

**Tuesday, June 15, 2021
Virtual Platform
57 East 1st Street
4:30 PM**

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

MEMBERS PRESENT:

*Chair Randy Carter
*Vice Chair Sean Banda
*Boardmember Scott Thomas
*Boardmember J. Seth Placko
*Boardmember Paul Johnson
*Boardmember Jeanette Knudsen

MEMBERS ABSENT:

*Boardmember Tanner Green

STAFF PRESENT:

Nana Appiah
Lesley Davis
Tom Ellsworth
Evan Balmer
Cassidy Welch
Wahid Alam
Jennifer Gniffke
Charlotte Bridges
Alexis Jacobs

OTHERS PRESENT:

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

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

- 1 Call meeting to order.**
- 2 Consider the Minutes from the May 11, 2021 Design Review Board Meeting.**

A motion to approve the Minutes from April 13, 2021 Design Review Board Meeting was made by Boardmember Thomas and seconded by Boardmember Knudsen.

Vote: 5 – 0

Upon tabulation of votes, it showed:

AYES – Banda – Thomas – Johnson – Knudsen – Placko

NAYS – None

ABSENT – Carter - Green

ABSTAINED – None

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

This is a preliminary review of Design Review Board cases. That applicant and public may speak about the case, and the Board may provide comments and suggestions to assist the Applicant with the proposal, but the Board will not approve or deny a case under Preliminary Review.

3-a DRB20-00446 District 6. Within the 10600 block of East Pecos Road (north side) and within the 6700 block of south 222nd Street (east side). Located west of Signal Butte Road on the north side of Pecos Road. (4.7± acres). Requesting the review of an RV storage facility. Adam Baugh, Withey Morris PLC., applicant; Van Co Properties, LLC, owner.

Staff Planner Evan Balmer presented the case.

Vice Chair Banda invited the applicant to speak.

Applicant introduced herself as Hannah Bleam.

Boardmember Thomas

- No Comments

Boardmember Johnson

- No Comments

Boardmember Placko

- No Comments on the landscaping
- Does the color banding and split face block wrap around all four sides or just along the 2 sides on the main streets?

Staff Planner Balmer

- The banding will only be on the walls that face right-of-way

Boardmember Knudsen

- Are these particular colors used throughout Eastmark?

Staff Planner Balmer

- The property is located several miles east of Eastmark and is not part of the Eastmark development. I do not know off the top of my head if these colors are included in the Eastmark community

Boardmember Thomas

- What is the office to the east?

Staff Planner Balmer

- A general Industrial Office, not associated with the site

Applicant Bleam

- Addressed the concern about the banding on the walls. She stated they are proposing the banding goes on all sides of the building

Vice Chair Banda

- Appreciate the articulation and the landscaping
- No canopies shown at this time. Will there be any proposed in the future?

- Where will the signage be placed? Will it be on the wall?
- Enhance the signage

Staff Planner Balmer

- Any incorporation of canopies or building would come back to the Design Review Board

Applicant Blean

- I do not know the answers for the signage and will need to contact the developer

Staff Planner Evan Balmer summarized the comments:

- Appreciate the articulation and the landscaping

- 3-b DRB21-00086 District 6.** Within the 1800 to 2000 blocks of South Sossaman Road (west side). Located north of Baseline Road on the west side of Sossaman Road (1.2± acres). Requesting the review of a multiple residence development. Brian Sandstrom, ARCHISTRUCT, applicant; Superstition & Sossaman Road and Sossaman & Baseline Rd LTD Partnership, owners

Staff Planner Cassidy Welch presented the case.

Vice Chair Banda invited the applicant to speak.

