

**Tuesday, August 9, 2022  
Virtual Platform  
57 East 1<sup>st</sup> Street  
4:30 PM**

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

**MEMBERS PRESENT:**

Vice Chair Tanner Green  
Boardmember Scott Thomas  
Boardmember J. Seth Placko  
Boardmember Jeanette Knudsen  
Boardmember Dane Astle  
Boardmember Justin Trexler

**MEMBERS ABSENT:**

Chair Paul Johnson

**STAFF PRESENT:**

Lesley Davis  
Evan Balmer  
Cassidy Welch  
Charlotte Bridges  
Jennifer Merrill  
Sean Pesek  
Josh Grandlienard  
Kwasi Abebrese  
Alexis Jacobs

**OTHERS PRESENT:**

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

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

- 1 Call meeting to order.**
- 2 Consider the Minutes from the July 12, 2022, Design Review Board Meeting.**

A motion to approve the Minutes from July 12, 2022, Design Review Board Meeting was made by Boardmember Thomas and seconded by Boardmember Astle.

**Vote: 6 – 0**

Upon tabulation of votes, it showed:

AYES – Green – Thomas – Placko – Knudsen – Astle - Trexler

NAYS – None

ABSENT– Johnson

ABSTAINED – None

- 3 Discuss and take action on the following Design Review Cases:**

- 3-a DRB21-00964 District 6.** Within the 8900 block of east Pecos Road (south side), within the 7200 block of south 89<sup>th</sup> Place (west side) and within the 8900 block of east Waltham Avenue (north side). Located west of Ellsworth Road on the south side of Pecos Road. (1.9± acres). Site Plan Review and Design Review approval for an industrial development. Ian Mulich, Pinnacle Design, Inc, Applicant; OLYMPUS DEVELOPMENT & INVESTMENTS LLC, Owner.

**Staff planner Jennifer Merrill presented the case.**

**Vice Chair Green invited the applicant to speak.**

**Applicant Rod Jarvis:** I am here with Cole Bruno from Pinnacle Design and Cole will, much to your benefit, do most of the talking here. But I just want to make a couple of introductory remarks if I might. We covered last time that we were here, the unique aspects of the site, which are the reason why we're seeking the BIZ overlay. And that BIZ overlay is of particular interest, of course to the DRB that requires you all to find a unique innovative development of superior quality and that was a standard that was extensively discussed last time we were here, which was the genesis for many of the changes which you see now. We believe that we have brought this to that point. And Cole will talk about that a little more. It must be demonstrated for the BIZ also that it furthers the goals and objectives of the general and special plans and council policies and provides significant social economic benefits. I don't think there's any disagreement that once this is approved, and this develops, it will meet those requirements. And so, what we're going to talk about is those unique design elements. What Cole is going to talk about, and how those meet the criteria of 11-21-3B. And with that, I'll be quiet and take notes. Unless you all have any questions for me.

**Vice Chair Green:** That's great. Cool. Did you have something you wanted to share?

**Applicant Cole Bruno:** Yeah, sure. Thank you, Chairman. Thank you Boardmembers for seeing this project tonight. I don't know if you all remember the project that we presented the last time around. But we've done an extensive redesign to this project, paying particular attention to the comments and concerns. Thank you, Jennifer. I think that some of the things that we changed were there was concerns about the massing and overall relationship of materials to one another. There were issues that were brought up with the overhead doors being glass or solid, energy efficiency versus security, that sort of thing, and general color composition. So, in the redesign, we took into account all of those things, and also in particular, the backs of the buildings, not looking like backs of buildings, since they are fronting the arterial Pecos in particular. So, the modifications were intended to take all of those things into account, I think that we'd like to pay particular attention to the rear of the building that redesign of that

where we're creating false storefronts, essentially. And then also adding vegetation to break up those elevations as well. We also brought in other colors, integral color blocks into the palette, we lightened it up overall. But we also use some colors to contrast one another. So, we think that we created a mix between sort of a traditional look with the red block, and we're specifically using a four-inch-tall red block to mimic sort of a brick versus a CMU. And then the other colors where we brought in lighter stucco finishes, as well. So, I think we brought in a really good mix, I think it's aesthetically pleasing. And it lends itself more to maintaining the Light Industrial use that it is, and it has to be to function. It has an almost a retail feel to it. And it's pedestrian friendly, and it's brought down to a pedestrian scale. So, think with that, I'd like to answer any questions if there are any.

**Vice Chair Green:** Great, thank you both. We'll go ahead and open up to the Board. And just reminder, this is one that we do need to make a motion to approve on with any conditions so open up to you

**Boardmember Trexler:** Comparing the older elevations to the new, it's definitely a substantial improvement in the aesthetic. So, I appreciate that. I'm a fan of masonry, so I don't have any issues with the greater than 50% of facade comprised of CMU. In addition, I think the roofline, the kind of ups and downs or variation in the roofline, looks good to me, so I wouldn't have any objections with that.

**Boardmember Thomas:** I'm going to agree. I think that this is much better than what was here last time we saw it. I appreciate the time and effort that went into these changes. I think that if we push any more on the articulation of the parapet, it could miss proportion to certain things. So, I'm okay with where that's at as well.

**Boardmember Knudsen:** I think the changes you have made to the building is very nice. I appreciate it very much. I appreciate the lightening of the color palette. According to the elevations it looks really good. My only complaint is these are off of the printer. So, they're not true. So, if we are approving this, I'm kind of particular about actually seeing the hard finishes. It looks great. It reads great, but it's not always true on here. So that's the one issue I do have. But otherwise, I think the building is great. Everything you did I appreciate all of the effort but we really need those hard finishes, especially since our stamp of approval is going on it.

**Vice Chair Green:** Any other comments?

**Boardmember Astle:** Yeah, I think, again, huge progress. And I'm excited about that. There's still some room for some articulation about the facade, we got some fairly flat CMU bumps that said, not something I necessarily think we'd need to stipulate. But just in general feels like we kind of barely change materials, but we are changing them. So, it would be overall, I think it could probably be fine with eight inches here and there, like we're showing it but, in the future, I feel like we're looking for a little more than two foot or 18-inch kind of deal that that helps articulate the front edge. And usually we have room for that. So just something to think about maybe future designs to come but very good progress. I appreciate it. I do agree. It would be nice to have actual swatches. Thanks.

**Vice Chair Green:** The only comments I'll add, I think this is leaps beyond I think what we saw last time, I think this definitely trends more in the direction when we're talking about the BIZ overlay and the general feel of what we're trying to help create in the City of Mesa. I think if I caught it, right, these are integrated CMU colors. Is that correct? They are all integral and then you have the stucco over-the-top right. So, to echo the comments, it would be nice to see the actual block to get the full color. But you know, I don't have any conditions that I feel like we need to add to this. So, I guess we'll leave it up to the Board. If there's somebody wants to make a motion to approve or if there's any conditions, we need to set in.

Boardmember Thomas motioned to approve case DRB21-00964.  
The motion was seconded by Boardmember Astle.

**Conditions of approval:**

1. Compliance with the final site plan, elevations, and landscape plan submitted.
2. Compliance with all City development codes and regulations.
3. Compliance with all conditions of approval for Z06-093.
4. Approval of Case No. ZON21-00995.

