retail LLC & GFI-Mesa Investments Limited Partnership, owner.

Staff Planner Evan Balmer presented the case on behalf of Cassidy Welch.

Vice Chair Banda invited the applicant to speak.

Applicant Brennan Ray gave an overview of the site design.

Boardmember Thomas

- Like the architecture and the undulation
- On the north elevation of building 1, the balconies are on the same linear plane bring the balconies out just another foot or so to break up the plane
- No issue with Alternative Compliance request

Boardmember Johnson

- Applicant has gone above and beyond with the design
- Renderings are very helpful
- No issue with Alternative Compliance request

Boardmember Astle

- Agree with staff recommendation
- No issue with Alternative Compliance request

Boardmember Knudsen

- Beautiful design
- Unique color pallet
- Wood under the balcony warms it up
- Need a splash of color
- No issue with Alternative Compliance request
- Large building simplicity is beautiful – somehow bring the color in through landscaping, entry door color or plants in window sills

Boardmember Placko

- Building height will create a lot of shade
- Looks like there will be enough shade tolerant plants on plan
- Trees shown on plans have issues, the planting plan needs more detail
- Oak trees in parking lot islands are a concern as they produce sap certain times of the year

Boardmember Green

- Wood material on the underside of the balcony, but not shown on the material board
 - Applicant – wood samples were sent to planning but not present at the meeting
- Non-organic material won't be getting direct sunlight
- Warmer wood tones
- Confirmed that the downspouts incorporated are powder coated
- No issue with Alternative Compliance request

Vice Chair Banda

- Avoid asphalt shingles, will take away from the overall architecture
- Avoid traditional Spanish Lace stucco
- Lighting – everything below 3500k
Like colors

Staff Planner Evan Balmer summarized the comments:

- North elevation building 1 – need more articulation in the balconies
- Add pops of color through landscaping, doors, plants on window sills
- Polish up landscape plan
- Oak trees in parking island should be reconsidered
- Wood is durable and will last
- Eliminate asphalt shingles
- Modern stucco treatment
- Lighting under 3500k

4-c DRB21-00447 District 6. Within the 5400 block of South Power Road (east side). Located south of Ray Road on the east side of Power Road. (2.4± acres). Requesting the review a restaurant with a drive-thru. Kevin Zenk, Sustainability Engineering Group, applicant; GS Trust/5247 S Power LLC, owner.

Staff Planner Jennifer Gniffke presented the case.

Vice Chair Banda invited the applicant to speak.

Applicant Kevin Zenk gave an overview of the site design.

Boardmember Thomas

- Provide decorative surface for pedestrian paths
- Concern with interior ceiling height and relation to the window elevations

Boardmember Knudsen

- Sherwin Williams Special Gray reads purple and when it fades over time, it will read even more purple

Boardmember Johnson

- Missing the stucco on the material board
- Material might blend together – tweak the color pallet for more contrast
- Canopies on the north elevation don't integrate well to the building
- Take the larger panels of glass from the west to the north for a panel or 2

Boardmember Green

- North elevation, window treatment seems odd – maybe wrapping materials from another elevation
 - Applicant- narrow lot causing them to try to fit the drive aisles. This elevation is to allow for a secondary entrance
- Wrap window at north around at the same elevation
- Bring the brick up on this west elevation, have the brick “L” down into the door and on the right side of the door
- potentially have the brick all the way up as a kind of pillar or separation

Boardmember Astle

- Consider different size of brick or different material on the tower to break up the façade

- South elevation works better than the west
- Break up the monotony of the west elevation

Vice Chair Banda

- Color scheme seems to be a throwback to the 70's
- Most prominent feature is the screening
- Orange canopy has the opportunity for modern signage
- Not a fully formed design

Boardmember Johnson

- Comment to staff any time we can get renderings it will help with the decision making

Staff Planner Jennifer Gniffke summarized the comments:

