

**Tuesday, June 14, 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:

Chair Sean Banda
Vice Chair Paul Johnson
Boardmember Scott Thomas
Boardmember Jeanette Knudsen
Boardmember Tanner Green

MEMBERS ABSENT:

Boardmember J. Seth Placko
Boardmember Dane Astle

STAFF PRESENT:

Lesley Davis
Cassidy Welch
Jennifer Merrill
Josh Grandlienard
Robert Mansolillo
Kwasi Abebrese
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 May 10, 2022, Design Review Board Meeting.**

A motion to approve the Minutes from May 10, 2022, 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 – Johnson – Thomas – Knudsen – Green

NAYS – None

ABSENT– Placko - Astle

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.

- 3g DRB22-00477 District 6.** Within the 3200 to 3400 blocks of South Ellsworth Road (west side) and within the 9000 to 9200 blocks of East Peterson Avenue (north side). Located north of Elliot Road on the west side of Ellsworth Road. Requesting the review of a hospital. Kaelee Wilson, Berry Riddell LLC, Applicant; Sunbelt Land Holdings LP, Owner.

Staff Planner Cassidy Welch presented the case.

Chair Banda invited the applicant to speak.

Applicant Wendy Riddell: We're really just here to answer questions. Staff has done a great job for you. Our design team is on the phone too if there's any design questions specifically you have for them.

Chair Banda: Excellent. I'm going to invite the public as we have a couple public speaker cards here on this item. And we are going to start with this item that was written in I'm going to have Lesley read it in for us for the record. And then we'll move on to the public letter here.

Staff Planner Lesley Davis: Chair, this comment is from Jay Richardson at 3011 South Sierra Heights. "I oppose design case number DRB22-00477. I had a place of employment near a medical hospital here in Mesa some years ago. We had many who wandered into our educational institution after being discharged by the hospital, and we were farther than 500 feet from the entrance to the hospital. I am concerned that this proposed facility is too close to our residential neighborhood and that we will have discharged or otherwise released people who will be apt to wander into our neighborhood. While I recognize the importance of such facilities, I believe that there are better locations to build it."

Chair Banda: Okay, thank you. So, after hearing the first comment, I just want to give a quick reminder that the focus of this meeting here today is that we would like to hear your comments on the design itself. Keep in mind that we do not take action on the use, on the location of the project, just the designs of lighting, i.e. the way it lays out, like in a comment that we could you know you can bring up so like someone talked about this in the past and said one of the design concerns they had was the way it integrated with the site and that's a comment and talked about the site, we actually took a look at that talked about the site lines and stuff like that. So that's a comment. But we're going to limit you guys to three minutes. So, if you guys can consolidate your comments and we can open up for questions to you guys at first, but we'll give you three minutes for a presentation. I'm going to call the first person we have here that I'd like to speak, and it looks like Michael Tenney. Michael Tenney, come right here to the microphone. Right here sir. And state your name and address and we'd like to hear your comments here today.

Mike Tenney, 8938 East Plana Ave Mesa: In three minutes or less on the design. I'm a clinical social worker I've worked 22 plus years 11 of which in Mesa in inpatient psychiatric hospitals. I have deep experience here. Speaking to the design, and the concerns and advocacy requested this board would ask for and hope to hear about: amplified lighting, particularly on the side between the hospital and the neighborhood. I

would ask and hope to hear for consideration for berms, such as, and that may be a large request, but it speaks towards not only aesthetically pleasing, but more importantly towards safety issues. Okay as one who is deeply versed in the integration of hospitals into a community setting, having berms as a physical barrier is aesthetically pleasing, but again, it addresses safety concerns. I would ask for consideration, perhaps outside the footprint, but in relationship to this build. And in the context of safety, for walls to be put specifically along the canal that borders the freeway, there is a concern, you will actually hear, and it is far outside the purview of this board hearing about safety concerns and laundering. But as to design review, and those issues related having walls to create a barrier to what might be a homeless population concern bleeding in the community needs that need to be addressed. But certainly, raise concerns amongst neighbors put in a wall barrier as exist extending the existing wall, the neighborhood, all the way down to Elliott and also consideration of a wall. Right in closer proximity underneath the powerlines to the neighborhood, I would ask for consideration hope to hear about orientation of the building. Specifically, as a neighborhood is concerned, and access and viewpoints the neighborhood that at the entrance and exit be in proximity to away from the neighborhood not in close proximity to that the parking lot be away from the neighborhood on the further side, as opposed to close to that the back walls would ask about height. It contains extension of amplified wall height, specifically to the side adjacent to the neighborhood. I hope I'm within my three minutes. Amplified lighting, consideration of berms even though it may be outside the purview of the footprint, but as to safety concerns, walls, along the canal walls along the site, the neighborhood, amplified wall height, orientation of the building the parking lot entrance exit to opposite that which the neighborhood might be if you have any questions for me,

Chair Banda: Mr. Tenney I appreciate your comments because it's very thorough to your analysis. If you can take a seat, I'm going to call the applicant. I'm going to call the next speaker up and then we'll ask the questions if that's okay. Vice Chair, do you have a question right now on the berms?

Vice Chair Johnson: I do have a question. If we could just pause for a second, I would like to understand a little bit more of the context.

Chair Banda: On how that behavioral health hospital works?

Vice Chair Johnson: Well, just, if we can see, is there an aerial map that's a little bit more zoomed out from this, that we might be able to see where the neighborhoods are in relationship and distance and the canal?

Staff Planner Cassidy Welch: Chair, Vice Chair Johnson, I can pull one up.

Chair Banda: Yeah, that'd be wonderful. We do that just because the other site plan doesn't show the canal here. So right,

Mike Tenney, 8938 East Plana Ave Mesa: If I could speak and give you a verbal reference to what we're speaking towards. So, you can pull up an image. Again, perhaps outside the footprint of this facility, but in the context of safety concerns and creating

both a barrier I don't care so much about aesthetics, others will I care more about the safety, though accomplishing both. There's a set of power lines, you're going to see in the image that you'll pull up, adding extended safety, barriers of a berm I could conjecture as high as I want. But it does create a physical barrier that would do a lot to address some individual concerns. Again, I realized this request might fall outside the footprint of location we're considering but in context of this location that is being built. Not too different, if you will, then then in the city of Gilbert berms that were built for the power plant that down on some reference, not going to be that high and that certainly unreasonable to request, but a physical barrier nevertheless, not a wall not a concrete whatever that's built, but a physical barrier aesthetically pleasing. But it alleviates some measure of concern about safety and gain amplified lighting, amplified walls, etc. To the issues I've spoken about.

Chair Banda: I actually I appreciate your comments. Thank you very much. That's actually a good direction. For us as a design report talking about lighting, aesthetics walls, that's exactly within this design realm.

Mike Tenney, 8938 East Plana Ave Mesa: If I may, again, I don't want to abuse or take advantage of the time allotted to other psychiatric hospitals and work out here within the city of Mesa, 11 years extensive history, the former Mesa Lutheran, very iconic hospital, that's now a banner facility. And then right across the street, Mesa, Desert Vista now Valleywise, both of these specific Desert Vista. We have a canal there, the physical barriers, and canal side is the golf course. And then you have a neighborhood but having these physical barriers more than a wall, I would hope for more than a canal, you know, small jump across a string. And a berm I don't know is not outside the realm of what hasn't been done for other projects, and is the issue of the physical barrier, a visual barrier. I think that might do a lot, certainly, there's going to be concerns that remain but in the purview of this board and design. These are issues, the canal is as an image is pulled up, you might see the freeway, the parking lot, the dirt field that we're referencing, if you got that image that it's behind some of your heads, there's the two or two freeway, if we go north of the dirt parking lot, that neighborhood has a wall 20 plus feet high. It's a solid wall continuous wall between that neighborhood all the way up to Guadalupe, it's a great barrier. The concern is that the end of that where the neighborhood meets the dirt parking lot, the wall ends that's the extent of the property, there is a concern that you might hear from some neighbors, and it will be dismissed as outside this hearing. But about the homeless have the potential for bleed over and I can speak and that's probably a subject for another conversation another date. But as design issues and concerns and safeties and a wall certainly would fall within the purview of this hearing, perhaps having that continuous walk reach another barrier to help address and mitigate some of the concern about what might fall into the neighborhood having a wall I know we're speaking about the powerlines. And the image is good there,

Chair Banda: Mr. Tenney, I think your point was driven by the wall and barrier. I appreciate it. I'm going to call the next speaker so we can keep this meeting moving. But what I would like it known that the applicant is here, and they're there listening and observing, and this will still go to the planning and zoning. It's not done here. It's going to go on to the next level.

Staff Planner Cassidy Welch: Chair and Board, this site was opting into the Elliott Road Technology Corridor, which is an administrative site plan process. However, I've just heard from the applicant that they will be instead going to the Planning and Zoning Board, and they will also be holding a neighborhood meeting. Any residents that received notification of this design review will now receive notification of that neighborhood meeting and then when it is scheduled for a Planning and Zoning hearing.

Mike Tenney, 8938 East Plana Ave Mesa: Question clarification if I may.

Chair Banda: Okay, sure. Cassidy might be able to answer to.

Mike Tenney, 8938 East Plana Ave Mesa: Do I understand zoning that might have been approved is being pulled back and being put forward to a hearing or public discussion.

Chair Banda: So, they're allowed to do this administratively. The applicants choosing to actually bring this back to get more public input.

Chair Banda: Thank you Mr. Tenney for the opportunity. I know I appreciate you speaking here today. Okay, on to our next speaker. That is looks like Crystal Chavez if you can state your name and address. Thank you.

Crystal Chavez, 8910 E Portobello Ave Mesa: I am on the lines with Mr. Tenney. At this time, I do not approve of this. Why was I notified about a week ago that this type of facility was coming because I'm not within 500 feet, it was just posted on our neighborhood site. So, I am very thankful that they're going to take back and consider and now make it towards public comment or to go to talk to the neighborhood about it. And that would be more along my lines is what type of services they're offering. So, I probably don't need a lot more comment to add into this. Besides, we need to make sure that our community is safe the way it's set up. There's very direct access to anybody to get in and out right in front of our backyards and neighborhoods, and I'm not okay with that.

Chair Banda: Okay, I appreciate your comment. Thank you, Crystal. I'm going to call the applicant back forward

Applicant Wendy Riddell: I've got Kaelee Wilson here with me. It's clear this board understands, but just perhaps for the benefit of everybody listening, this is an approved use this is the site is already zoned for this use, the change that Cassidy was referring to is that rather than opting in, we are going to go ahead and take the site plan through to planning and zoning. And perhaps most importantly, we've agreed to host a neighborhood meeting because we know there's a lot of questions out there about the operation of this facility. So that's what we've agreed to do. In terms of some of the questions that were asked the question about walls specifically. So that every place where there's the ability, there's openings, you see, there's actually a 14-foot wall. So this is in fact, a very secure facility. The site itself was pretty carefully oriented on the lot.