**Vote: 5 – 1**

Upon tabulation of votes, it showed:

AYES – Green - Thomas – Placko – Astle – Trexler

NAYS – Knudsen

ABSENT– Johnson

ABSTAINED – None

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

- 4-a DRB22-00785 – District 4.** Within the 0 to 100 block of East Main Street (north side), within the 0 to 100 block of North Center Street (east side). Located north

of Main Street and east of Center Street. (4.5± acres). Design Review for a government office. Vince DiBella, Adaptive Architects, Inc., Applicant; City of Mesa, Owner.

**Staff planner Cassidy Welch presented the case.**

**Vice Chair Green invited the applicant to speak.**

**Applicant Marc Heirshberg:** Chairman, members of the Board, thank you for having us. My name is Mark Heirshberg. I'm a Deputy City Manager. Our City Manager Chris Brady couldn't be here today. So, he asked me to come over and help shepherd this project through. Also with me is Ryan Yee, our project manager from our Engineering department, and then Vince and Eric DiBella. Here also representing Adaptive for any design questions we may have. This is a project that we're very excited about. We've been working with Mayor and Council on this for a number of months now. And this is really a generational opportunity. There are not many opportunities that a community gets to reimagine and reinvent its City Hall and shift those services. If you look at the corner of Center and Main, it's the heart of at least local government operations for Mesa and has been for a number of years, and we are really trying to make a grand gesture of that corner and what that means and playing off of that and integrating that into the surrounding new buildings that have been built, as well as those that are still existing today and playing off of those colors. We've really tried to imagine that first floor of the new Council Chambers as a central entry point into the new City Hall. Now you enter in through those double doors on the main entrance on the north side. That will shift to the main entrance and center and funnel through a centralized entrance onto the south side off of Main. Obviously, there's design challenges when you're in today's world and looking at secure options, and how do you build that security into that. And we believe we've done that while keeping the building transparent. And the idea with that nod of transparency and so much glass is so that citizens and residents can see all the way through it just like their government should be transparent. So, we've really tried to nod to that as well through this design. We believe that that first floor is where residents and citizens will enter to do business with the city on a regular basis. But we've tried to view that first floor as the community's living room with that glass and that opening. As well as building off of the existing courtyard that's there, we're going to remodel that and make sure that's through tiered landscaping. We'll work with Cassidy on those plans to bring those back through. But looking at that existing courtyard that's on that south side as well and integrating that into the building, as well. So we can use that for social functions, but also tying it into the new plaza at the Mesa City Center that was just constructed and opened. We're doing some other things to the plaza and to the existing municipal building to help tie it in, including painting it, repairing some stucco, repolishing all the copper and integrate the same sort of lighting controls

and systems on LED that will be on the new Council Chambers. So, lots of opportunities, lots of exciting design elements, and a great opportunity to make a generational impact for the community here as we redefine what City Hall looks like.

**Vice Chair Green:** Great, thank you, we'll open up to the Board for any comments.

**Boardmember Astle:** Overall, I think it's a nice project. I have a couple of things that came to mind as I was listening and watching the presentation. I just see that building in the background, of course, it's connected. And when buildings connect, you start to look for more of that integration, the similarities between the two. So I feel like it's almost like I want some of this new to fall into the old and blend them a little because I like the modern. That's a design style that I'm a fan of. I feel like a few more touches, or maybe a blend of the two would be helpful to see these look more intentional. I think all the direction that you're taking: the transparency, the lighting, the scale, the glass, the paneling, the basic color standards, all that stuff is looking great going down the path that I think it should. My only comments really come to the connection and the similarities that would come between the two becoming one.

**Applicant Marc Heirshberg:** I appreciate that. Just a quick comment. So there's the panels behind you there are the copper roof. And we're playing still with the under the awning color underneath to see if that needs to be more of a copper to lean into the copper that's on the existing building as well. And then we've tried to build those windows so that there's the same patterns essentially as the existing building. So that window tinting and everything else is being updated on the existing building, which will play into this site as well. And then again, trying to bring in some of those natural elements with the terracotta that you see on the ASU building, but with more mixture and vibrancy of colors that are more symbolic of our community with some of the natural forms on the landscaping and the planters that also serve as a security measure as well. So, we've tried to incorporate that copper look that stands out on the existing building into this new as well.

**Boardmember Astle:** And I don't necessarily think that the copper on the underside, I'm worried that there's going to be too much of that color. But again, it's just that it's a little bit of a battle and I know that if we continue to be cognizant of that connection, it'll slowly work its way in a little better. But generally a nice building and I think it's going in a good direction. Thank you.

**Boardmember Thomas:** I think it looks great. I will say that, yeah, the underside of that facade will really kind of tie some of that together what color ultimately that

ends up being. If it ends up being a silver color, it may stand out quite a bit more than I think the copper on the top ties the two kinds of buildings together a little bit more. But I think it looks great overall.

**Vice Chair Green:** To some of the comments about the silver underside of the roof here, this cantilevered portion, I like the silver look. I feel like a copper flashing or something along the top would be nice. Just a little detail that brings in a little bit of copper but doesn't overwhelm the building with too much. I'm looking for some clarification on the plaza that's there in the front. Is that included in the scope? Because I know we don't have designs for that yet. Is that going to be included in the scope of this eventually? Was that the intent?

**Cassidy Welch:** Vice Chair Green, are you referring to the plaza to the south of this annex building?

**Vice Chair Green:** Yeah, the plaza that shows where it says South Plaza, when I hear separate review is that it's going to be a totally separate review? Or is it going to eventually get rolled into this project on the second go through?

**Cassidy Welch:** At this time, it's going to be a separate review. There's a possibility that it may be included in what you see during the September hearing, but they're still working through the landscaping.

**Vice Chair Green:** Okay. Is there anything else happening to the existing building like changing paint color or anything else that's getting updated as part of this?

**Applicant Marc Heirshberg:** Windows will all get a consistent tint. We're painting it and doing stucco repairs, the paint is going a tad lighter, and then all the copper is getting refinished.

**Vice Chair Green:** Is there a color that we have for that paint?

**Applicant Marc Heirshberg:** Okay. Dunn Edwards Dry Creek, I believe is what we finally settled on.

**Vice Chair Green:** Great. Any other comments?

**Boardmember Trexler:** Yeah, I wanted to say that I think it succeeds in conveying a sense that this is a civic building and a public building. So, congratulations on that aspect. You mentioned that this is a generational opportunity. And I would agree with that. I have a few comments. Some of them are a little bit nitpicky, but I think you would agree that the standards for a

building like this is very high. So, take those with how they're intended. First, I think terracotta is a beautiful material and very suiting for this building. So, I really appreciate that. It looks like there's kind of some concrete berms or mounds, could you briefly talk about those?

**Applicant Marc Heirshberg:** Yeah, so what we're playing with is an almost like a natural form, to build those up and play into the ADA ramping that's naturally built in. But also they serve as a security barrier, surrounding the building and then planted with desert landscaping.

**Boardmember Trexler:** Why is the shotcrete in that application? Just that sometimes the finish isn't quite as nice as board forms or other form concrete.

**Applicant Vince DiBella:** Right. So, we're still exploring how to apply that material, it could be a board form. But given the organic form of it, we need something that can be a little more pliable. Key thing is that we want it textured enough so that skateboarders and others want to stay off of it. So, we're still exploring what the final application material will be, but it'll be some sort of concrete and how it's finished we are still exploring.

**Boardmember Trexler:** Okay, thank you. The building has kind of a pop-up zone in the middle which looks like it probably wouldn't really be perceived from the street level in most of the renderings you don't even see it is the purpose of that pop up over the Council Chambers just to get daylighting into that space.