- Recommend pedestrian path needs to be contrasting material
- Special gray color reads as purple and should be looked at
- North canopies don't integrate well with architecture
- At the northwest corner, wrap the taller glazed windows from the west elevation to the north
- Request to verify interior ceiling height, not visible through glazing
- Solid door from drive thru to relocate for less visibility
- Add another brick size to break up façade
- Mechanical screening is prominent
- Consider signage on canopy

- 4-e DRB21-00542 District 5.** Within the 5900 block of East Adobe Road (north side) and within the 800 block of North Recker Road (west side). Located at the northwest corner of Adobe and Recker Roads. (2.1± acres). Requesting the review of a multiple resident development. Reese Anderson, Pew & Lake, PLC, applicant; City of Mesa, owner.

Staff Planner Charlotte Bridges presented the case.

Vice Chair Banda reads in public comment from Mr. Robert Lowe Jr. Address is 752 N Recker Rd Mesa, AZ 85205. "I'm completely against this development. This will harm all adjacent home values. We were not told when we purchased this property of any commercial development of the property that was owned by the city of Mesa, not a private developer."

Vice Chair Banda invited the applicant to speak

Applicant Reese Anderson gave an overview of the site design.

Boardmember Green

- What type of concrete tile?
 - Applicant - Spanish style

- Struggling with the Spanish tile with the farmhouse style and recommend a flat tile or standing seam that would fit the style better
- Concern with the grading on the north elevation and the fence height

Boardmember Astle

- Provide vertical undulation with the brick façade

Boardmember Thomas

- Bringing the stone up higher in some areas, perhaps at the tower elements
- Might like a flat tile vs the Spanish tile

Boardmember Johnson

- Movement of stone base needs some work
- Successful form, challenges the choice of material for more contrast

Boardmember Knudsen

- Coco & Coco Powder are very similar – need more contrast
- Like the suggestion of the flat tile for the roofing
- Watch the contrast to make sure there is enough

Boardmember Placko

- Sissoo trees right on top of underground power lines is a problem with invasive roots, might not be a good plant for location
- Good choices for screen plant material
- Be careful with use of salvia as it does not do well in sunlight
- Trees in center of building are a flowering species and the shade in that area will cause them to flower less

Vice Chair Banda

- Agree with color and contrast comments
- Signage is underwhelming – recommend dressing it up a bit
- Do something more elaborate with the trellis

Staff Planner Charlotte Bridges summarized the comments:

- Roof tile choice should be changed to flat tile to go w/ farmhouse design
- Adjust height of stone wainscot, bringing it up on some of the vertical elements
- Color pallet needs more contrast
- Reconsider Sissoo trees near underground power
- Reconsider use of salvia and replace with more heat tolerant plant
- Look at more exciting design for signage, trellis and cabana
- Fence height / grading
- Tree species in the center – flowering tree will flower less due to low light

- 4-d DRB21-00544 District 6.** Within the 7300 to 7600 blocks of the East Warner Road alignment (south side) and within the 4400 to 4800 blocks of the South Sossaman Road alignment (west side). Located west of the Sossaman Road alignment and south of the Warner Road alignment. (112± acres). Requesting the review of an industrial park. Reese Anderson, Pew & Lake, PLC, applicant; Structures Investment, LLC, owner.

Staff Planner Evan Balmer presents the case on behalf of Cassidy Welch.

Vice Chair Banda invited the applicant to speak

Applicant Resse Anderson gave an overview of the site design.