So, any areas outside that would allow patients outside, although again, they're behind that 14 foot wall, that's actually buffered between the neighborhood and the building itself. So that that actual orientation of the building was quite thoughtful, to allow those uses to be behind the building themselves. Keep in mind, the site to the north of this we don't own, and we don't control that's actually owned by Sunbelt, it's zoned LI, at the rate we're all going here, I'm pretty confident it will be developed in the not too terribly distant future, and will also provide a very good buffer, you know, additional buffer for the concern as well. So in terms of berming, I think that request is unfortunately all on property that we don't own or control. I think the question about lighting, if there's a concern about that we can ask our lighting consultants to come on the line as well. Certainly, there was a photometric plan that was submitted as part of this application. And as this board knows, well, there's very strict guidelines in terms of what is permitted in lighting and foot candles. And we are abiding by that, as demonstrated by the photometric plan. That Mr. Chair, members of the board, I'm happy to answer any other questions that you might have.

Chair Banda: Wonderful, I'm going to open up to the Board for discussion.

Vice Chair Johnson: Well, I just, you know, you speak to the height of the wall and the orientation of the building, I can see it. There's thoughtfulness as far as the organization of the buildings and the internal courtyards and sort of the security measures that are in place there. Are there any other security measures that you can share with us? Possibly just for the neighborhood to understand that possibly landscape related, lighting related. Anything that that might be of interest to them to hear?

Applicant Wendy Riddell: You know, Mr. Chair, we would have to actually pull our design team on the phone to talk about that, from a design aesthetic perspective, I can tell you, this is a very experienced operator, and there was quite a bit of thought that went into that. And that's why you see the orientation in the walls. But if you'd like to open up the line, they can perhaps answer that a little bit better.

Chair Banda: I would actually recommend that the designer do speak right now. So we could open up to your designer on call.

Boardmember Green: I think I'm with Vice Chair Johnson in terms of the request understanding a little bit better at what I'm hearing in terms of the design. Let me be frank, in terms of the design, I don't think I have really any major questions or concerns. It's more about the comments from the public about safety, about walls, about lighting.

Applicant Wendy Riddell: I can tell you this is a locked secured facility. Sure, people don't have the ability to just wander in or out. People that are coming here are being ordered by a doctor to come here. They're being transported here. People that are leaving here are leaving under doctor's supervision. So, this is not the type of place where people just walk in off the street or are led out in the middle of the night. Security here is very secure facility.

Boardmember Green: And I think that's my impression when the comments that I'm hearing are concerns for safety of protecting the neighborhood in case of somebody leaving the facility or being near the facility with certain conditions perhaps. And that's what I'm hearing is the implications of how it will be operated has a significant impact on how the comments we might make as a board related to berms or lighting or something like that could impact if, if what you're saying is true, if it's a lockdown facility,

Applicant Wendy Riddell: Nobody's walking in off the street to this facility. If they're coming, they're being ordered by another hospital, they're being brought here under the care of a physician. So it is, again, itself a secure facility where people cannot just wander in and out. And that's why I think you can see that in the design and how it's put together. But that's very much how the facility operates.

Chair Banda: And to add to this, too, because one of the balances is lighting. We know there's going to be a building on the north, like you said, as its light industrial, it's going to develop, we don't know when it could be near future could be a long future. But we have a job to look at, as well as lighting, and one of the things is provided to us as a photometric plan, showing us where there's hotspots where the lighting is, it's right here, and, and I get the lighting. So for us, what I look for is crime prevention, right. So, you look at ambient lighting, you look at crime lighting, you also look at all this balance. Because if it's too bright, that burden is going to be on the neighborhood, always, not just with people, but that it'll be it'll be a light trespass, even though it doesn't leave the property line, it'll be brilliant. And there's a balance there. So, it's finding that balance. One thing I do appreciate that you did do was 3000 Kelvin light. So, it's not a bright, unfriendly light, it's actually complimentary to your architectural colors that you provided here today, and your materials board. It's a natural warmer color. The other thing you balanced to is that you have your best lighting around the building itself, and the parking lot, but didn't light up just beyond the property line. And that's, that's one of the code requirements. So, it's that balance. It's finding that balance. I'm sure we'll still have other questions on it, too. So, board member Thomas always has questions on not lighting, but the destruction and in the form.

Boardmember Thomas: Yeah, I mean, looking at the looking at your overall lighting, I mean, you do have three corners of the property that are very dark. There's no lighting at all. And I'm not a doctor, I don't claim to be a doctor or anything like that. So, I don't know, I can't comment personally and say if there's a concern with that, but I would say that, if that is a concern that people could get into that area, those are very dark corners of your property to be looking at. If somebody was to protrude out past the parking lot and get into those areas, because again, three out of the four of your corners of your property. Once you get probably 20 feet past year, berm line or year retention area, it's there's zero light there. Now, on the other side of that as a resident, I honestly, I don't want that much like scatter, but from a security perspective, I can understand where that can become a concern.

Chair Banda: Was that is it the owner's responsibility to line up that coldest sack there the entrance? Because that's showing at a zero as well.

Boardmember Thomas: Probably the city?

Chair Banda: Oh, it's public improvement. I figured I'd be a private drive. That's public. Okay. Okay, well, that answers that question.

Vice Chair Johnson: Well, I will say, I'm really happy that you guys are going to be going through that review process with the neighborhoods and dressing those concerns. I'm sure that there'll be a process that goes along with that.

Applicant Wendy Riddell: And hopefully, we'll have less technological issues when we go through it. So, because I do know they're trying to connect.

Vice Chair Johnson: Yeah, well, I also do want to comment on just the building design itself. I'm a fan. I really appreciate what's done here is obviously very thoughtful, especially like the material palette, and just sort of how that would play with the natural desert landscaping. And I don't have any issues with the form as far as the alternative compliance of that continuous angled wall. It's I feel it's actually really attractive. So as far as building materials and design, I really like it.

Applicant Chip Hill: Can you hear me now? We can hear you. All right. We have success. Questions directed towards the design team feel free.

Chair Banda: So, vice chair had his comment, and so did board member green. Go ahead.

Vice Chair Johnson: I was just wondering if there are any things related to specifically security that you'd like to mention here while we do have members of the public present that that may be of interest to them as concerned neighbors. You know, particularly due to the use of the building.

Applicant Chip Hill: Sure, when you mentioned this, but the entire facility, every door is to the exterior security is electronically monitored. And there are exterior cameras as well to watch the grounds. So, it's a very secure facility. And I think Wendy mentioned this, too, that patients can't just walk out of the facility, but there has to be a discharge plan in place for someone to leave and physician's orders.

Boardmember Green: Just for clarification, I think the comment was also made that patients also can't just walk in. That's correct. This is an appointment only this is a court order. This is some sort of specific reason that somebody's orders. Yeah. Okay.

Chair Banda: And then from a barrier perspective, looking at it from a wholesaler, I appreciate it Vice Chair. You asking for it. I mean, you'd be walking through open desert at that point in time. So, there is not a wall barrier on the site, although there are many walls provided around the entire site. But it has its limitations and access other than trespass or open desert. I'm not saying people will not, I'm just saying it's less likely. So then luckily, through the neighborhood meeting, he maybe I'll talk about that a little bit more detail. But looking at this from a design perspective, I did have a comment. One of

the things that I prefer to see it and I've discouraged my entire time is internalizing the downspouts that were shown it's not shown on the renderings actually shown on the elevations. On the north elevation I saw it specifically is showing these scuppers and downspouts like internalizing it's a very elegant building and to maintain the elegance and you know, it's not a back a shop type of use. And so, internalizing that would be phenomenal. You know, it's not too often we see brown anymore, but this is very complimentary to the overall desert theming. And like I said the lighting was complimentary to that too. So, I did appreciate that. So, wish I could speak about landscaping. I don't know enough compared Mr. Staff who's not here today. Jeanette.

Boardmember Knudsen: Thank you, Chair. Yeah, I was going to ask about the color palette and why you chose these colors. They are a little on the dated side. But I would like to ask that why these particular colors were chosen.

Applicant Chip Hill: Again, it's two comments on that, that it's obviously tied to the desert landscape. And it also ties into the interior color scheme that we utilize in a desert environment like this typically.

Boardmember Knudsen: Okay, thank you. I do like your copper metal material. And I have no issues with the alternative compliance as long as you use that material. I think it looks very nice on the building. And your color palette is well done. Thank you.

Chair Banda: Okay, any other comments from the board,

Boardmember Thomas: I just want to comment on one last thing, there are two future additions. I just want to make sure that in if and when those actually go that they are truly integrated into the design. I don't mind the design at all. I'm with board member Johnson here. I think it works with what's going on out there. So just want to make sure that the future expansions are looked at that time, or if they were looked at ahead of time so that it's done. But yeah,

Applicant Chip Hill: I would absolutely be consistent with the exterior design that we proposed here.

Applicant Wendy Riddell: And, Mr. Chair, if I could clarify one statement. I mean, we are a licensed hospital. So people are brought here for care, we are legally obligated to accept them. But it would be very untypical for people to just be walking in off the street there. You know, the vast majority are brought in by doctor's orders. But just to clarify for the record as a licensed hospital, if somebody shows up in needs treatment, we need to help them.

Chair Banda: We appreciate that. Okay, hearing nothing else from the board. I'm gonna give it back to Cassidy for summary. If you can

Staff Planner Cassidy Welch: Thank you, Chair. I think a lot of the comments were in regard to the security measures and the security concerns that were brought brought by the residents. And we'll make sure that the applicant addresses those in their

neighborhood meeting and in the public hearing to the Planning and Zoning Board. Though the one comment I really have in regard to some minor additions is making sure that those downspouts are internalized.

Chair Banda: Yep. Are there any other comments? Yes.

Boardmember Knudsen: And I would like to add that I'd like to see that copper all the way across the top that really makes the front of that building.

Chair Banda: You know what, I think you bring a good point, if we were to condition that if this if you're not to value engineer that detail, because that's what's making the alternative compliance work is that detail. I agree with that statement.

Vice Chair Johnson: We're approving the material palette that we have in front of us?

Chair Banda: Yeah, we're not approving, we're making a recommendation. I would make that recommendation that that are not left out as we go on forward. Because I've seen it where it gets changed later is like, so it looks beautiful as it is this middle. So all right. Well, I think that's it. And so, I'm glad you're going back to meet with the public and the public who came here today. Miss Chavez and Mr. Tenney, thank you for speaking today.

- 3a DRB21-00926 District 6.** Within the 7300 to 7600 blocks of South Hawes Road (east side), the 8400 block of East Germann Road (north side) and the 7300 to 7500 blocks of South 85th Place (west side). Located north of Germann Road and east of Hawes Road. (34± acres). Requesting the review of an industrial development. Andrisda Maulsi, Ware Malcomb, applicant; Hawes OZ Fund, LLC, Owner.

Staff Planner Jennifer Merrill presented the case.

Chair Banda invited the applicant to speak.