**Applicant Vince DiBella:** So, it provides that kind of that jewel above the roof, natural lighting into the City Council Chambers. We just didn't want this dark space inside the City Council Chamber. Plus, we're able to accent it with some LED inside to create that softer feel inside space. That's the purpose of it.

**Boardmember Trexler:** Okay, great. I like the use of color and the openings in the roof I think as architects, sometimes we shy away from color. I really appreciate that. The key will be making sure that those colors work really well together. And if you have tunable LEDs so you'll be able to kind of adjust that as it goes which is good. On the south facing facade the soffit, the flat spot is larger than the other sides and it just kind of jumped out at me. Was there a purpose for that?

**Applicant Vince DiBella:** Yeah. It's a fairly complicated roof structure because of the deep cantilevers and the sloping of the roof. So it creates those trapezoidal forms as it goes from the south to the north and gets a little greater on the north. So that's why this geometry is kind of creating that faceted form. That's the purpose of it.



**Boardmember Trexler:** Okay. The clerestory glazing, I think is a great move. It kind of makes the roof appear as though it's floating. It looks like there's thicker mullions every third one.

**Applicant Vince DiBella:** Yeah, so some of those are what you're telegraphing through some of the structural columns for the system.

**Boardmember Trexler:** It may be worth looking into potentially pulling the columns off the glass, because it'd be amazing just to have a sliver of even clerestory all the way along there. And then my last comment, the lighting fixture, the downlights that are mounted on the terracotta, I wonder if you could look at more integrated lighting. Potentially integrating lighting into the roof overhangs so that you wouldn't see that the source of the light so dramatically. With those comments overall, I think it's a really beautiful building.

**Boardmember Astle:** One more quick question. Since we've got a building overlooking this roof, and many hundreds of people see the top, will you explain your thoughts on the mechanics? Are we just going to have package units that are up in the structure and condensing units?

**Applicant Vince DiBella:** Yeah, so actually there's actually a large air handling unit inside the building that's fed off of the chilled water district for this for the area. So, there aren't any rooftop mechanical units. Trying to keep it as clean as we possibly can.

**Boardmember Astle:** Great.

**Vice Chair Green:** Any other comments, Jeanette?

**Boardmember Knudsen:** I think it's a very nice addition and you did really well with the integration of the colors that correspond with what's already up there. And I think you're your comment about maybe a little bit of the copper up at the top would help bring the copper color on the building itself up without overwhelming.

**Applicant Vince DiBella:** So, we've actually done that. And we've looked at tying the copper on the underside and it was too much.

**Boardmember Knudsen:** It's a beautiful building. I really appreciate it. Thank you,

**Vice Chair Green:** From the first time I saw it. I've liked it. I was going to ask are there anything in terms of security measures? Are there plans to have any bollards along the streetscape in this case?

**Applicant Vince DiBella:** No, I think Mr. Brady would have a different opinion about that.

**Vice Chair Green:** Sure. Okay. I just I was just curious, because if that does get worked in, finding a way to integrate those with the design.

**Applicant Vince DiBella:** We did a threat assessment of Mesa PD, and they did recommend that but given the planters and having a pretty robust base, we feel pretty good about not having to do that.

**Vice Chair Green:** Okay. Great. Yeah, I don't have any other comments or questions. I think it's looking really good. Cassidy, would you mind giving us a quick summary on that?

**Cassidy Welch:** Yes. So the majority of the comments I really heard were in regard to that roof form. Looking at that roof form, incorporating that copper element onto the kind of soffit so that you have more appearance of that copper element and then looking at the lighting, seeing if there's a way to integrate that into the rooftop as opposed to those individual units that are downlit. And then the clerestory windows, removing the columns from those so that it's one form versus being broken up.

**Vice Chair Green:** Sounds like you've got everything I was going to say. I liked the lighting how it is, mostly because you've got the string of windows up at the top, which at least at night, you're going to have some lighting coming out of that as I understand it.

**Applicant Vince DiBella:** Just one other comment about the lighting on the MCP tower along with the paint color. We are looking at applying that to the tower as well to really accentuate the verticality of it. It's one more tool that we can kind of look at it and try and do that. And to be honest, we think that eventually when we get to that point, we might be looking at potentially colorizing the pace of the building a little differently on MCP, we haven't had a chance to study in totality. So, we may look at some other options there to help integrate it a little more with what we have.

**Vice Chair Green:** Great. Well, thank you. I think that captures everything. Thank you for bringing this up. I'm looking forward to seeing this come back with the final design.

- 4-b DRB22-00670 – District 5.** Within the 1200 to 1400 blocks of North Power Road (east side). Located north of Brown Road on the east side of Power Road. (8.3± acres). Design Review of a Public Safety Facility. Aaron Stouffer, Architekton, Applicant; City of Mesa, Owner.

**Staff planner Cassidy Welch presented the case.**

**Vice Chair Green invited the applicant to speak.**

**City Staff Michaela Chelini:** Thank you Vice Chair and members of the Board. This is part of the approved 2018 Public Safety bond program. It's a unique opportunity to combine both a police substation and a fire station and we are utilizing as many shared use space opportunities as possible, including the community room, public lobby, a shared conference room space, and the job task conditioning room that will be utilized by both fire and PD personnel. I also brought an architect on who can speak more to the design concept of the facility itself.

**Applicant Ryan Grabe:** So, I'm Ryan Grabe with Architekton the project architect, thank you, Chairman and Board members. So, a little bit on the background. The idea behind the design concept is desert Mesa. So, you have essentially the three forms: the community, the police and the fire. And what that does is, since we have a single story, which was very important to the surrounding context, is it breaks up that mass. So you kind of have the entry piece relating to the community, you elevate it slightly shifting in mass for the police, and then to accommodate the fire apparatus you shifted again. So, we're getting this nice break up of massing. And then in addition to that, you have the materials that complement that. So good contrast of materials, some verticality to break up that massing as well. You have the middle panel, which is a nice sleek charcoal color and a contrast with that some architectural grade CMU which is actually an 80/20 split. So, 80%, Mesa stone, which has a little bit of texture to its architectural grade block, and then a 20% split face, which is even more textured. And that's randomized to kind of break up those linear facades. Some of the key features, besides breaking up the mass, is with the idea of the mesa. There's three envelopes that come across the top of the facility. So having the main entry facing east, that was important to kind of shade that so the facade and the entry kind of project out, it's about 18 feet up in the air. We're getting some good solar analysis on this and there's some vertical louvers that shade as well. It's this combination of this integral approach to architecture, from a sustainable building standpoint, in addition to kind of how you experienced the building. And then, in addition to that, the integral mechanical screen. It was important that this form would start to accept that. So, since we had the height for the apparatus bay, we're able to accommodate screening the mechanical systems, which are DX

units on top of the roof, into the actual form of the building. So instead of having your typical structure with screen walls, we're actually developing that into the building. And as that building extends across to the north, there's a clerestory. So, in the deepest portion of the building, we're able to get natural light into the facility. So those are kind of the kind of the key features that kind of drove the design on this.

**Vice Chair Green:** Great, thank you. I understand we have two public comments on this. So, we'll first start with Mr. Patrick Moir at 7024 E Gary Street. If you would mind coming forward.