Applicant – Taylor Earl

- Provided some background on the design work.
- This is a challenging site due to the width of the property
- Bringing together several parcels to form cohesion
- Received feedback from community. The golf course is happy, neighbors had some height concern and they conducted balloon testing to help neighbors understand the proposed height
- Neighbor feedback read in by Applicant *“I think this is a wonderful plan you all have for building these two beautiful apartment buildings here on Sossaman. I live over here on 77th Street. And this is beautiful. I think you all have made a great decision to do this. And I think you're going to make our area look prettier. Thank you with all my heart. God bless you all.”*

Vice Chair Banda

- Asking for clarification. The applicant is asking for a reduction in landscaping, because of the strange lot that we have here. There is no room for additional landscaping, a building and parking however, the city is providing landscaping through a CIP project. So, in essence, we will have a landscape tract that will be like any other project, is that correct?

Applicant Earl

- That is correct

Boardmember Johnson

- For the window boxes, is that material going to be the rusted steel?
- Concerned about dripping from the material on the stucco

- Will the rusted steel window boxes be on the west
- Concerned with the trellises
- Love the composition – joint lines could be added to the facades

Applicant Earl

- Heard Boardmember concern, applicant does not share the concern but understands
- The window boxes have been omitted on the west side

Boardmember Placko

- Wanted to know City timeline for the CIP
- Recommend still having some landscaping in the interim
- Vines are tricky and can be hit or miss
- Trellis needs to be an architectural feature and be able to stand alone in the event the plants don't survive
- Clarification of the amenities

Boardmember Thomas

- Didn't see an elevation for the club house – would like to see what it is actually going to turn into
- Would also like to see the window boxes on the west side
- Encourage sealing the window boxes so once they have rusted to avoid the run off stains
- No details provided for the carport awning

Vice Chair Banda

- Fantastic to see something this unique
- I think this building has the form that justifies the request related to the materials
- Nice to see amenities in such a small development
- Like the lighting on the project

Boardmember Knudsen

- Appreciate the monument sign
- Agree with Boardmember Johnson that joint lines should be added
- Trellises need to be architectural
- Colors are interesting

Boardmember Thomas

- Encourage using the metal gate with the same rusted material for the trash enclosure

Staff Planner Cassidy Welch summarized the comments:

- Incorporate window boxes to the western side of the building
- Trellises need to be architectural component
- More detail in the stucco and joint lines
- Will verify the clubhouse and amenity structures are compatible with the rest of the development

(north side) and within the 2700 block of South Alma School Road (west side). Located at the northwest corner of Guadalupe Road and Alma School Road (0.4± acres). Requesting the review of a auto repair facility. Rosa Morquecho, Rogue Architects, applicant; Oneten REI Guadalupe LLC, owner.

Staff Planner Cassidy Welch presented the case

Chair Carter invited the applicant to speak.

Applicant Cristian Aguirre

- The proposed project is to construct a 977 sq ft quick lube service station

Vice Chair Banda

- This area has been going through a design revival
- The architecture proposed doesn't match with the surrounding building facades
- Traffic directions pose some conflict
- Don't feel the color or architecture is there

Boardmember Thomas

- Thankful for the color board, it shows much different than the rendering
- Are there any ins and outs here? It is hard to tell without any renderings
- The elevations read very flat and boxy
- Is not compatible with the rest of the surrounding buildings

Boardmember Johnson

- Clearly a chain and this is what they do
- Can this be updated like McDonalds and other chains
- Very basic branding
- More thought given to detail and how the different materials come together
- The exposed scuppers do not look refined and should be pulled inside the building

Boardmember Placko

- No issue with landscape
- Dated palette but probably integrates well with existing area
- Agave weberi are drawn too small. Show them larger and thinned

Boardmember Knudsen

- Are these brand colors
- Elevation confuses me because it shows green but there isn't any green on the color board
- Are the stone items that were chosen a part of the brand
- Might want to rethink the color pallet in the bricks
- In agreement with the other board comments

Applicant Aguirre

- They are the brand colors
- The masonry was an architecture selection

Vice Chair Banda

- If the landscaping isn't thick enough for the parking on the Alma School side, we will have lights
- Used AAMCO in Maricopa building as an example of how to incorporate an automotive use

Chair Carter

- Sometimes we need to push corporate to change their thinking of design aspects
- Needs to be more engaging to the corner and intersection

Planning Director Nana Appiah

- We will need specific direction to make the changes and approve the plans administratively.