Applicant Dennis Newcomb: I am here on behalf of the applicant for this project. We also have in attendance Ware Malcomb and the landscape architect also on this project, I just want to thank staff. And this has been a long time coming, a lot of work has gone into this, I believe, to accommodate both the residential homes that we have to our east, and certainly providing for an enhanced landscape buffer, maintaining a separation of over 150-160 feet proximately on site of building setback, maintaining the building height, there is a PAD request also in on this case, in order to maintain the height down to 43 feet, inclusive of the parapet along the 85th place. So, we're appreciative of that work that we're doing towards that goal and to accommodate some of the potential concerns that neighbors had with regards to the buildings and all that. We also are pleased to have the walls that are along Eighty-fifth Place to provide some buffer as well as screening of the loading areas and the light with additional height on walls there. We were cognizant of lighting as of course, you've heard in the last case, by not having a lot of lighting along Eighty-fifth only in the parking lot areas. So that's helpful for the neighbors. Again, this is a kind of a rural s, if you will subdivision in the sense that it's one-acre lots - roughly in that range. So again, I think Ware Malcomb there's not much to

say their product, they do a nice design, I believe again, I'm biased, but I do believe Ware Malcomb, as an architect does a nice overall design program for their project. So I'll be leaving my comments at that I can run on for a few more minutes. But I do have to get the Casa Grande, but not to say anything more.

Chair Banda: I appreciate that. So, I do have a question. It appears that Hawes is reconstructed as part of this project is that correct?

Applicant Dennis Newcomb: So, at this time, we would be constructing Hawes from Germann going north to our project that to the north of our project cause would continue onward to connect with Pecos. There have been projects that have been approved, it's a little difficult to see here. But certainly, we are encouraged by that we have been our property owner, our client, if you will, has been working diligently to coordinate that. So that Hawes will go through to Pecos because that was another important endeavor to have that completed in a timely manner. So, there is a consorted effort by the group in this area to do that, get that done.

Chair Banda: Yeah. I appreciate that. And the reason why I'm asking is because your visibility corridors for the most part are going to be on your western front as well as your south side of this site. And so, as we're looking at that, you know, those are your, you know, high visibility corridors for driving and, and looking at and you know, where you want to have the most articulation and movement. So, open up to the board. I know that Mr. Thomas had a question.

Boardmember Thomas: Yeah, I mean, that's one thing that I'm going to comment on is the renderings that you have are all from the 85th Place, and I can't tell what the front side of this is going to look like from Hawes which is super disappointing, because I mean, normally and Ware Malcomb's really good about giving some sort of rendering of what the front side of the main entry is going to look like. And here I get to see what at first place. Neighbors but

Applicant Dennis Newcomb: That is the premise of this, a lot of those visuals were generally geared towards showing the neighbors of what we're trying to accomplish here. I've brought up Albert here with well, rail mail calm, and he can kind of illuminate a little bit on the on that other side, if you will, on the western side, Albert.

Applicant Albert Madrid: Yeah, for the most part, as Dennis stated, basically, you know, we wanted to show the separation from the buildings to the neighboring adjacent neighborhood. So, for rendering on Hawes, I mean, that is something we can absolutely provide, that shouldn't be an issue. However, you know, you will just see only the buildings and the road. So, I mean, but yeah, we keep we can do that the architecture is the same. Yes, exactly. The two sides of the buildings are exactly the same, they mirror each other.

Applicant Dennis Newcomb: So that perspective, if you will, along Eighty-fifth does give you a taste, at least the flavor.

Chair Banda: So just to be clear. So, we're saying that the rendering we're seeing is going to be the same copy carbon copy on the west side?

Applicant Albert Madrid: In terms of the building design? Yeah.

Chair Banda: Okay. Thank you.

Vice Chair Johnson: Can you speak to the design of the wall that's on 85th?

Applicant Albert Madrid: So, the design on 85th? Are you talking about the truck court? Are you talking about the screen wall, the screen wall is a CMU wall, it's six feet high, it's located two or three feet away from the curb the back of the curb line? And we did that, again, as an additional separation for some, you know, screening for the neighborhood?

Vice Chair Johnson

I guess I would suggest possibly articulating that wall somehow. Okay. I think you have one wall plan in here that shows us like over 600 feet long,

Applicant Albert Madrid: right, that they did request that we the city did request that we actually have that entire length?

Vice Chair Johnson: Yeah, I think it's a good idea to provide screening that entire width. But if there was even movement in just, you know, maybe every 30 or 40 feet, the wall steps out, steps back, whatever, if there's room to do something like that, I think it would be a good move, we can definitely take a look that I don't have any issues with the building design and your material.

Chair Banda: Well, Vice Chair, I don't know if I do every 30 or 40 feet. But yeah, you definitely want to have some articulation and undulation on it. But 30-40 feet is a lot of movement; typical is 50-100 foot on this particular case is probably would be good on a big building. I guess it'd be scaled appropriately, at least from what we see in planning.

Boardmember Thomas: And is it just standard masonry or is it painted?

Chair Banda: I know integral color block is my favorite. And they've been doing and we pull up that wall design. You guys have that other?

Boardmember Thomas: Yeah. And can I jump in whether they're looking at that? swanky rendering on the 85th place side? He said it's basically going to be the same but there looks like there's Are you going to pop out the tilt panel? Because it looks like it pops out about four to six inches around those windows there the front corner of it. No, not near the front corner but that rendering right there where the white is around that window down to your right does actually so it will bump it does come out like three feet there. Oh comes out like three?

Applicant Albert Madrid: It's a wing wall.

Boardmember Thomas: No, I'm referring to this piece right here. But yes, that does come out another eight inches actually

Applicant Albert Madrid: Because it's the width of a panel. Okay.

Boardmember Thomas: Okay. So, you're going to double that panel right there.

Applicant Albert Madrid: Correct. Is that okay?

Boardmember Thomas: I like it. It's expensive. Good luck in concrete.

Chair Banda: That's evaluate issue okay. I have a quick comment on the wall real quickly, you know, where Malcomb typically uses the same wall with a split face 100%. I would recommend something that's complementary to the architecture. Integral colors preferable but painted will work depending on how on design you pick. But the one thing I've seen is that a cap block would be nice, that fits the architecture, whereas I've seen it where they don't have a finish on it, and they end up slumping some concrete up top and it just looks horrible. I haven't seen Ware Malcolm do I'm just saying I've seen it done a lot on site walls. But yeah, I've seen the 100% split face and it doesn't competent anything else and so like to stray away from that something that fits the overall architecture.

Boardmember Thomas: and long term that cap is going to crack and break. And it's just going to become, that's where the cap is going to become a maintenance problem. That dome cap.

Boardmember Green: Chair only I don't have any additional comments to add for the building or the wall part, I was going to make a comment on the landscape plan. I'm stealing this from Seth, our resident landscape architect, but the Live Oak, there's Live Oak all throughout the facility. That was it. That's the thing. If you're having cars parked there a lot, you're going to get a lot of sap dropping on this. And if people are parking there all day long. That's generally something you don't like. So just a consideration. I'm not saying you got to change it. But you might want to consider that for long term.

Boardmember Knudsen: See, my comment was, I have no issue with the alternative compliance. I think your color palette is well done. And I appreciated the work that you did on the residential side, to make sure that it had good aesthetics.

Applicant Albert Madrid: Thank you so much. Appreciate that.

Chair Banda: Okay, anybody else in the board? Lighting anything else? Okay, I'm not seeing the signage on here. I know it plays a small part. It's not commercial. But as you're doing your signage into the complex, it'd be nice to have something that's integrated, as opposed to just kind of an afterthought. I think it really plays well. So, your beautiful part of Mesa, beautiful part of the valley, I think it'd be a great touch on there. So, I have nothing else. Jennifer, would you like to do a summary of our comments?

Staff Planner Jennifer Merrill: The articulation of the building should be emphasized along Hawes since that's where most of the frontage is. The screen wall along Eighty-fifth Place needs more articulation with a change in plane at 50 to 100 feet.

Vice Chair Johnson: Yeah, I think something like 100 feet is actually pretty good. Okay.

Staff Planner Jennifer Merrill: All right. The wall should be integral colors. But that's ideal. Painted is okay. And then I missed the comment about the cap block. Was that something that is requested or?

Boardmember Thomas: Yeah, it would be requested. Because if you're just going to put a mortar cap over it, it's just going to crack and break. And it's a maintenance issue over time, cap block will add a little bit of design element to it. And it'll look a lot better.

Staff Planner Jennifer Merrill: Thank you. And then Live Oak is not ideal in the parking area.

Applicant Dennis Newcomb: We can still talk about it. We still can talk about it. Right? It's not a done deal. We have my landscape architects back there, he may differ.

Boardmember Green: I'm not going to argue that case.

Boardmember Green: The case from the resident landscape architect on the board who always makes that comment. So that's why I'm saying.

Chair Banda: Thank you. All right. We appreciate this. We're looking forward to this coming to city mesa. Thank you so much. Okay, on to we're gonna go out of order one last time before and I promise you guys, that's item DRB 22-00489. is located northwest loop a road on the east side of power road approximately 19.1 acres request from the view of an expansion to Monterey Park, including a proposed Express Library. And the applicant today is the city of Mesa.

- 3i 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) Requesting the review of an expansion to Monterey Park, including a proposed Express Library. Applicant/Owner: City of Mesa.

Staff Planner Josh Grandlienard presented the case.

Chair Banda invited the applicant to speak.

Applicant Ryan Nichols: I'll be happy to answer any questions for Chair members of the board, appreciate your time tonight. I'll point out in just a couple of things. The presentation you're looking at the renderings are a little bit outdated; you'll notice they look a little bit different than the board. What's on the materials board is the proposed elevation and renderings there, they reflect a little bit different of a color palette than

what was shown in the original presentation. The rendering you're seeing in the presentation was something that we took to city council previously, as we are moving into the construction phase of site grading and different elements of the first guaranteed maximum phase, which does not include the library but includes other parts of the park project. And so, as we went to present the contract to city council, this is the presentation we took to them that you're seeing and the renderings at the time are included in this presentation. But what's on the board is the most current elevation as well as the materials and colors.

Chair Banda: So, I'm going to open up with like a question since this is different from our typical libraries. And our typical libraries have been big edifices for many years, and we're taking apart make changes to them. Then we had the mobile concept that was floating around forever, which was great and concepts. It's been working. This is kind of that, you know, it's a little drop off zone, I kind of think it's unique. But will there be a need with maybe the number of requests for like a loading zone or something like that for this? Or is that how's that function here? On the small site?

Applicant Ryan Nichols: Yeah, that's a great question. And you may be familiar with the board members, we call it the Express Library that was on power road, and it had flooded out. This little library here is intended to replace that and function in a very similar in a similar fashion. But the intent of this library is to bring more access. And it's a limited staff concept, but it provides access library patrons, there will be some materials on site, there'll be a lot of interactive opportunities in the library itself. We are looking at drop boxes that will be located outside of the library also for materials to be delivered. On the north side of the of the site plan you're looking at, there is a drop box for people in the parking lot to drop books off to return them. And then again, there will be opportunities inside the library itself. It's about 1000 square feet inside the library. And there'll be materials and interactive opportunities in the library as well.