**Patrick Moir, 7024 E Gary Street:** Okay. So I live within 1000 feet. I got the letter, and it didn't really specify that you guys are more talking about inside and outside than on your site plan. So, I'm going to run through it anyway, just to give some neighborhood perspective on it. Okay, it's the wrong place for a substation. It's residential. It's been residential. We all bought our homes because we thought it was residential. We didn't expect a police substation there. And then the City has land half a mile away, it's more compatible. They did a really nice map with the Design Review vicinity map, but they missed the part about the parks and the church and the four schools we have across the street. My main issue is the back gate onto Granada. They're going to say it's for emergencies. You're talking about an emergency facility. They're going to run people through our neighborhood constantly. I live at 7024 East Gary Street. I'm on the north side of Gary Street, three houses from 70th Street so this is kind of important to us. But if you look, this isn't the place to have speeding cops and fire trucks coming and going. We have parks. We have four schools. If you want to keep it on Power Road, I'm okay. But I don't like that Granada gate. I don't know what our level of services when the schools are dropping off but it's hard to get out of our house as it is. We don't need fire trucks and police cars in there too. No other police station in the city uses residential streets as a back entrance. The Center police station is downtown. The Fiesta police station is in a big mixed-use area with commercial and apartments and stuff not residential homes. Red Mountain police station is perfectly located. We have a hard time getting to informer houses. We already have people who speed down Gary Street at 45 miles an hour to get to the Red Mountain High School. We don't need police cars deciding "Oh, I'm going to go out that way. I'm going to fly down Gary Street to get to the signal and turn left". And the police substation is going to create a lot more traffic and these other police stations because they're going to be dropping off suspects. And the other thing is we don't need suspects driven in the back way to see our neighborhood and say, "Ooh, I like that car, I'm going to come steal that car next week". It just changes the nature of the neighborhood. We have a much better alternative down the street. If you go half a mile south to Adobe. The gray part is owned by Mesa Public Schools as part of their half mile of stuff and the

south part is owned by the City. I don't know how big the city land is because it's part of a huge 160-acre parcel according to the County. But the church over here is 178,000 square feet or 4.1 acres. So, the city land is probably five to six. If they're on the MPS land, you have the same nine acres that you have at this site.

**Vice Chair Green:** Can you go ahead and wrap up your comments now?

**Patrick Moir, 7024 E. Gary Street:** If you want to rip out the police station, north side of this building and make a nice big evidence facility, that would be awesome.

**Vice Chair Green:** Thank you, Mr. Moir. Appreciate it. Thank you for bringing that up. We'll go ahead and also hear from Donald Ehrie located at 1324 North 69th Place. If you mind coming forward and sharing your comments, you also have three minutes.

**Donald Ehrie, 1324 N. 69<sup>th</sup> Place:** Thank you Board. We also had an issue with the back exit. It's right next to our house we live at 1324 North 69<sup>th</sup> Place, you're literally going right past our area, right where we live. We had other issues as far as lighting. When we moved in there, we had no idea we're going to have an issue with lighting. And then now we're going to have a station there and everything else in lights that are going to greatly affect us. We had enough trouble with the Power Food Park, and all the lights that came in from that into our home. And so now suddenly, I'm going to have 20-foot-tall lights flashing into the back of our house, literally right in our bedroom. But if it's going to be built in this area, the buffer zone. You know, we've got a five-foot wall. So, we would greatly appreciate a large buffer zone, I couldn't tell what was being buffered in there. The wall height that would have been that buffer area. I assume it's going to be at least eight feet tall. But would appreciate something obviously rather tall there because literally you're in our backyard. There are issues already with water runoff, you now have a hardscape area that you're putting a huge amount of pavement down. I don't know how the plan goes with water runoff from the vehicles cleaning or any of that nature and disposal and such of that nature. Even our green space that we have is accepting water from other areas. The pipes literally are run underneath our back yard into the green space and dump the water into our green space in Alta Mira. But the green spaces can accept more water than what they're already getting. Last year, we were already outside our house, literally thinking we're going to get flooded, because the green space was ready to overflow. But it's a serious concern of how that water is getting moved through the system, that it's not going our way. It's a serious concern. The back exit again, shows us some kind of gate. That road right now has basically posts in front of it, it's a dead end. And we assumed that would never be used by anything coming through there. And it doesn't make any sense to us with three

exits out to Power Road. We assumed that would be walled off and that street would be null and void and that's what we would request also.

**Vice Chair Green:** Great. Thank you for your comments. Appreciate it. With the upcoming staff, would you like to respond to any of the comments or questions that were asked for the citizens?

**City Staff Michaela Chelini:** Sure. I can also invite up representatives from both Fire and PD as well if they'd like to also chime in or add to our response. But I'm taking the majority of the concerns with that Granada back entrance. We hear those concerns. We'd also like to request setting up a one-on-one meeting with the concerned individuals to talk them through a little bit more of our project as a whole. But for the Granada connection, that's intended to be an emergency egress point only. So, we're actually making that a manual gate, we're removing the keypad on the island, it's not meant to be any form of ingress to the facility. Operationally, both Fire and PD personnel are going to be trained to utilize the Power Road driveway entrances and exits unless there is an emergency that warrants exiting from the rear. Talking to both Fire and PD, they would like to never use that driveway, they also have concerns about going through the neighborhood, they don't want to disturb the residents in that vicinity. So, I hope that helps answer some of those concerns. But again, we'd like to set up a meeting we can work with our PR staff after this meeting and go through that more in depth with the residents.

**Boardmember Placko:** Do we have an elevation of what that gate is supposed to look like?

**Vice Chair Green:** I think site plan has a little bit of detail on that.

**City Staff Michaela Chelini:** And then we are currently proposing an eight-foot CMU block wall around the north, east and south sides of the facility. We could certainly talk further and see what options we have there. But it is supposed to be a solid CMU, eight-foot-tall to provide privacy and security for both residents and the owners of the building.

**Vice Chair Green:** Great, thank you. I'll just remind the audience, and the Board as well, these comments in this meeting are mostly geared towards the aesthetic appearance. Things like lighting, wall heights, the transition to neighborhood, those are things that might be covered with land use. That is something that we'd recommend to the citizens that are interested to review that and bring your concerns to Planning and Zoning. What's the date for the Planning and Zoning for this particular project?

**Cassidy Welch:** Vice Chair Green. We're currently anticipating September 14th. That hasn't been finalized yet. However, if anybody received notification for the DRB, they'll also receive notification for the Planning and Zoning Board.

**Vice Chair Green:** Great. Thank you for that. So, with that, I'll open up to the board for comments related to design.

**Boardmember Trexler:** Just one note, Vice Chair. I was working at Architekton up until June of this year, so I'll just not make any comments and if we vote, I will withhold my vote.

**Vice Chair Green:** Great. Thank you. Okay, any other comments?

**Boardmember Astle:** I appreciate first and foremost that we have some concerned neighbors out here, I know that's not easy. You have to use your time and prepare your thoughts and that's something that we actually want and are grateful for in this case. A lot of those points won't necessarily be heard by us. But I do appreciate you being here. And then another really good thing is as it relates to lighting and civil engineering, regarding the drainage, all those things have to be so carefully worked through throughout the process and will be done in a way that meet code and meet the ordinances of the City. It'll happen in a way that satisfies all of the retention basins we have. And lighting can go up as far as the property line; we have a photometric here that shows where that stops. So ultimately, most of that should be worked through and only will be worked more closely through with staff as we move forward.