Vice Chair Banda

- Hard pressed to give specific direction because I think the architecture is off completely

Chair Carter

- Doesn't feel that the board should be designing the buildings

Boardmember Johnson

- Nothing that says this architecture cannot be successful in this location
- Needs more thoughtfulness

Principal Planner Tom Ellsworth

- Looking for some more design specific recommendations other than make more modern

Vice Chair Banda

- There is opportunity to add more details to bring the building to match the surrounding

Boardmember Johnson

- Better treatment of how materials come together

Boardmember Knudsen

- Lightening up the brickwork could help

Staff Planner Cassidy Welch summarized the comments:

- General comments to improve the building design
 - More modern and cohesive with the area
 - Follow a more distinct path with the architecture
 - Revise the materials and how they come together
- Work with applicant on the required development standards
- Provide a design that is contemporary and that improves the area

- 3-d DRB21-00227 District 6.** Within the 8800 to 9100 blocks of East Elliot Road (north side) and within the 8900 to 9100 blocks of East Peterson Avenue (south side). Located west of Ellsworth Road on the north side of Elliot Road. (41± acres). Requesting the review of an industrial development. Taylor Earl, Earl & Curley, PLC, applicant; El Dorado Elliot 128 LLC, owner.

Staff Planner Cassidy Welch presented the case

Chair Carter invited the applicant to speak

Applicant Taylor Earl introduced his project

Boardmember Placko

- No Issue or concern with landscape pallet and plan

***Boardmember Placko left the meeting**

Boardmember Thomas

- Really like the articulation of the front
- Building C will have the most visible loading dock, would like to see a little more articulation on the backside
- Dock doors need to match the façade
- Like the windows that carry along with the banding

Boardmember Johnson

- Creative use of the site
- Backside of building D – is there some type of screen wall, would like to see what that looks like

Vice Chair Banda

- Butler Design has presented some great buildings
- Like the way the building goes along the freeway and the hidden cross docks
- Handsome building, well designed
- Dock door color needs to match
- Stay away from the 5,000, 4,00 or less kelvin for the lighting

Boardmember Knudsen

- Color combo is nicely done
- Signage is a nice size
- Like the angles provided as well

Chair Carter

- This project should be a poster child for alternative compliance

Staff Planner Cassidy Welch summarized the comments:

- Screen wall was included with the site details it will be smooth face CMU
- Loading dock doors need to be painted to match
- Making sure the lighting is 4,000 kelvin or lower

- 3-e DRB21-00290 District 6.** Within the 7800 to 8000 blocks of east Ray Road (north side). Located west of Hawes Road on the north side of Ray Road. (9.9± acres). Requesting the review of an industrial development. Eric Zitny, Ware Malcomb, Applicant; Marwest Enterprises LLC/Santan 74 LLLP, Owner.

(Continued to the July 13, 2021 meeting)

Staff Planner: Kellie Rorex

- 3-f DRB21-00344 District 6.** Within the 7200 to 7400 blocks of South Sossaman Road (west side) and within the 7400 to 7500 block of East Pecos Road (south side). Located on the southwest corner of Sossaman Road and Pecos Road. (20.7+ acres). Requesting the review of an industrial development. Jeff Ducay, Cawley Architects, Applicant; Brett Shaves, Newport Commercial, Owner.

Staff Planner Jennifer Gniffke presented the case

Chair Carter invited the applicant to speak

Applicant Brett Shaves

- Excited to be one of the first to opt in
- Looking forward to the employment base that the project is going to bring to the City of Mesa

Vice Chair Banda

- On the Building C elevation there seems to be a break that isn't natural in order to create parapet
- Form liner is being used to create texture – can you describe how we will be seeing that?
- What light warmth did you choose for this building?