Chair Banda: Excellent. I do have more questions. I'm going to open up the Board for discussion.

Vice Chair Johnson: Sorry, did you mention what the hours the operating hours are? And whether there'll be somebody always there?

Applicant Ryan Nichols: Yeah. So, it's limited staff, but the hours. And I don't want to speak on behalf of the library. I don't know if they've determined all the hours yet, but they'll generally match the park hours. So, when parks are open, the library would be open. It has a remote access opportunity where a staff member doesn't have to be present for people to access the library. It'll use technology, very high technology, high tech access systems to allow patrons to access even when staff members aren't present. It'll have video cameras in different elements for safety purposes and provide all that different remote assistance and different things like that. So, the final hours, I don't think had been fully determined, but the preliminary conversations had been that it would generally match the hours that the park is open.

Chair Banda: Well, and before I go further into the board's comments, we do have a public comment that will provide a little bit of insight from the resident's standpoint. Lesley, can you read in that comment for us?

Staff Planner Lesley Davis: The comment comes from Ligia Fernanda Leite dos Santos at 2510 South Saranac the comment is "With the new playground, first phase of the Monterey Park Expansion, many teenagers have been using the area, what evidences the teenagers need to have a public area where they can recreate. The playground from the first phase of expansion is catered for kids age 5-12 years old, which leaves teenagers with no other option for recreation. Differences in the age group of teenagers and little kids has brought conflict for visitors of the playground Given the situation please take in consideration the inclusion of a teen area in which the youth can strongly identify as their. They deserve a public ..." And it's dropped off.

Applicant Ryan Nichols: Thank you. So, we received this comment. And we took the opportunity to call Alicia last week and spoke to her to try to understand a little bit more what her concern was. And we talked through that. And she was very nice and indicated that she does support the project overall, her concern, as indicated was whether we're providing an opportunity for the teenage youth to recreate and if you can go back to the very first slide after she referenced the Phase One of the project, which was the playground expansion, we've got, it takes a second. This is the photo of the expansion playground they just got put in, it's for the five to 12 age group, this is what she was referencing. And then if you want to go to the overall site plan. So, this overall site plan in the upper right hand corner is where that playground is located. And everything to the left, that you can see in this rendering is all the expansion of the project. So, this project is providing a lot of opportunities to for the youth, we do have four pickleball courts, we have the quad of Little League and softball fields, the library itself in it associated with the library is a little plaza seating area, which for teenagers that like to just hang out would be a great place. There'll be shaded and, and whatnot. So, there's a lot of opportunities for the youth. And as we explained to her the project, I think she understood that this is really providing another opportunity in addition to the playground that was previously provided. And I think that was the gist of her concerns and questions.

Chair Banda: Last question, from a programming standpoint, I guess is that you know, it? It almost seems like it's tucked away library and not highlighted and accented is and obviously, it's better for kids not to be on a hard corner. You know, I get that part because I have kids that ride their bicycles in the library to. But how is this going to be delivered that there's a library there? Is it going to have? Okay, let me just get to the point. City of Mesa usually uses like these blue signs are played down signs, and it really doesn't play well into the overall, hey, this is a mesa thing. It looks very a civic but doesn't have that playfulness of that, hey, there's a library back here, you know, drawing people to this spot. And I guess how is that going to be planned to draw people to this new library? Because it is a very unique concept. I think it's a wonderful addition to this park.

Applicant Ryan Nichols: Yeah, that's a great question. And as the city of Mesa goes out and does projects, we've had public outreach, we've had multiple meetings with the public, the neighborhoods, we go to the parks for, so there's a lot of involvement that's already occurred. And I know the library through their outreach program will continue those types of efforts. As we went and looked for opportunities of where to place the library. It wasn't always located at this park that we had considered various other locations within the city. And we felt like bringing this into the neighborhood provided the best opportunity for the local users, and really allowed us to take advantage of the Parkland and the park that we were already constructing, to save in cost and actually be able to provide a little bit nicer library than we might otherwise have been able to provide. So as far as being tucked away, that has been a concern. And in the site in a site plan where we located it, there's two elements that we wanted to take in consideration. One, we wanted it to be visible from the existing park and the playground and the school. And I guess I'll point out at this time also, when we did the playground opening, we opened that up and the adjacent elementary school will actually participate in the grand opening of the library. That's the type of outreach that I'm talking about to bring the environment in and to bring the families in. But we wanted the library to be visible from both the existing school and playground, and we want it to be visible from the entrance to the park. And the orientation of the library is set up to put the front and the glass structures that allows the light and the visibility, which is also a key element of the safety of the library. Since it's minimally staffed. We wanted to provide the visibility into the library and not make it look like your typical civic facility. And that's really one of the balancing acts that we have on this project. If you go to most parks, and you look at what the restroom facility looks like, it looks like a restroom facility. And we didn't want the library to look like that. And we really put a lot of emphasis on trying to create a building that stood out and didn't just look like another restroom facility in another park. And we feel like we've accomplished that through the architecture, through the through the significant amount of glass storefront with, with the color, you can see in the elevations, we're proposing some colors in the main posts and the roof beams to try to provide that setting apart from the rest of the park facility. There also be additional signage that we placed out in the parking lot that will identify this as the library within the park. And it's not just another park building.

Chair Banda: Okay, open up the door. I do notice where they placed the glass. They were clever, we all of us that do desert design are more familiar with where you place the windows. Board, Any other comments, questions?

Boardmember Thomas: What does the restroom facility of the inside of the Little League look like? Is it the design of this integrated into that or vice versa at all?

Staff Planner Josh Grandlienard: You're talking about the internal structure? Oh, gotcha. Part of the Little League.

Boardmember Thomas: Yeah Inside of the little league field area. Does that facility integrate at all to what this library is architecturally?

Applicant Ryan Nichols: Yes, it'll be similar nature. That's the fine balance that we're always trying to have working with our parks department understanding what happens in park facilities with graffiti or vandalism or other types of things. We have some pretty stringent design requirements that that our Facilities Maintenance Group have established. And it needs to be facilities that are easily maintained. And so it's not exactly the same structure and the same design. But it'll have block walls, it'll be a block building, it'll have a similar roof structure, the same roof material, the colors be complementary, meaning that the block will be the light color similar to what the block on the library and restroom facility will be. It'll have similar colors and form for sure. It just doesn't have the glass and other elements.

Boardmember Thomas: I just think that you're building two new facilities here. They should integrate and bond together. I mean, so to be able to see what that was kind of kind of look like would have been great.

City Manager Chris Brady: Actually, if you look at this, it's maybe hard to tell from this view. The Sports Complex really is kind of from a programmatic, it stands alone in this and will be secured, it will not be an open field for open play. It kind of gets that was the original intention of these play fields. Because when we went to the bond, election, 2018, there was a great demand, we got feedback for more ball fields. And so that's why it first started as a ball field, right? The way we build these fields, they are completely fenced out, it only gets open when there's a reservation or a league play or something like that. So, a lot of the time during the day, during the week. It's fenced off. The intention of the placement of the library and it's kind of, we, I guess, we could go back to the bigger view of this unique pocket library is to connect actually with phase one. And phase one is really a renovation of an existing playground area. So the color schemes that kind of airiness, was the intention to create that connection between the playground, the school, the playground, and then the library, if that makes sense. Recognize we've got this big ball field over here, but most likely the library's hours, which theoretically for us could be 24/7 because we are looking at not always staff but there's new technology that allows us for people with cards to come in and go into the libraries. But that's the connection from design and connection is school playground library. And that's why creatively put the bathrooms with exterior access because right now you have grandchildren and at the playground, on the weekends, there's no bathrooms in the area. So that will also help provide that service. So, I just want to make sure you understand the connection is really turning back to and I think if you see on the board and if we were to show you the colors and the kind of the palette of the renovated Park especially the shade canopies. You kind of see what we're trying to pick up on that connection, if that makes sense.

Vice Chair Johnson: So, the restroom that's part of the softball fields. Number one, is that is that already constructed?

Applicant Ryan Nichols: No, no, the softball fields are not constructed in it. So, in a future phase, it is it is all going into construction here shortly. These will, the plans are not complete. Obviously, for the library. We're in that process. We're starting grading and drainage work for the fields themselves here shortly.

Vice Chair Johnson: I'm assuming that you're required to have restrooms as part of the library because it is a building. It's a building code requirement.

Applicant Ryan Nichols: As Mr. Brady noted that the main purpose of the of the restroom was to provide for the entire park and not just the library,

Vice Chair Johnson: because of the softball fields, restrooms will be gated off right at some times.

City Manager Chris Brady: So, you're right. The point of having that library but having exterior access to the restrooms allows for us to serve the patrons of the library as well as the renovated park.

Vice Chair Johnson: it just seems like there's a little bit of redundancy in the restrooms if you're just looking globally at the park. There's two restroom facilities.

City Manager Chris Brady: Yeah. But again, that will be secured, and you won't have access to that.

Vice Chair Johnson: And they're okay.

City Manager Chris Brady: Only when there's games going on, and it's activated. But if you're there, let's say in the middle of the week,

Vice Chair Johnson: why, why is it designed that way that it's within a secure fence? I mean, couldn't you relocate one of the restroom facilities and have that serve the park at large and then have the libraries as a standard.

City Manager Chris Brady: With restrooms as we try to incorporate them with existing facilities, standalone bathroom facilities are a tremendous security and maintenance issue for us. And so even our hesitation to put bathrooms over here for this plaza was is was significant. So if we're going to provide bathrooms that serve the general public, we try to incorporate them where they can be incorporated into some other facilities space, again, that bathroom concessions are inside the sports complex will only be open when there is activity taking place there, whereas a library is most are going to have a significant amount more available access hours than the ball park.

Vice Chair Johnson: Yeah, I was just saying it maybe I was just trying to help you out. Maybe if there's if there is a way to consolidate that to alleviate some of your programmatic requirements that you might be able to, you know,

City Manager Chris Brady: we had that conversation about maybe having the bathrooms kind of somewhere they could serve for both purposes. Let me say this nicely. Our Park rep people said sometimes little kids and mother's trying to run from the one ball field all the way here to get that bathroom, just wasn't always practical. So, we, we went ahead and said, Listen, we need to do two (bathrooms). And again, it kind of

gotten to the point of standalone sports complex. were built with that out. That was this, that was the primary purpose of the entire project. And we've been fortunate that we've had some creative staff. You know, we lost our library that was buried inside the strip Power Square Mall and we had a hard time finding retail frontage. So, we decided to put it here in the park.

Applicant Ryan Nichols: And that really is programmatically that the parents watching the ballgames might have multiple children and one needs to use the restroom.

Vice Chair Johnson: Yeah, no, I get it. Yeah, it makes a lot of sense. I will tell you what I really do like about this. And this is reason I brought it up is I do really feel like because of the scale of this and the nature of its use that that transparency is incredibly important with all the glass. And so, as you kind of continue to develop the project, I can already see with the evolution of where you were and where you are now that some of that glass is starting to get value engineered out. So, whatever it takes to sort of make sure that that remains part of the project is I think important is it's a fantastic little project is really great addition to Mesa so much excited to see it and hopefully it becomes a prototype for other buildings in the valley.