So, as it relates to the design itself, I liked the building. I think the material palettes are thought through well. I like the way that the concept is put together with the different levels, I think it's a very elegant yet has the modern touches to it. So, I appreciate the building. And one thing that came to mind with the signage, something that maybe we could think through on a building of this caliber, a way to knock it out of the park, in the signage realm versus just a standard textile wall. I see Mesa hidden in the background in there, maybe in the shadows, so something to think about. But overall, I appreciate the building. And I think pending all of the site plan approvals and everything, it will be a nice addition to the community. Thank you.

**Boardmember Thomas:** I just have one quick question. Have you started looking at your HVAC equipment? I'm assuming it's roof line or roof mounted. So just want to make sure that that's very well looked at and screened.

**Boardmember Astle:** Yeah, he did kind of tell us about that integrated screening, which is pretty cool. So, we won't be seeing any of those up there.

**Vice Chair Green:** Any other comments?

**Boardmember Placko:** I have a really hard time Cassidy reading this landscape plan, specifically the Ironwoods, the Mesquites, and the Elms, they all look the same to me. It just says decomposed granite with planting doesn't tell me anything about the size, the screening, the depth, the color, so I feel like the landscape plan is lacking in that respect. To the people who came up here and talk about the east buffer there. The trees that I think are being planted here are Willow Acacia and I'm going to say Mesquite, but I could be wrong, it could be Elm. I would suggest that perhaps they could be planted a little denser. Or if you don't want to go denser there, you could take some of the trees that are along the open space and maybe move them to make them pretty dense along the residences, specifically to the north and to the east. Elms are great in the summertime, but they do go deciduous for a month or two, kind of in December and January. Mesquites go a little bit deciduous again December to January. You might think about Ironwoods and Willow Acacias that don't go deciduous. You might want to think about evergreen trees that get pretty dense and really focus the trees along your north and your east perimeter to where you're adjacent to residential.

**Cassidy Welch:** Boardmember Placko we'll make sure that prior to the formal approval you get a complete landscape plan.

**Boardmember Knudsen:** I just wanted to say that I think the building is great. I appreciate it very much. Your color palette is good. And I truly appreciate your color board with all the actual finishes and colors. Well done. Thank you.

**Vice Chair Green:** Thank you. So, I just have a couple of comments or questions to just clarify. On the wall height, I see some parts where it's eight feet. Is that 8 feet all around, anywhere that there's a wall? Are you using an existing wall?

**Applicant Ryan Grabe:** Yeah. So, the eight-foot wall on the three sides is to secure the parking lot.

**Vice Chair Green:** So, it's going to be a separate wall. Okay, how far apart?

**City Staff Michaela Chelini:** It's right on the property line.

**Vice Chair Green:** Okay, so it'll be basically right next to that other fence. So, you're not creating a small area. Okay. Great. The community part of it, could you



just elaborate a little bit on the usage for my understanding, just so I'm not assuming something?

**City Staff Michaela Chelini:** Sure. So typically, for our Fire and Police stations, we do have some sort of community room element. This allows for community members to either rent out the space to hold neighborhood meetings, HOA board meetings, things of that nature. We're trying to incorporate community policing into our new Police facility. So, it's an opportunity to invite the community into our space, allow them to feel ownership as part of the new facility and represent their community and feel that they have some piece of the new facility that they're able to utilize. The majority of the facility is secured but they will have access to the public lobby and the community room is quite large, because we are combining it with both Fire and PD.

**City Staff Jeff Cutler:** So, Michaela kind of touched on the community aspect for the community to be able to use that facility. But it's also a place where we can meet with the community there, bring them into our police station, have crime meetings, or just hear any concerns. Plus the overall use of that facility, we want to have people feel that they can come in and have discussions with our officers and our command staff and not feel like it's just a closed off police station. So, the community room is a huge aspect for all of our police stations that we build. And it's vital for the community to feel that they have a place to come to and have those discussions.

**Vice Chair Green:** Great. I appreciate those comments. I appreciate the building. I appreciate the entrance. I appreciate how you've done this. There was a comment about detainees coming into this building. I just wanted to confirm that that is or is not the case is there.

**City Staff Jeff Cutler:** Suspects at the station, they will not come off that Granada entrance. There's a sally port entrance into that area so it'll be secure. The car goes in, the gates go down, they'll go inside.

**Vice Chair Green:** Thank you for that. The last comment related to design is on the lighting. Can you comment on that especially around the residential areas? Are you planning to do shielding? Or can you comment about how far that light might throw from those lighting fixtures that are in the parking areas?

**Applicant Ryan Grabe:** Yeah, we can definitely do some shielding. One thing that we do have to take into account is this is a secure area. So, there is a safety concern for the officers and police. So, we do have to have certain lighting levels and just by code, we have to have certain lighting levels, but definitely look at shielding them and bringing those down to appropriate levels.

**Vice Chair Green:** I think my comment would just relate to the comment about lighting streaming through windows. Obviously, that's a concern for the residents. I would just take a look at that and see where we can find a balance between those things.

**Cassidy Welch:** Vice Chair Green I would just like to add that per City Code and the Zoning Ordinance there are requirements to provide residential side shields on pole mounted lights.

**Vice Chair Green:** Great. Thanks for that. Cassidy, do you mind giving us a quick summary?

**Cassidy Welch:** Yes. The main comments that I have are looking at the signage and how that can be upgraded to match the architecture of the building, confirming that the HVAC unit will be screened and integrated into the building, and then getting a clear landscape plan, looking particularly at the north and east sides and densing up that landscaping and providing more evergreen species. So that those will be screening year-round.

- 4-c DRB22-00685 District 6.** Within the 10900 to 11000 block of East Elliot Road (north side), and within the 3500 block of South Signal Butte Road (east side). Located north of Elliot Road and east of Signal Butte Rd (84± acres). Design Review for an expansion of a water treatment facility. Cameron Rhodes, Black & Veatch, Applicant, City of Mesa, Owner.

**Staff Planner: Evan Balmer**  
**Continued to September 3, 2022**

- 4-d DRB21-00967 District 2.** Within the 6100 block of East Main Street (south side). Located east of Recker Road on the south side of Main Street. (4.5± acres). Design Review for a multiple residence development. David Bohn, BFH Group, Applicant, BFH HOLDINGS, LLC, Owner.

**Staff planner Charlotte Bridges presented the case.**

**Vice Chair Green invited the applicant to speak.**

**Applicant David Bohn:** Good evening, Vice Chair, members of the board. My name is David Bohn, and I am with BFH group, I'm acting as the owner's representative. Also, as a civil engineer. I am very grateful to have Fred Woods here to help answer any questions have. I think Charlotte did a great job, as far as the presentation. Maybe one thing that I would add is, as far as the community outreach, we've only had very, very positive feedback with regard to this

development. I think this property has been vacant and gone through many different landowners. This is, we believe, a very good use, and hopefully a product that will be great for the community, great for the area and also for the city. We're more than happy to answer any questions that you guys have.

**Vice Chair Green:** Great, thank you. I will open up to the board for any comments.

**Boardmember Astle:** We don't have any perspectives of the 12-unit elevations do we by chance, just the smaller one?

**Staff Planner Charlotte Bridges:** Vice Chair Green and Boardmember Astle, no just the smaller ones.

**Boardmember Astle:** My first impression, looking at it, is it's nice. It has that cool palette. I think we've given Fred a hard time once or twice and he brought in some of these more contemporary color schemes and whatnot. And I think that's nice. The hard part is, I don't know what it would look like continuously. I'd actually like the scale and the dimensionality of this unit. I don't know what it would look like to double it and connect it. Ultimately, I believe there's still a lot of variation going on when we get to the 12 units. I presume, we're stepping everything enough to where they kind of look like they have their own presence. Any other materials besides stucco and hardy board right now? Are those the only two?