Boardmember Green

- No major concerns
- Are we only looking at phase 1 and will phase 2 and 3 mimic this design?
 - Evan Balmer – Phases 2 and 3 will be coming back to the DRB and will have cohesion between the phases
- No concern with the parapet – articulation is there
- No issue with Alternative Compliance request

Boardmember Thomas

- For the ends of the buildings, are there ways to move those in and out?
- The recent project at the 202 & Elliot from Butler Design, was nice, Take a look at that for reference
- Corner elements making it less boxy

Boardmember Placko

- Hearty plant pallet
- Smallest plant is closest to the building and doesn't mitigate the building mass well
- Staggering parking island would allow more trees for screening
- Hardscape on north side need more definition

Boardmember Knudsen

- Color pallet is fine
- No issue with Alternative Compliance request

Vice Chair Banda

- Amenities provided in design

Staff Planner Evan Balmer summarized the comments:

- Articulate ends of building – importance of corner elements
- Stagger landscape islands

- 4-f DRB21-00547 District 6.** Within the 10500 to 10800 blocks of East Elliot Road (north side) and within the 3500 block of South Signal Butte Road (west side). Located north and west of Signal Butte Road and Elliot Road. (25.7± acres) Requesting the review of a commercial and industrial development. Glen Hurd, Butler Design Group, applicant; Whane of Mesa, LP, owner.

Staff Planner Evan Balmer presented the case.

Vice Chair Banda invited the applicant to speak

Applicant Hannah Blead gave an overview of the site design.

Boardmember Johnson

- Prefer to see in and out undulation vs up and down, but not opposed to project as proposed

Vice Chair Banda

- Overall there is a lot of contrast on this building
- No cross dock allows opportunity for more in and out movement

Boardmember Green

- No issue with Alternative Compliance request
- Glazing is a good choice

Boardmember Astle

- Metal selection seems to be pretty dark
- Suggest a black anodized framing vs the clear

Boardmember Knudsen

- Handsome building
- Royal Red Flush is a great pop of color with the gray color pallet
- No issue with Alternative Compliance request

Boardmember Placko

- Concern with Fan-West Ash – not enough low water plants
- Varying the ground plane of the corner – good application

Staff Planner Evan Balmer Summarized the comments:

- Black window frame
- Fan-West Ash – concern with water usage (have their own valve for irrigation so they can get adequate water)

- 4-g DRB21-00683 District 5.** Within the 5800 block of E. Longbow Parkway (south side). Located north of McDowell Road and west of Recker Road. (3.3± acres). Requesting review of a brewery including a taproom and full-service restaurant and outdoor patio space. Mike Hills, PHNX-DESIGN, LLC, Applicant; Bryan McCormik, Owner.

Staff Planner Sean Pesek presented the case.

Vice Chair Banda invited the applicant to speak.

Applicant Mike Hills gave an overview of the site design.

Boardmember Astle

- Nice to have the variety of building

Boardmember Green

- Is there any screening around the silos?
 - Sean Pesek – They are planning an outdoor activity area
- Less screening – likes the design element of the silos exposed

Boardmember Thomas

- Like the project

Boardmember Placko

- Concern that all the plants/symbols are drawn the same size
- Trees in front of silos might be too large
- Mesquite trees should be drawn at 30' not 16' as shown on plans
- On the south side of the buildings the plants chosen might be too large

Boardmember Johnson

- On the material pallet, Battleship is a dark color
- A physical sample of the wood on the underside of balcony would be nice
- West elevation is a bit underwhelming
- Don't see any landscaping on west elevation
- Transparency is going to be nice at nighttime

Vice Chair Banda

- Dark material will have heat gain
- Consider halo lit signage
- Modern design
- Too high on the Kelvin and it will come across blue
- 3500 Kelvin is fine, but don't go below 3000

6:43 – Tanner Green left

Staff Planner Sean Pesek summarized the comments:

- Consider that there will be heat gain from darker materials
- Break up west façade
- Consider halo lit wall signage
- 3500k for lighting
- Revise tree symbol sizes
- Highlighting the design element of silos
- Provide a lighter wood under the balconies

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

6 Planning Director Update:

Michelle Dahlke and Robert Mansolillo were introduced as new Planners in the office. Michelle is the new Principal Planner and Robert is a new Planner II.

7 Adjournment

Boardmember Astle moved to adjourn the meeting and was seconded by Boardmember Placko. Without objection, the meeting was adjourned at 6:52 PM.