Chair Banda

And the reason why I brought the metal toilets is because I saw that was the bathroom for them. So, staff was working there, you know, whether it be cold or hot day they're on an air conditioned unimproved bathroom space to use and that's that was my only concern is from a staffer using that.

Boardmember Green: I was just going to add a comment. So, I, I would focus a lot on the restroom aspect of this. It's interesting I as I've been looking at this, I actually I think this is a really unique and fun kind of a project. I think it's kind of a cool concept. I'm actually really familiar with this area. The comments I have are also around the restroom. My, my concerns, I feel like this building. In my mind, I feel like it has a mistaken identity. It's either a restroom or library, but it doesn't feel like it can play both is how I would describe it. My concern is with the restrooms being completely like a single entrance outside. It Well, let me back up for a second. The conversation about the restroom's proximity, if the intent is this to serve the playground, it's as far from the playground as it is from the ball fields, right? Like I don't, I don't see this necessarily serving the playground and having two little boys of my own. I don't. It's just, it's too far, like it's just not going to happen. But I guess the thought that I had was, even if we're going on the glass concept, if the bathrooms were just inside a glassed area, like literally you had to go through two doors, you go through one door into like a lobby or vestibule. And then you have the restrooms right there. That being it could be completely separate or isolated from the library portion for security reasons. But even just something as simple as that. I feel like all of a sudden, it's clear that those restrooms are part of that building, they service that building, but it also offers the opportunity for it to be a public access. But I don't know, I don't know how else to describe it. It feels like the restroom is cheap. And the concept of the library, I think is how I'm trying to put it having them completely open and accessible like that. So functionally, I understand. And I don't

disagree with that. I feel like once again, I practically I'm not sure this is going to serve as the playground very well because of the proximity.

City Manager Chris Brady: So yeah, and maybe I'll rewind to the playground. But typically, in this park, there's a tremendous amount of practice activity going on. And so that whole green space gets converted, there's backstops and soccer balls. So, it today there's nothing. Yeah. Recognizing that we build a library, we needed to have the restrooms and then saying, well, how do we make it work for the library, but also recognize that we have an existing gap in service. We're like, how can we address both of those at the same time? And remember, this library, if we can, if we were able to zoom in on this library, don't get to focus on just what's inside the walls, there's a tremendous amount of intentional programming that is going to take place outside of this. And one of the reasons we like putting it over here, those who know this area, there's kind of an elevation difference. And we're taking advantage of that. And the trees that line up, the separation from this part of the property as it drops down into the very lush green park is the idea to have this open kind of amphitheater programming. Storytelling space, that we also think a lot of our activities out here will be programmed outdoors. So, it allows us to again, provide that service to them a lot of and that's why we also have the tot lot spot. Is that on here. Yeah, that's right here. Yeah, so we expect that there's going to be a tremendous amount of most of the year, at least half the year, a lot of outdoor activities taking place. So again, sometimes we don't think about our facilities as having walls, we think about it as a programming space of activity in a certain envelope, some of it indoors, some moves outdoors, but we think of it as kind of one space. So that's kind of how we get to those shores.

Boardmember Green: No, I appreciate that explanation. To me, it's, it's a strong opinion loosely held that I have, right. It's something that that's just my feeling on it. That's kind of my thought and as it came across, but I agree with you in that sense of the experience. This is this building is an experience, right? It's and it's a unique experience in the city of Mesa in that regard, right? There's no one else where this exists. So, in that sense, I think focusing on the experience what they're going to receive the programming all that I think is a good concept and as long as you're maintaining true to that vision that's I think it'll be fine you know.

Chair Banda: I'd be remiss if I didn't mention that there's an opportunity here for cool sign that's the reason why I was asking about civic signs. You know, you show Mesa Express Library on the on the metal, but, boy, you know, a canopy edge sign that said a library by itself on it. facing that park and facing the school where you can see it, it would be it'd be that little bit of whimsy and folly to the site plan. That would just be a nice touch. So I mean, not required, obviously, it's going to dig into your costs, but it would it would make this have an extra little level of appeal.

Staff Planner Josh Grandlienard: So, and I just like to add the comment that signage is all through a separate permit. So, we'll add that as our standard language.

3b 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) Requesting review of a new Police Evidence Storage Facility. Applicant/Owner: City of Mesa.

Staff Planner Josh Grandlienard presented the case.

Chair Banda invited the applicant to speak.

Chair Banda: Okay, and is the architect available? Okay? Wonderful. I'm going to open up to the Board. I know, I'm going to have questions for the architects. I'm presuming. So will the board. So, Board I open it up to you guys.

Vice Chair Johnson: I mean, it's such a cool opportunity to build on this on this property. I know, this is just a police station. And this is a, you know, evidence storage facility. But this, this police station is just so cool. Like, it's one of my favorite buildings in all of Mesa. I mean, it's just a phenomenal example of mid-century modernism. And I feel like this, this design for all it is, and I know it's a very challenging thing, because it's, you know, it's now pushed closer to the street. And as all that more presents, and you don't want to you, you kind of want to play subservient to the that kind of heroic design that the that is the police station. But it just, I don't know, it's a challenging project, I feel like you've got the colors going for you. That's, that's working. But as far as the character of architecture, the language, it's not playing well, with one of our favorite buildings in Mesa. And so, I feel like maybe it's a little bit of our design standards were in their heads. I can see the attention to the movement. Yep. And, I mean, it's just completely at odds with the, the police station. So, you know, it's, it's a tough thing. I'll point out one detail that really, I'm struggling with is, let's see, go to What page is page 14. Yeah, see, see that move where the, you've got the eyebrow kind of a nod towards the police station. But the way that we've stepped our parapet walls up and down to meet the design standards, and then we've got the eyebrow on that, to me, that little detail just screams like, I'm like in a shopping center. It's, it doesn't, it doesn't feel like civic architecture. So I would say most of my most of my issues with the design have to do with the treatment of the top, the parapet wall, and the movement there. And I'd like I would, I would encourage you to take another look at it. And without, you know, take the shackles off without the 50-foot movement standard.

Staff Planner Josh Grandlienard: Just so I understand so I can convey it back to the applicant you will be overall supportive of that alternative Compliance in order to maintain that language?

Vice Chair Johnson: here, I want you to do what you feel is right, from a designer standpoint, and for responding to the existing architecture. And I feel like the right thing to do is seek alternative compliance on that, that particular requirement.

Chair Banda: So, I leaned on Paul. So, Paul's a really good architect. He's got a great eye. And the reason why I lean right over to him first, why he's gone first. So how do you feel this plays with the mid-century architecture? And I asked that because this is a standalone building it checks the boxes. But the difference is how it plays on site. And that was my concern. That's why it says how do you think it plays? And you're right so I look at this building here. There's a couple of details I would bring back to his former

glory on just on railing and screening and stuff like that to bring it back. We others there's something iconic about some of the buildings we have down here that one point in time was the other kind of ugly, well, it's all in the eyes of the beholder, but that mid-century look is classic, The finestre block, the streamlining of the roof lines, some of those details, they play forever, and they have something that was kind of good and iconic. So I appreciate all your comments. I'm sorry to throw that out yet, but I guess I can today

Vice Chair Johnson: no, no Yeah, I mean, please don't take offense to I just, I just feel like there's probably some work to be done to get it to really play nicely

Boardmember Thomas: I'm not going to detract; I wish I wish that they that they blended a little bit more together. I like the existing headquarters. I do like the, the high eyebrow. I'm not quite as finessed with my words on the architecture side. But it just that, though, the white roof line across there, the way it carries on the existing headquarters. I mean, if it was to carry some of that into there, I think that to board member Johnson's comment, I think sometimes we get too wrapped into making our buildings look so modern and everything. And I think that there is something to say about some of our older architecture that we have around. And I think that we can carry some of that in and make this look a little bit more blended together.

Boardmember Green: I had a question, Josh, is this replacing the existing building? Is that part of the second street district, the historic district at all or not?

Staff Planner Josh Grandlienard: I don't believe it; I believe it's technically just out.

Boardmember Green: And I guess that was that's kind of where, so I echo some of the comments that were made. I honestly, I don't really have many concerns about the building. But I think if you consider in the context of how it fits in with what's there, the building that exists already for the police station, but then also, just across the street, you've got the historic district and trying to kind of merge these two different points in time together into this building. Right? It's a challenge, to say the least. Right? And I don't envy the person doing it. But think it's something to consider is how do you kind of bring in some of the history, if it was a historic district, it would say don't match it, but complement it, right. I mean, that would essentially be the direction. So, think about that. Think about the elements that are there, I would echo those comments that were made there. I am supportive. Honestly, in either direction, I feel like there is some work that could be done to kind of blend this together with the neighborhood a little bit more, as well as the builder out there, I think that it's going to have a presence for many years to come. So, this is the opportunity.

Boardmember Knudsen: Um, I just wanted to say that I think your color palette, and the hard finishes blend very well with the existing building. So, you don't need to do any tweaking there.

Vice Chair Johnson: I'd like to just make one more specific comment. So I think there's some really nice moments within the design. But the other area that I think that needs some particular focus is if you're rendering 13, just that that corner, it feels very massive

and a lot of CMU on headquarters. So, if there's some way to I like the way that you've treated the south east corner with that metal panel, kind of almost like a floating element that really alleviate some of the massiveness of that corner if there is a way to somehow reduce the visual mass here on this corner, because again, you're competing with that with at a police station.

Chair Banda: There's not there's no relief with class or openings or anything.

Applicant Michaela Chelini: I will note this particular corner of the building, the way the footprint of the facility is oriented, this is mostly storage in this space, and we wanted to limit windows and things like that. So, like you said, it is a challenge trying to plan the security aspect as well as the aesthetic aspect, especially with us being in the downtown.

Vice Chair Johnson: How tall or how many stories, is this two stories? They are okay. Yeah. Well, you know, I think there's one thing you can do, you know, whether it's cladding over the CMU or possibly just a different treatment of the CMU if you can do like a texture in the CMU or something. But I think I think you should take a look at that corner.

Boardmember Green: Can I add one more specific comment too about the fence? I think tying this in with the existing fence, so I see the fencing, you've got the protection there, but there's something characteristic about the fence that's there right now, I think and maybe others would agree or disagree, I don't know. But having kind of those two block pillars and then having the fence in between it. I feel like that if you to match that or complement that, I think would be important here at you've got areas where you've got basically solid fencing. And you've got some other areas where it's just pure view fence with a security fence. I think you got to go one way or the other and try it. I think getting closer to what's there might be, might be a reasonable thing to do.

Chair Banda: One of the things of the current midcentury buildings have throughout the old designs is they actually have lighting integrated into the canopies. Well, they hang from the canopies here. But I think there'll be an opportunity here to no matter what design you do, if you've got that, you know, an accentuated canopy to integrate some sort of lighting into it. Soften the overall look to create some great accent lighting through here.