**Applicant Fred Woods:** There's steel, the steel railings and awnings.

**Boardmember Astle:** And what's the fascia of the patios or the balconies? Is it a steel?

**Applicant Fred Woods:** It's a metal.

**Boardmember Astle:** A metal panel?

**Applicant Fred Woods:** Yes.

**Boardmember Astle:** Okay. I almost feel like if, if you were able in a place or two, carry that metal panel through or, just adding a bit more of the third element might be a nice addition to what appears to very much just two materials. Are all of the roof facias, metal? Or are they stucco?

**Applicant Fred Woods:** No, all the roof facias are metal.

**Boardmember Astle:** And the soffits? Or just the fascia?

**Applicant Fred Woods:** The soffits will be stucco.

**Boardmember Astle:** I'm just thinking out loud for a minute if any board members have anything to add to it.

**Boardmember Thomas:** Do you know which hardy board siding you're planning to use? And I asked that because the elevations are very distinguished with the reveal lines. Some hardy board doesn't show that much of a reveal line, That's why I am asking the question.

**Applicant Fred Woods:** We're using the six inch and it's the smooth shiplap. So that's why it has a very coarse outline. And it's smooth versus a woodgrain look to it. So, we use the smooth, which I think looks way more substantial.

**Boardmember Thomas:** And I think my only other comment, I agree with Boardmember Astle, here. I question the garage doors. When you get into like the sixth unit or the 12 unit, are they all in even line? Because you can see that the depth pops in and out a little bit more on some of these. So, are all those doors pretty much going to be in a straight line? Are they going to have different depths?

**Applicant Fred Woods:** There's undulation between the units

**Vice Chair Green:** I believe code requires five doors in a row and then you have to have some change?

**Boardmember Astle:** I think it's three. I guess it's written that there's a three foot little something over the top of the garage typically, which I as an architect always question a little bit, why it needs to be written if the design can speak for itself. So, I don't give that as much of a criticism as I might for a project that's mostly flat. This one seems to have a lot of movement.

**Applicant Fred Woods:** And based on that theme, you know, we felt like it emphasized the overhang over those garage doors, which I think really helps.

**Boardmember Astle:** Have you thought about doing some kind of a tongue and groove or something rather than a stucco under those overhangs to give it maybe a little wood feel?

**Applicant Fred Woods:** Are you talking just the soffit? We've, normally gone with the plaster look and we painted it the same color as the metal. It would be

just a tad more. You know, there are good material that we could use, even a grove metal panel. And we've used that before, on residential.

**Boardmember Knudsen:** I appreciate that comment very much about the wood color. I appreciate your building. I think it's a very nice-looking building. But I'm not a fan of black, white and gray, because it is lacking color. And it reads cool. And it needs the warmth. So, the wood suggestion helps bring the warmth in. And then also, the fashionable gray, has a purple undertone. Is that what you were looking for? You wanted the purple? Okay, if you wanted purple, we're good to go.

**Applicant Fred Woods:** Yeah, with grays, there's usually purple or green under tones.

**Boardmember Knudsen:** Yeah, grays have a tendency to have a blue, a purple, or a green tone. So as long as you're aware of that, then I'm good with that.

**Applicant Fred Woods:** I appreciate your views on those colors. Everybody has different views. I know, gray tones have a tendency, I feel, to emphasize landscaping, or the green background in the landscape pops when you have that. So that's kind of my thought. I like colors and use them all. You know, there is some validity to having that neutral tone and let the landscaping, really pop. I feel like that's important so the buildings aren't overwhelming so we try to make them a little more subtle with landscaping.

**Boardmember Knudsen:** I appreciate you explaining that to me because that makes perfect sense to me. And I appreciate that very much.

**Vice Chair Green:** Any other comments? So, I just, there was a couple things that stood out to me. One was on the parking. So, I know you said 13 spaces. The landscape plan shows 14, it looks like you traded one of those for more green space or more of sidewalk space. But I guess I recognize this isn't necessarily part of our purview. I always get concerned when you've got 86 units and 14 visitor spaces. I mean, even something as simple as adding additional areas where you could park, like near the garages, for example or in front of the garage is something in my mind that could be simple. But you know, that's just an opinion and not really in our purview. But the only other thing I get concerned about is where the front doors are located for not quite half, I guess a third of the units, out towards the edge of the properties. You've got the east and west side, you're facing a shopping mall on one side, you're facing the hospital on the other end facing an empty lot and some other buildings there on the third side. And I guess to me, I look at that and I think it is just a long dark alleyway between a fence and a two-story building. And from what I'm seeing in terms of lighting, it

looks like all we've got are some downlights in front of the doors and that's about it. I feel like there's got to be more lighting, something to bring those entries out. I get the concept of the way this is laid out and how it's a drive-up building. I've seen these done very successfully but in a lot of those, I see where those entrances create this community feel, which is kind of what you have in the very center section. But those edges, I feel are lacking some of that. And that, I guess would be my comment, if there's a way to try to bring that feel a little bit more into those areas. I would love to see that. I don't have a specific situation on how to do that but to me, I get concerned with long areas that don't have a lot of lighting and a lot of trees.

**Boardmember Thomas:** On that note, looks like the visitor parking that is in the middle on that back there. There's really not a sidewalk that connects to that back sidewalk, and it might be a good idea just to connect that little piece right there to carry that through. Because right now you're getting on that sidewalk from one far, far away, or you're cutting across the grass or landscape area.

**Vice Chair Green:** Okay, any other comments from the board? I don't think so. Okay, great. Charlotte, can you go in and give us a summary?

**Staff Planner Charlotte Bridges:** Chair, Board members, sure. So, a suggestion maybe to incorporate a third material, maybe even more metal into the project, and possibly the use of tongue and groove along the soffit, that would add a wood element.

**Boardmember Astle:** That's just for evaluation, not necessarily a stipulation to think through.

**Staff Planner Charlotte Bridges:** There's the suggestion more to incorporate additional visitor parking spaces into the project. Once again, that was a suggestion. And there was also the suggestion to provide more identifiable entry elements around the edges of the project. And then to provide a crosswalk connection to the rear parking area from across the street,

**Boardmember Astle:** I would just make that more of a broad statement, just go through the pedestrian connectivity of the site to make sure there's connections to everything.

**Vice Chair Green:** I think maybe to go with that. I think tying in those interests, specifically, the south, east and west sides, taking a look at the pedestrian connection and how people are interacting with the sets of buildings, I think is important. So, take a look at that in terms of lighting, landscaping, and how it all flows together. What feel are you trying to create? Are you trying to create two

walls and you have got an alley way while you're walking down? Or is it more of a garden area or something? So just making sure that's well thought through. Okay, thank you. Any other additions or corrections? All right, thanks. Thank you for bringing this.

- 4-e DRB21-01175. District 6.** Within the 3700 to 3800 blocks of South Hawes Road (west side). Located south of Elliot Road on the west side of Hawes Road. (±13.1 acres). Design Review for a multiple residence development. Brandon Treger, Hawes Crossing Apartments, LLC., Applicant. Jim Boyle, owner.