Applicant Brett Shaves

- 2 types of form liner will be used
- The lighting will be brighter white, probably around 3,500

Boardmember Thomas

- Thank you for making the dock doors match
- Like the extra panel on the outside
- Building looks great

Boardmember Johnson

- Regarding the articulation of the parapet height, articulate the façade
- Like the clean material chosen
- Could benefit from more texture with joint lines

Boardmember Knudsen

- Color pallette is well done
- Material board and rendering's were well marked and easy to follow

Chair Carter

- Elevations seem a little flat

Applicant Brett Shaves

- We have paid attention to the primary corners of the building, as well as having the canopies that are cantilevered

Vice Chair Banda

- Want the office space to create more articulation and define the entrance area, adding a negative and positive space

Staff Planner Jennifer Gniffke summarized the comments:

- On the elevations there is concern with parapet breaks where it isn't consistent with the color or the ins and outs
- The extra panel was appreciated
- Provide additional joint lines
- Alternative compliance isn't there yet, due to building still being relatively flat
- Need more articulation for the office spaces
- Lighting between 3,400 – 4,000 Kelvin

- 3-g DRB21-00387 District 6.** Within the 8000 to 8100 blocks of East Pecos Road (south side) and within the 7200 to 7300 blocks of South 80th Street (east side). Located east of Sossaman Road on the south side of Pecos Road. (14± acres). Requesting the review of an industrial development. Josh Dickson, Ware Malcomb, applicant; Germann Road Investments LP, owner.

Staff Planner Cassidy Welch presented the case

Chair Carter invited the applicant to speak

Applicant Branden Blake

- 14-acre Light Industrial Development project

Vice Chair Banda

- There is a lot of opportunity to introduce other materials
- This is a smaller scale project that would make it easy to use more material
- Create something modern and edgy

Boardmember Johnson

- Looking at the massing there is actual movement happening
- Thoughtful placement of the joint lines
- Disagree with Banda doesn't need another material
- No need for parapet movement when you have actual movement happening

Boardmember Thomas

- Some of the docks look like they have a wall – what is the material?
- Dock doors need to match

- Like the ins and outs of the building
- Depth of the form liner

Applicant Branden Blake

- The wall is CMU block w/ texture
- The form liner is ¾ inch deep – using at a 2 inch or 4 inch spacing

Boardmember Knudsen

- Appreciate the renderings
- Great project
- Color palette is well done and reads well

Staff Planner Cassidy Welch summarized the comments:

- Roll up doors painted to match
- Site details to match the design of the building

- 3-h DRB21-00401 District 6.** Within the 3200 to 3500 blocks of South Crismon Road (east side). Located north of Elliot Road and on the east side of Crismon Road. (53+ acres). Requesting the review of an industrial development. Glenn Hurd, Butler Design Group, Applicant; Hawk Ventures LLC, Owner.

Staff Planner Charlotte Bridges presented the case

Chair Carter invited the applicant to speak

Applicant Jason Eisenberg

- Thank planning and economic development

Vice Chair Banda

- Sign is cool and edgy
- Breaks up the façade
- Great balance of material and texture

Boardmember Thomas

- Roll up doors need to match
- Butler Design has really set the bar

Boardmember Johnson

- Nice job with the articulations in the corner
- Pylons are very cool

Boardmember Knudsen

- Confirmed that Huntington Gray for the concrete masonry is what the pylons are constructed with
- Color palette is well done

Staff Planner Charlotte Bridges summarized the comments:

- Comments were complimentary
- Dock Doors need to be painted to match

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

5 Planning Director Update:

Planning Director, Nana Appiah thanked Chair Randy Carter for his service on the Design Review Board as well as the other Boards he has served on over the years.

Nana announced to the Board that Tom Ellsworth has accepted a new position with Maricopa County and that Wahid Alam would be retiring at the end of the month.

6 Adjournment

Vice Chair Banda moved to adjourn the meeting and was seconded by Boardmember Thomas. Without objection, the meeting was adjourned at 7:12 PM.