Applicant Michaela Chelini: For our next meeting, would you like a nighttime rendering to see kind of how that lighting would look?

Boardmember Thomas: Yeah, wonderful. It would be great.

Boardmember Green: I will never say no to a rendering.

Chair Banda: Oh, perfect. Okay, any other comments from the board? Okay, hearing none, Josh. Little summary be awesome. Yeah, but little, just keep it little.

Staff Planner Josh Grandlienard: So, I think I combined about three of those comments all together. So, we just would like to maintain the existing either roofline or so some consistency with the existing mid-century modern. And it sounds like overall, we'd be generally supportive alternative compliance in order to achieve that, just due to the way our current design code is written. In order to maintain that existing look of that midcentury existing headquarters overall. Also provide a nighttime rendering to show the integrated lighting within the canopy just make it a little more clear. And then also try to maintain or complement the existing fence fencing around the facility, as well as try to reduce the visual mass along the northeast corner, which is shown on screen as well, either through cladding or a change of texture on the CMU blocks.

- 3c DRB22-00158 District 1.** Within the 0 to 200 blocks of North Val Vista Drive (west side). Located north of Main Street on the west side of Val Vista Drive. (4± acres). Requesting the review of a self-storage facility with RV and boat storage. Nathan Palmer, Applicant; Intelliguard Group LLC, Owner.

Staff Planner Charlotte Bridges presented the case.

Chair Banda invited the applicant to speak.

Chair Banda: Okay, thank you, Charlotte. Would the applicant like that add anything else to the presentation here today? If you can come set up the front, in case we do have questions. I open up to Board for discussion. Board, do you have any other comment or questions?

Boardmember Green: Charlotte, can you clarify a couple of things for me. So, I remember reviewing this project couple of years ago. Other than the two stories, this actually looks quite a bit different to me than what I recall. I'm just trying to understand what really has changed here from what we saw before. Architecturally, I guess.

Staff Planner Charlotte Bridges: Chair and Boardmember Green. Other than it now being single story, it's a different color palette, the original color palette was blue, or had the blue accents. As far as the materials and things, I'll let the applicant tell you what the differences are. He's obviously more familiar with the differences are than I am.

Applicant Brad Boyles: So mainly, it's just the colors. So, Extra Space will be managing this facility. And that's the branding new colors that we're using. So, basically, what was blue is now green. Previously, it was going to be Lifestorage.

Boardmember Green: So, the tenant is changing. There were some comments made I know last time about the maintenance of that Oleander hedge that is adjoining or between you and the other place. Is that staying or is it going?

Applicant Brad Boyles: Yeah, so we actually reached out to the owner of the Val Vista RV Park, and we had a really good conversation. The citizens really wanted to keep the oleander hedge. So, we're going to be adding more Palo Verde trees along the west property line to make it dense. We're going to redo the drip line and all that. So, the

hedge is going to be on our property line, the fence is going to be on their side of the property line, and we are going to maintain the hedge.

Boardmember Green: Okay, that's that was my next question. There was a question about maintenance. If I recall, there was some discussion about a wall being placed, perhaps on your side. The two comments I have mostly pertain to the landscaping. I have oleander hedges at my house, and they are a maintenance nightmare. They grow like weeds; you can't get rid of them. And they're huge, right? So, consider that in terms of how you're planning maintain it. They will take over anything that's near it, too. So be cognizant of that. And then, I think I should make a recommendation that Seth would make, reconsider the use of the live oaks near the long-term parking. I think he would say something about that.

Applicant Brad Boyles: We just took that into consideration for the residents. It's what they really want and they support it.

Vice Chair Johnson: I don't have any comments. I think it's a nice facility. Very nicely done. Thank you.

Boardmember Knudsen: I had a question. So, you've obviously been in contact with the residents and they didn't have an issue at all with it being two stories.

Applicant Brad Boyles: That's correct. The shading was the most important thing to the neighbors.

Boardmember Knudsen: Okay, very good. Thank you. I was going to ask if it was Extra Space Storage and you said it was.

Applicant Brad Boyles: Yeah, that's their custom color, Wasbi Green.

Boardmember Knudsen: That's what I was thinking. On your color board you have a chartreus yellow. Where is that used?

Applicant Brad Boyles: That's just the color of the bollards that are throughout the site. The bollards are a safety yellow. That color is not used on the building, just the bollards.

Boardmember Knudsen: Okay, thank you for clarifying that.

Chair Banda: I think it looks nice. The facade is broken up really well. I just want to make sure that the pathways coming from the public road are like a change in material and color. Besides that, you do show three different types of lights. The one comment I said last time was 4000k or less with the color palette. So, that's all I have. I think it looks better this time. It really plays well with the two-story look, because you really bring up the facade a little better.

Applicant Brad Boyles: I like how much more glass we're adding to it. On Val Vista, it's really gonna pop out and then also on the south side as well.

Chair Banda: It has a lot more visual interest at this time. So, I do appreciate it. We're looking forward for this one coming of Mesa. So, I probably should ask for Charlotte comments. Summarize.

Staff Planner Charlotte Bridges: Chair and Boardmembers, Boardmember Green talked about making sure that they're maintaining the Oleander hedgerow along the west property line and then consider replacing the proposed Live Oak trees with a different tree.

- 3d DRB22-00288. District 4.** Within the 400 block of West Holmes Avenue (south side). Located north of the US 60 Superstition Freeway and west of Country Club Drive (±0.8 acres). Design Review for a multiple residence development. Taylor Fracasse, Fracasse Architecture, Inc., Applicant. RWI PROPERTIES, LLC., Owner.

Staff Planner Jennifer Merrill presented on behalf of Sean Pesek the case.

Chair Banda invited the applicant to speak.

Chair Banda: Okay, thank you would the architect like to add anything else to this? Or the online architect? Okay, I'm going to open up for the board for comments at this point in time and we'll deliver those comments to them if they're not online.

Vice Chair Johnson: Well, I just had a question about part of the elevations that I wasn't quite understanding. Jennifer maybe you know, or did you work with the applicant? Are you sitting in for Sean so maybe you don't know there's what appears to be like a metal eyebrow that cantilevers out it feels odd. I don't know another way to say it, but it just feels odd. And I'm not sure I'm understanding it. Because all I'm looking at are elevations. But yeah, I would say that feels like an awkward element on the building that I would question the applicant about. The rest of it is, I think, looks pretty good. I do. I do like kind of this the movement between the building forms and this kind of continuous balcony element. The other element that I'm not a huge fan of is that mustard color with the, with the diagonal colors through, but I think that's just a subjective move. So, I'm not going to challenge that. It's just, I would say that the one thing is the massing of that metal eyebrow seems a little odd, and I'll leave it at that.

Boardmember Thomas: So, I can't find this perforated material.

Vice Chair Johnson: Probably is not corrugated vertical BD.

Staff Planner Jennifer Merrill: Yeah. Chair, Boardmember Thomas, the vertical striped areas are the metal.

Vice Chair Johnson: I believe. So. It's perforated and what's behind it? Right? Exactly.

Boardmember Thomas: Yeah, I'm a fan of corrugated material vertical like that. I'm not sure I'm a fan of the perforated like that. Can't say I've really seen much of it, if ever, but

I would like to know what that is behind there. Just because that can become a maintenance issue. If they're going to paint that white behind it or whatever it's going to be - a different color. You're only going to get that one time. And then after that, you're going to paint it whatever color you're going to paint your

Vice Chair Johnson: Does it say perforated on the material boards? Maybe that's just the set this submitted for the profile. So, what does it say for BD? So, it says corrugated right here? It doesn't say anything about perforation on the drawings. Correct.

Chair Banda: My only concern today is that we're going to have a number of questions and making recommendations without them being able to answer to them, it's going to be a little bit challenging. Yeah, I would recommend we bring it to next month's hearing when the applicants available. But that's just my recommendation. I won't be here next month.

Vice Chair Johnson: Are the unknowns, significant enough for us to hold it up?

Chair Banda: Well, when it comes to the vertical materiality of the elevations? I mean, I would say that, to me, that's concerning. Unless you want to make comment that specific recommendation

Staff Planner Lesley Davis: I think he's going down the same line I was if you wanted staff to work with the applicant to come up with something that was a vertical metal material that's solid and works with the rest of the design.

Vice Chair Johnson: I hate to set them back a month. I'm not sure why they're not here. But you know,

Chair Banda: The other option too is maybe we can have our questions and you can email out the what the actual answers are the solutions where and I know it's an extra work on Sean too, but it would keep them moving forward if we're able to do that but like So personally, I look at that the corrugated material when in the length, those runs aren't significant enough. Where you're going to really get a lot of movement, you're going to get only get a few movements overall. And how's that going to play overall to the facade? That was my concern, so I like to use a metal. The other thing too, I was going to make comments on to is there is no, you have a finished material in certain parts, but most of it has no finish has no detail. And that's part of the modern but I think about just that metal, you know, how is that finished? How are we going to cap that? How are we going to have a terminus at that roofline? Especially with large movements like that? Yeah.

Vice Chair Johnson: Well, I think I think they are showing some kind of coping at the top of where they showed the middle panel. There's a tan element that is a coping, So I think that they have something in mind there. I don't believe it's noted. But yeah, I would say for staff's review, just make sure that they're thinking about the parapet detailing. And that they have a refined thought.

Chair Banda: Yeah, because they showed the windows in that, that detailing and I'm thinking, how's that Windows going to play in there too? It almost seems like it's tacked on there doesn't see me because actually, I bring this up because I worked a designer that didn't have a solution. And the solution didn't play well. And so, I the corrugated with the metals or with Windows, there was no true finish. So, like we saw right now with ARC, they presented the storage facility, he actually did the, the metal surrounds around the windows, something like that, with this corrugated that would read well, but having no true finish there or interaction between that window and that corrugation it's not going to play well, it's gonna look a little rough and uncut and unfinished.

Vice Chair Johnson: So, we can say that we don't have an issue with the corrugated metal panel. But we do want to that you pay attention to the detailing around windows and tops of walls,

Chair Banda: it's not paying attention to detail; I would actually integrate some sort of detail around the windows. Yeah, that would actually look really nice. And then having a detail least along the parapet that has a solid terminus that sticks beyond the corrugation. I think they play well. And then paying attention, to what's behind there, you know, color wise, material wise, that's going to be key to this whole design to that's me just listing a couple things.

Vice Chair Johnson: Yeah, I will say that I don't think that. I don't think they're intending it to be perforated metal, but they've got some issues just as far as you know, the construction of a wall type. Because now you're introducing UV lighting onto the underlayment. And that's could be architecture, the use of a perforated panel like that is typically like, suspended off of a wall to screen. So, but I don't think that's what they're trying to do here.

Chair Banda: I think that's yeah, and that's why I was trying to get at it's like, we could answer a lot of questions later. But if we can make that comment that at least if you are going to corrugation I think the play between the windows and the corrugation if it has it, where it actually interacts and plays with it, or it would be a lot better than just letting it finish or pay attention when you talk. It doesn't play well. I've seen it unless it's small corrugations small, you know, waves or undulations.