**Staff planner Sean Pesek presented the case.**

**Vice Chair Green invited the applicant to speak.**

**Boardmember Astle:** One thing that comes to mind right away is just when we have an opportunity with a different type of item, like a canopy or a covering or an awning. It feels like that's a moment where a different color or material can come into play. And maybe there's an explanation as the intent or the material that's being used that lends to matching. What I can see is the stucco might bring a little more of a rich variation to what we see, besides kind of just the same paint color. Not sure about the stucco detailing either like these coin elements.

**Boardmember Trexler:** I was having a hard time with the renderings. And I think that's kind of the primary element that I would agree is lacking is the metal panel on the balconies. I don't have the material board in front of me. But I agree, with different materials you typically would want to do different colors, unless there's a reason to try and match them. So yeah, I would echo that statement.

**Vice Chair Green:** There was something that didn't quite look right to me and I'm not sure there was one particular place i.e. back elevation. This is the duplex with the one-on-one garage, the brick or the stone in the middle here. I was trying to once again it's a little bit hard for me to read. What I'm seeing is this is a flat wall to have the stone go up and just that center section feels off to me I feel like there should be a plane change to accompany that. But that comment I feel like is a general comment towards the entire development. If you're having a plane change, that's an opportunity to bring a material up or down. In this particular case, it feels like that wainscoting should just carry across. I'll just echo the comments of the Board so far.

**Boardmember Thomas:** Do we have an elevation of the carport?

**Staff Planner Sean Pesek:** Yeah, it was in the packet.

**Boardmember Astle:** I'm noticing a few blank walls that have the wainscoting kept down at a pedestrian level. But no windows go all the way up. You can see it there on the type F, see that big, fairly blank wall. And then we have a really low wainscot it feels like an opportunity to raise that. And where we have the windows, it seems like we've been keeping them a little lower, more pedestrian. Maybe there's a language that the architect can come up with that when there's this fairly blank, tall wall, we've got a little more stone coming up; when there's windows, we bring that wainscot down. I think it'll become more organized naturally, if we come up with a language like that to follow.

**Boardmember Trexler:** And possibly a good starting point for that language is the clubhouse rendering. I like it, nice proportions. It's a mixture of some horizontal elements and some vertical elements. So, I think that part of the project is really working well. And maybe there's an opportunity to take what's working here and implemented in a few other areas.

**Boardmember Knudsen:** When I look at the renderings on pages 15,16, and 17, those read as much warmer colors, which I think is nice. I think this color palette is gray and black and to me it's dreary. So, I do have a problem with color palette, I think it needs either to be warmer, or it needs to be color incorporated into it.

**Boardmember Astle:** I see these is kind of a tan.

**Boardmember Knudsen:** To me that's reading gray and black. And that's in the actual swatches. Yes, but in the renderings I appreciate the color palette much better.

**Boardmember Placko:** Is it? There's a lot of buildings on this side. They're all the same color? It looks like it.

**Boardmember Astle:** I think it's cohesive. But I think there's that missing element which is maybe the darker shade of a brown that might hit those balcony lines and the roof caps. And we should blend that in with this fairly monotone scheme and provide contrast.

**Boardmember Knudsen:** Brings the interest and warms it up a little bit. Just right now it's so monotone.

**Vice Chair Green:** I agree. I mean, it feels like this is color on color. Whereas the renderings kind of give a little bit more contrast between the colors. They read warmer and I think I see more colors in there. More contrast between the colors. It's not just a color or color.



**Boardmember Knudsen:** Yeah, because the gray bricks are so close to the gray paint.

**Vice Chair Green:** I think the only other comment relates to lighting, incorporating your lighting to be if it's more warm tones, you got to bring your lighting warmer. If it's going to be cooler tones, you got to bring it brighter, higher Kelvin, just to get it a little bit more in line with. Any other comments?

**Boardmember Placko:** Is there a reason that they wanted to go with the shorter building frontages for landscape?

**Staff Planner Sean Pesek:** The foundation base? That's to meet Fire code, there's a minimum and a maximum distance the ladder has to reach the building from the drive aisle. So, when you have a 15-foot foundation base, which is required per Code plus the length of the stall, technically the ladder can't reach a three-story building.

**Boardmember Placko:** All right. I would like to know where the Mexican Beach Pebble decomposed granite is. This is a question for you to relay to them.

**Staff Planner Sean Pesek:** It's hard to identify. I know you made the comment earlier. We can maybe get some color into the landscape plan. So, it's easier to identify the grass, the hatch pattern.

**Boardmember Placko:** Or a note because I suspect it's more in the pool area. Or this is some new decomposed granite color that I'm not aware of that someone is marketing as Mexican Beach Pebble, decomposed granite. I like that they have a shade plant palette, but I think they need to expand their shade plant palette.

I feel it's too monotone that every building already looks the same and now the plants are all going to look the same too. It could use a little more variation.

I also have a concern that we're jamming some trees into spaces, they're too tight. There's maybe three feet between a building and a tree and we're jamming a tree in there. There are some areas where the sidewalks in the parking lot islands get real narrow and we're trying to jam trees into some areas that they're not going to do well. They're going to become maintenance problems. I don't know what they have to meet for planning requirements but they need to give the trees some space.

**Vice Chair Green:** Okay, Sean, can you go ahead and give us a quick summary?

**Staff Planner Sean Pesek:** I heard a comment about more contrast between colors and then maybe using a different color of material around the balconies and the roofline to kind of achieve that more contrast.

Also, with the wainscotting if it's a flat plane, there's really no need to raise it up. So just make sure that if you are raising it up, there's a change in plane.

For the landscaping expand the plant palette so that there's some variation across the buildings and then add hatching as the ground cover.

**Boardmember Placko:** The shade plant palette.

**Boardmember Knudsen:** And that special attention is paid to the color palette. More than just contrast but warmer.

**Vice Chair Green:** The comment about the plane change and the bringing that wainscoting up - strike that comment in favor of what Boardmember Trexler said about the language. The building's having a unified language where if you have windows at a certain height that it just reads better. I think that's a better way to describe it is just have a unified language and how that wainscoting in the stone and treatments are playing there. Okay, any other corrections, additions or deletions?

**Boardmember Astle:** Reference that clubhouse elevation as a good representation of the parts that really make the overall project work. We should take cues off of it to help a few of the places that other buildings, I think we've got some areas that haven't been addressed as much as that one.

**4-f DRB22-00433 District 6.** Within the 9400 to 9800 blocks of East Germann Road (north side). Located east of Ellsworth Road on the north side of Germann Road (38± acres). Design Review for an industrial warehouse and office development. Andrews Design Group, Applicant, AEI ARIZONA OZ FUND INC, Owner.

**Staff planner Evan Balmer presented the case.**

**Vice Chair Green invited the applicant to speak.**

**Applicant Donnie Andrews:** One of the things that we were trying to do is, and this is obviously a much larger site, and some buildings and trying to put a bunch of different buildings together. One of the things that we were trying to do, and the goal of this site is to create a lot of different buildings sizes. We have the use

for a lot of different clientele and the industrial area for southeast Mesa, we recognize that one building doesn't always fit all for all the clients. And so, we were trying to utilize this site, we have a smaller building, we have a couple of what we call the standard flex buildings. And we have the typical larger building, which usually will relate to some type of distribution process. And so, with those, we were trying to situate the buildings a little bit better. So, we can screen a lot of the back uses, make sure that the road areas from the front have a really better-quality view than say your standard tilt up concrete industrial building. And one of the things that we tried to do, and I think you can see in some of the elevations, is we created the use of more second story window or faux windows into the design of the building to give the building a different sense of scale of just a single story 40 foot high tilt, but actually give it a feeling of a two story building from a road field to the humanize it a little bit and to make it feel a little bit less like a hard industrial building and maybe more like a traditional office building and some of those things just to kind of soften that long facade of the building up.