Boardmember Green: So, the only other concerns that I have are related to the eyebrows, you know that with the relevant scoring yellow mustard color. But I'm also concerned about the railings and the balconies. I don't know. I know there's been discussion Yeah, screen of property or other things that get stored out there. I know there's other ordinances that take care of that, but, but I was also considering the matching of the railings to the bottom portion around those private patio areas. And in my mind, I feel like you've got these railings that come down along the stairway and maybe that should tie in down below as well. Understanding there's security considerations here too. So, I think it's just something to consider there's I wish we had the architect to be able to comment on it

Chair Banda: This case is not going through any type of rezone, is it? Do we know because this this area here was predominantly like a business park?

Staff Planner Jennifer Merrill: It was a proposed rezone.

Chair Banda: The other thing too is on such a small site, making sure the integration of the canopies we always make that comment plays with the overall architecture, whether it be colors, steel whatever. I think that would look nice because it's been such a prominent thing on such a tiny site. For me to colors 4000 or less, this is a modern building, I think that would play well. And then then finally, architectural lighting and architectural enhanced lighting on such a small site accent lighting goes really long way. Pretty warm. So then 3500 would be the recommended 3500 or 3000 would be the warmer. Thank you, Jeanette. I appreciate it, you know warmth more than I do. So that's all I have a look at landscape plans specifically. You know, I always the one thing I've done is I banked on Seth for so long. He's got it. So, anybody else? Okay. It's gonna be a unique little project, though, on such a tiny site. So, Jennifer provide a summary for us.

Staff Planner Jennifer Merrill: Of course, chair a lot of the concern was around the corrugated metal. The elevations don't show it as perforated, but the material board has a perforated example. And if it is perforated, there's concern about what is overlaying in terms of not only what it looks like, but how that material behind it would weather over time and color. So, if they are doing the corrugated metal, there's concern about whether it's perforated, and my understanding is that you'd encourage them to do a non-perforated metal. The edges of the of the metal panels need to be defined. At the parapet there might be coping there but it's not clear based on the drawings, and especially around the windows, if there was metal surround around the windows that would be best. The cantilever eyebrows appear heavy. The yellow mustard color, I believe there was concern with the yellow mustard color, but I don't have a direction.

Vice Chair Johnson: Yeah, that's just a personal preference. I think the I'm not a fan of the color or the joint work on that. But that's just my opinion. I don't think that they have to resolve that if they don't want to.

Staff Planner Jennifer Merrill: The metal railings are open and there was concern about any storage that's out there. And I believe there was encouragement for the metal railing design to be better integrated with the building architecture.

Boardmember Green: It's I'm thinking about security and I'm thinking about tying in the upper and lower stories in terms of what is around those patio areas.

Staff Planner Jennifer Merrill: So, a consistent design for the patio surrounds rather than having the first floor be solid and the second floor be open.

Boardmember Green: Yeah, that's kind of the feeling that I had I it's not a hard one, but that's something I'd maybe take a look at.

Staff Planner Jennifer Merrill: thank you. Integration of the parking canopies into the design into the architectural design of the building in terms of color and massing, and then the lighting should be 3000 to 3500 Kelvin. And Accent lighting is encouraged.

Boardmember Green: Chair, can I make a comment on that landscaping? I was just looking at the landscape plan. Do you know, the turf areas that are designated are those is actually grass or is there going to be artificial turf?

Staff Planner Jennifer Merrill: It was my understanding that that's actual grass. I didn't see anything about artificial turf.

Boardmember Green: Okay. It's difficult to tell the size but these are really long, narrow strips. And I just know watering. Watering long narrow strips tends to be difficult. I know enough about our landscaping to know that. The only other comment I would say is the planting palette. I'm not going to comment on the planting palette like what plants are being used, but it looks like there's a lot of them and they're all very linear. It's very geometric and if that's the intent to go with the architecture, great I just this it's I think what I would say is it's definitely not a natural palette or natural plan I think this is very much a structured planting. And if that's the intent to try to go with the building, I think that's, you know, it's been achieved, but I just make sure that those mesh

Chair Banda: you mentioned something, and I forgot I was one of my comments I had Jennifer, I would like to add, we had a different project in North Mesa where they had like, 29 units on a small site. And the one comment that we kept on getting over and over was like, you know, you didn't create enough active space for that many units. And I was looking at that barbecue pavilion, it was like a 10 by 10. I don't know if that's a pavilion or just a remodel that point in time. So, if they can provide something a little bit more shade active area for that many residents? I think that would be a better amenity for 24 units. It's a tiny little canopy.

Vice Chair Johnson: Yeah, I think that the turf areas actually provide some of that. I mean, the one is a dog run, but the other one out in front is I can see that being used by the residents.

Chair Banda: No, I'm just talking about the only the barbecue pavilion area, that bench area, the area where people are going to be hanging out, since there is nowhere else to do it. And it's like, you don't think about it sometimes until it actually gets built. But there's usable area.

- 3e DRB22-00400 District 4.** Within the 1000 to 1200 blocks of east Sothern Avenue (north side). Located west of Stapley Drive on the north side of Southern Avenue (0.82± acres). Requesting the review of a restaurant with a drive thru. Alex Pitrofsky, Applicant; JPMorgan Chase Bank National Association, Owner.

Staff Planner Chloe Durfee Daniel presented the case.

Chair Banda invited the applicant to speak.

Vice Chair Johnson: I don't have any comments.

Boardmember Knudsen: It's nicely done. It's a good use of a former Bank building.

Boardmember Thomas: Yeah, I'll agree with that. It's a good reuse of the bank building. I would like to see some better angles to show the integration into the other buildings. If you look at the other shops, buildings that sit on the hard corner, you can see how well those two particular buildings are integrated into the span of the grocery store and the rest of the buildings there. There is some painting that occurs that didn't quite carry into the reintegration to the larger box store on the south end, but I do think that there is some opportunity to do more to integrate the site, but again, I think it's a good reuse.

Vice Chair Johnson: Scott, is the rest of the shopping center more of the topes and tans.

Chair Banda: Yeah, its range workout, right?

Boardmember Thomas: Yeah, it is the Pros Ranch Market.

Vice Chair Johnson: Yep. I mean, I don't know, I feel like with this, I don't know if we're not supposed to know who this is. But it's that's on the site plan. If it's a little bit more fresh, I think the canopy that covers the drive thru is also making it a little bit more edgy than what the rest of the shopping center is. I feel like deviating from that, I feel like it's appropriate for that particular tenant.

Staff Planner Chloe Durfee Daniel: To jump in a little bit, this case, and the case directly after are both in the same shopping center. And they're tying together partially in the fact that they are trying to maintain but also update the overall shopping center.

Chair Banda: So, refreshed throughout the home. Yeah, exactly. Yeah, the palette here.

Vice Chair Johnson: Yeah, that's definitely a lighter brick, is that new brick that's on there? It's existed, okay, but there's a lighter, stucco, right. And what you would see on the rest of the facility, or the existing photos on the screen. Yeah.

Applicant Alex Pitrofsky: We're actually in the process right now of repainting the entire center and actually might be completed this week. And it includes a few of those colors that are on the Habit Burger that we're showing. We're implementing a few of Habit's branding colors on there, as well as we're painting it to match what is now very new paint on the overall center.

Vice Chair Johnson: So is the brick color that we're looking at on Google Earth is a red brick, but in the elevations, it's indicated as it's just black and white linework. Is it? Is it intended to be like re stained or painted? Or is it like does it match to renderings? Or does it match what we see in these photos?

Applicant Alex Pitrofsky: We are repainting that red brick.

Boardmember Green: I think it will do. I was going to say is if there is an attempt to tie it in with the center. I think the same brick is on the centers, as I recall, at different points. And if you're trying to tie it in with the center, I feel like it's getting painted their great painting here too. But other than that, I don't have any concerns.

Chair Banda: You know, I actually don't have a problem with it being apart from the center because it's a free pad on there, too. I mentioned this in the past and I think Paul was here at the time and actually Paul wasn't here at the time, but I mentioned a conversion, adaptive reuse as well. Oh, and it stood apart from everything else in that Plaza and boy does it. It was so simple, and it's so iconic to that corner. And so I think that's refreshed. And the one thing I would say is that I would make that canopy more fun, or that drive through is.

Vice Chair Johnson: Just looking ahead at the next project, right? There's definitely a correlation between the canopies on this next project and the one we're looking at now. Right.

Applicant Alex Pitrofsky: And that was definitely something that staff had asked the applicant to include a canopy especially given both are facing both drive thru windows are facing the street. We did want to provide more shielding from the street as well as more of an integrated and architectural integrated canopy design, given that the existing canopy for the bank was on the other side and that did help kind of reorient and repurpose the site into a restaurant from that.

Vice Chair Johnson: Are those trellises? Are they canopies? Like are they open with slats? On this one on this one that we're looking at, I'm jumping ahead

Applicant Alex Pitrofsky: Yeah. The intent at least at this stage was for it to be completely covered with no perforations. If the city would like to see perforations, we can definitely do that we had several projects where we've done that within the canopy. So, any suggestion that the City has we can we can work with the intention right now was just for it to be completely covered and provide shade for that nicer canopy.

Vice Chair Johnson: Okay, if it's a matter of function, but I do like the when it is a lattice system that to Shawn's point, that it does add a lot of visual interest, right. And I think my get to the, what you're going for is like little more playful.

Chair Banda: Yeah, my point being these adaptive reuse, you know, the form of the bank was already good. And you're using that form, which is fine, I think. But to create something a little more playful, a little bit more fun. It's kind of that whimsy, it's a kind of that detail that really kind of makes it stand out especially because you're going from something that was very institutional like a bank to something that's supposed to be inviting, like an outdoor like a dining area. It's almost for dining and the other Habit Burgers I've seen have had that outdoor dining space, and this does not and so with that, I think, you know, having that canopy that's playful and fun would be nice here.

Staff Planner Chloe Durfee Daniel: This one does have an outdoor patio, it's just on the opposite zone.

Chair Banda: It doesn't have that covered area to for it or no.

Staff Planner Chloe Durfee Daniel: I do not believe it is a covered patio.

Chair Banda: I think that would be that'd be an opportunity missed to not have a covered area and Arizona for outdoor dining is

Applicant Alex Pitrofsky: The patio covered. It's a section of the original building. We're building two walls on the interior space and then opening up the patio to the exterior. So if you'd look on the elevations, you can see that there's some glazing being added on the north and east elevation.

Chair Banda: Perfect. And I overall I think this is a well-done project. So, I just was making mention of that drive through canopy. Besides I have no other comments. And we can do a summary glory.

Staff Planner Chloe Durfee Daniel: I appreciate that. I do have two clarifications. If I could ask, originally from the beginning of the board's comments, there was some concern on better integration. Is that comment something that we still want to work forward on? No. Okay. Thank you. And then the second clarification was it did sound like you wanted the overall full canopy to be trellis to was that the full horizontal and vertical sides? Or is that just one or the other?

Vice Chair Johnson: I'm not going to stipulate that. I think that it's something to consider, but I'll leave it to the applicant. Would you agree?

Chair Banda: No, I would leave the applicant to, especially the architect, to integrate that design overall into this which has been carefully intended for everything they're doing here. So

Staff Planner Chloe Durfee Daniel: Awesome, then overall it was just mainly the board had good thoughts on the design and the effort to integrate with the overall rest of the center and to just consider a couple updates or alternate design ideas including that trellis like canopy.

3f DRB22-00416 District 4. Within the 1000 blocks of east Sothern Avenue (north side). Located west of Stapley Drive on the north side of Southern Avenue (0.96± acres). Requesting the review of a restaurant with a drive thru. Alex Pitrofsky, Applicant; SimoneCRE CSH II LLC., Owner.

Staff Planner Chloe Durfee Daniel presented the case.

Chair Banda invited the applicant to speak.

Chair Banda: I've seen a lot of these kinds of buildings. I do appreciate it. This is the one I was talking about when I first walked in, by the way, with the look they're doing here, but the one thing I wish they did, especially because it's on the southern side is that canopy right there, the dining canopy. If they did something for signage, or some sort of little detail on there, that would kind of give a little bit extra something from the southern side, I think that would look really sharp, but not required. But I think that would just look sharp and inviting from the southern side. Because the overall architecture is simple. And it meets you know, it checks all the boxes, but that little detail would mean a lot to me to see that kind of detail on this simple building

Vice Chair Johnson: like a nice simple building. I do have one question did the height of those parapet walls that pop up? Are they screening any particular items on the roof? Where are they?

Staff Planner Chloe Durfee Daniel: It does not look like it I would say just below.

Applicant Alex Pitrofsky: The parapet is fully screen all HVAC units that will be on the roof.

Vice Chair Johnson: So, I would say just from my I proportionately I feel like they could they stick up a little bit too much like towers. They can come down a couple feet. But I mean that's nitpicky, just a personal preference, but I really like what you've done here.

Chair Banda: So, scaling wise, it makes it to vertical. It finds the screening you're saying it shouldn't make

Vice Chair Johnson: if it's not screening anything, then I think they could stand it. Those elements with the signage and the stone tile on it, they could come down.

Chair Banda: I would agree with that statement.

Staff Planner Chloe Durfee Daniel: Based on the elevations it does look like the HVAC units are lower, but the applicant could correct me if I'm mis-reading that.

Vice Chair Johnson: You said that they're screened by the parapet wall.

Chair Banda: Yeah, so it's going to get covered anyway.

Applicant Alex Pitrofsky: Right, we can drop it up a foot or two to get it from the vertical tower.

Chair Banda: I think it was a great, thank you. Anybody else?

Boardmember Knudsen: I wanted to say that I appreciate the warmth of the wood. It's a cool color palette. And it really brings warmth into it. Plus, it also relates to the other conversion, the bank building. So well done.

Chair Banda: Yeah. And they did the warmer lights to complement the wood too. I noticed that as well. We're going to go agreed to everything else. Perfect. I think we have all our comments glowing.

Staff Planner Chloe Durfee Daniel: Thank you chair. There was a soft recommendation for a southern edge canopy sign that I will pass on to the applicant, and they will do as they will with when they get to that point. Otherwise, they think the board had the recommendation to bring down the parapet height. Was there a specific height that we were looking for? Or was it just to have it lowered?

Vice Chair Johnson: just to clarify, I'm not talking about the parapet, just those elements that pop up, we'll call the tower elements. That would be the part that I would recommend. But again, as like the other comment, that's a soft recommendation.

3h DRB22-00480 District 6. Within the 7200 to 7400 blocks of the South Crismon Road alignment (east side). Located north of Germann Road on the east side of the Crismon Road alignment. Requesting the review of an industrial development. George Pasquel III, Withey Morris PLC, Applicant; Cubes at Mesa Gateway LLC, Owner.

Staff Planner Cassidy Welch presented the case.

Chair Banda invited the applicant to speak.

Applicant George Pasquel: Chair, members of the Board, our architect is also on the line, Mike Moran, I think he probably be best to kind of dig into some of these questions. This is the third time we've been in front of you now over the last not even a year. So we are continuing many of the same things that you've already sort of directed us towards and improving upon some of those. But as Cassidy noted, there is some clarification that I think Mike can kind of get into so it makes sure we are fully coming forward with what you are expecting and we understand your previous comments on buildings A/B and how we might adopt them into this project.

Applicant Mike Moran: We are the architects for CRG the developers of this project. So, when we discussed this design thematically, for building C previously and for buildings A and B most recently, we collected some commentary that we tried to apply to building D as best we could. And so, of note, we have revised the design of the freestanding canopy so that the fascia of the canopy has the orientation and profile of the roof cornice as opposed to the eyebrow down low. And we've changed the material of the columns to be clad with the split-face veneer masonry that we're proposing for use around the building entries in it certain selected recesses in the building facade at the base. So, we are seeking your input on the on the revised appearance of that. We also would like to talk a little bit about our selection of this split-face masonry product during the conversations about buildings A and B, there was an encouragement to consider ground phased smooth products. And we didn't really say anything at the time. We weren't able to put our thoughts together and make a comment about that. But we feel it's pretty important for the masonry to be compatible with and extend the idea of the texture that's used in the in the concrete form liner. So, we'd like your consideration or

second consideration or reconsideration maybe of you know sticking with the split-face CMU veneer around the entry so that the integrity of that texture as it's expressed in the design can have a good relationship from the concrete surface that we're texturing to the masonry products that we're using. So, I think that's primarily it. We did have some commentary about the kind of entourage that was shown in the drawing. And we were showing tables with umbrellas just to add a little color and show what it could look like. But we didn't we didn't want to suggest that, that we wanted to provide more covered area. So, in this rendering series, we just showed typical furniture. And you know, we don't want to constrain the tenants, the future occupants as to what they what they have to put out there that was really shown for character development. So, we have elected to stay with the simple freestanding canopy in this proposal.

Chair Banda: Well, this is the chair, I really appreciate some of these updates. I do appreciate a clarification on the we'll call it the relationship between the split face material and the actual overall texture realization of the material of the building. So, I'm going to leave it up to the board. I'm okay with the change on buildings A/B and as presented here and see anybody else have any concerns with the change?

Vice Chair Johnson: No, I agree. Yeah, that's good clarification. Yeah.

Boardmember Green: I think the only thing I was trying to get maybe some additional insight on his site, the element that you're talking about where you brought the canopy, and I appreciate that I think it looks really good. I don't know when we call this outlining of the red box. It happens mostly just at the entrances. But it doesn't happen at the other sections where you have you have to read. But it doesn't look like it's outlining the entire thing was just on the bottom, is that is that correct? Am I understanding that correctly?

Applicant Mike Moran: Yes, board member that is correct, we really want to reserve this expression of the unframed cube as kind of a brand or identity element in the building, and express that really towards Crismon Road, which is the real public artery that you know, everyone's coming and going from and is oriented towards the airport, and the regional sets. And the we feel like the entrances on the east end of this building are likely to be more secondary or minor, you know, facing a road that isn't really developed now, and you know, surely sure to be developed, you know, in the future, but more as a connector and not an arterial roadway is, as we understand it, is also a fair chance with a building of this size, that we will get a single tenant or possibly two tenants, and the feeling was that, you know, maybe the maybe the entrances while they still should be nice and have, you know, the same scale as on the other side that they might be downplayed just a little bit. And so the shade canopy doesn't, doesn't really occur at those entrance at those entrances in the site planning in in the approach, but we do have just the eyebrow to help give some shadow and shade. Right at the entrance doors there on the east facade.

Staff Planner Cassidy Welch: Chair, Boardmember Green, one of the discussion items with the building's A and B in the May work session was that they had the full wraparound detail on the corner elements, but there was a centralized element that only

had it on the bottom. And so that was part of the conversation of if that centralized element needed to be fully wrapped or if it could just maintain the bottom parapet detail.

Applicant Mike Moran: Yeah, and I believe Boardmembers on Buildings A and B in our in our permanent drawings that we submitted was a response to that was really that in the middle entry is kind of unique on those on that particular building configuration. And we and we decided actually to take the board members advice that said maybe you don't have the eyebrow at all, on the middle red patch or the middle red panel at those central entrances. And so we redesigned the canopies to really emphasize those. And we've proposed we will propose to staff that, you know, we take the idea of simplifying there, and we recessed the doors for back at that entrance point to provide just a natural shelter to the entrance doors by virtue of their being recessed deeper into the facade with a deeper shadow line.

Boardmember Green: I appreciate that clarification. You guys are going to be better architects than I ever will be. But I appreciate what you're doing here. The only question I had was whether or not that that element, similar to the discussion you just mentioned should be removed on those secondary entrances, or inverted match the canopies. It's more of a question. I'm not saying you should do it. It's just thing to me felt a little off. But I'll defer to my other board members. If there's if there's more common the only other question Why will I have the time is these your dark concrete panels that go up they have the reliefs in the texturing in them in one of the renderings or somewhere it looked like there was actually an opening through there, Is that intentional? Or is that just kind of a render you can see it actually here on the right side of the red box. There's like a through I only see it on this one area is that intentional or is that a rendering error

Applicant Mike Moran: Boardmember, on the dock facades that face north and south, we have to provide overflow weirs for the roof drain system which is at the perimeter edge. And only in in most cases, they're just recessed out of the cornice line of the parapet. But in that particular location, we do have a punched opening through that panel that's next to the Red Square on buildings A and B each of the verticals actually are expressed with that punch through where, so it happens in in a little bit different way depending on which building design we're talking about. So, there's some variety from building to building and how that detail occurs.

Boardmember Thomas: No, I appreciate that clarification.

Boardmember Green: Yeah, I don't have any concern sounds like I don't mind it. It almost looks like a little bit of an afterthought because it just it almost stood out because it was the only one that I noticed like that. I don't have a hard concern. So those are my comments. Other than that, I think it's looking really good.

Chair Banda: I do appreciate the new rendering. You know, we talked about it and to see it rendered, flip it around. It looks sharp, it looks good, I think was a good change and good recommendation. So, thank you. And thank you for presenting the newer building like this. So, for a summary Cassidy.

Staff Planner Cassidy Welch: Thank you, Chair. So, I think these comments would also be applicable to buildings A and B. But it sounds like the comment, in regard to this split face CMU being transferred to a ground face CMU, that we can disregard that comment. That the board is okay with the split face CMU and appreciates the redesign of that employee amenity canopy area, as well as those centralized red kind of entry elements. And I think that's it.

- 4 Discuss and take action on the following Design Review cases: None**
- 5 Planning Director Update:** An upcoming Public Meeting to discuss a code update for Drive thru's, Temporary Uses and Outdoor eating was announced.
- 6 Adjournment:** Vice Chair Johnson moved to adjourn the meeting and was seconded by Boardmember Green. Without objection, the meeting was adjourned at 7:17 PM.