Also, if you notice you tend to get long elements when you have big industrial buildings like this. And one of the things we were trying to do is how to break up the building without it being too repetitive, but at the same time giving a little bit different interest. But also making sure that we take care of, once again, the tenants that are going there. And we have to think of sense of scale. In this case, most of the tenants in this building are fairly large, even though we may call them smaller users. From the industrial standpoint, a small user to us is 20,000 square feet, normal users anywhere between 30 and 50,000 square feet. And then it's not uncommon to have 100 or 150,000 square foot user taking some of these buildings. And so, what we tried to do is make the sense of the four buildings that are similar, we basically look at those buildings, most likely having four tenants, or up to four tenants. And that doesn't mean that they will have that many. But we tried to create entry features in there.

One of the things that we wanted to do is create a more friendly area, coming into the sides of the buildings for the entryways. And, also, if you've noticed throughout the site, in the site plan, we've created a lot of open areas for seating, we wanted the employees to be able to have an area where they can go take breaks and relax. These areas are integrated throughout the site, not just in the front, but all the way around to all the areas within the buildings where there's frontage. And employees may tend to congregate to have a lunch break, or just take a break or things like that. And so that's been integrated into the seating plaza areas. And then some of the landscapes that you'll see as well. We have asked for a couple of things like we are concrete tilt, but we do have some, a lot of different scoring usage in there. Some of the things if you look at the front of the buildings, it's not always clear, but like the corner elements, these corner elements pop off the building eight feet, so they're eight feet in front of the

building. And not only do they tear down, but they give another depth of the building. As you go into the midpoint of the buildings, you'll see a different typical score pattern. But those areas of the buildings recessed in two to three feet. And so, we wanted to make sure that we weren't just breaking the building up with materials, but we're breaking it up with some depth of scale across that face playing there, once again, kind of breaking that motif of standard industrial buildings, straight line wall and, and things like that.

Then also you'll notice the idea of creating canopies. And while the canopy colors we use are the same we use different types of canopies throughout the buildings, not the same canopy plaster, some are thicker, some are longer. Some are short, some are, you know, an extension out of the corner elements or the main entry elements that have a more cantilever effect. Whereas the ones in the back, have you more of a traditional iron belt buckle that is holding up some of the canopies through the dark areas. The Edge trimming for the top of the building. And that's where we're asking, we're normally we were just going to put a metal cap flashing across there. It's not really needed for a tilt up building. But we could do that with some scoring to create a different interest at the top than trying to do a very busy edge material like we may do on a smaller building that's just going to lose its sense of scale on a building this size. I'll be happy to answer any questions of the board members.

**Vice Chair Green:** Great. Thank you. We'll open up to the Board. Any comments?

**Boardmember Trexler:** Yeah, I think the renderings style isn't doing the design any favors. It comes off as a little bit cartoony. And like I mentioned before, I think sometimes designers and architects are too hesitant to use color. So, I appreciate the blue colors that you have here. Question on the upper windows, I appreciate that. You're trying to do something a little differently than a lot of industrial buildings kind of play with that sense of scale with the upper windows. They're rendered as kind of a light blue color is that spandrel? Is that meant to show the spandrel windows that lighter blue version?

**Applicant Donnie Andrews:** On the corner elements of the buildings, they are actually glazing. As they move into the central part of the building, they're more spandrel panels.

**Vice Chair Green:** I was just going to ask that. So, they are there for windows, there's not intended to be a mezzanine or a second level?

**Applicant Donnie Andrews:** Where we wanted to place some windows, unfortunately, is exactly where the joists are located.

**Boardmember Trexler:** And of course, the notch in the parapet does that serve a purpose, or is that just decorative?

**Applicant Donnie Andrews:** Decorative. We want to create a negative relief. We would love to go higher, but we would be over 40 feet. But in this case, we've used this element a couple of times just to create a negative relief in that panel break sometimes we go wider and bigger. But it helps separate instead of just a straight line going across. Obviously, we can still screen any mechanical units we need behind there and keep them out line of sight. But it's fun sometimes to just break the concrete in and get a slot or an opening or as we call it a peekaboo through there.

**Boardmember Trexler:** And all the roof drains are internal. Yes. Okay. That's great. I think my primary comment which really shows itself on the elevations is just kind of a lack of rigor on how the elevations are organized. I realize that with the industrial buildings, you know, you have certain constraints and certain challenges that you don't have on other buildings. So, I understand that. But I think that a little more care to where things are placed and how things are aligned could help. For example, there's several locations where the upper glazing doesn't align with the lower glazing. Sometimes there's a panel joint or a change in material right in the middle of a window, which looks a little out of place to me. And then on elevation, or Building F, all the windows are exactly the same size and very regular. Which I think doesn't really match the language that you set up on the rest of the building. So, that's my view. And I fortunately, I think, you know, it doesn't cost anything extra to rethink some of this. The rationale and the logic of how the elevations are organized. And I think a little bit more care. I think that's my main comment is a little more care to the organization of the elevations would go a long way.

**Applicant Donnie Andrews:** When you're saying the organization what are you talking about?

**Boardmember Astle:** Evan, could you go to the bay window side?

**Applicant Donnie Andrews:** That the back bay elevation?

**Boardmember Astle:** Maybe another back bay sheet here. This is a good one, right?

**Boardmember Trexler:** I was mentioning that all the all the windows are very regular and very evenly, regularly sized and spaced, which isn't necessarily a bad thing. It's just not the same language that is set up on the rest of the facades

and for example, between grid nine and ten. On the left of the lower elevation, there's an upper window that's right in the middle of a material change, or at least a texture and color change, which is not quite aligned with the overhead door below. Kind of illustrated how there could be more rigor on how these things are organized.

**Applicant Donnie Andrews:** And we can go through that. We actually studied before some concepts. We had smaller openings, a couple of smaller openings and then a bigger opening and a couple smaller openings. And doing that so because it's sometimes not always easy if we're staying in the panel or trying to stay in the panel module for the openings, but then I've got a roll up door below. That's really not our module, but that's the only place I can put it to meet for the loading dock. So, we came up with something that had a bunch of smaller openings that we could place in those areas to kind of balance that out a little better. Break up that pattern; maybe that's something we go back to and bring that back in. So, my interpretation of what you said and visually looking at it, the lighter gray areas look wider than the darker gray areas. So, when you want like three windows small their size, kind of put proportionally on center with where the larger one is. And then to where you get what I'm saying.

**Boardmember Astle:** You have a consistent design of the spacing of windows. Yeah, exactly. Maybe there's a language where you have a slightly wider window inside of the gray. And then you go to the singles, and you have that language happening on the front side.

**Applicant Donnie Andrews:** I think we had something like that, actually, in the original design that we probably should go back to. I think that's exactly where you guys are talking about, we that helps instead of that repetitive nature above, it really talks and communicates with what's happening below. I mean, so the windows match up more, and the windows change in stance and size as well.

**Vice Chair Green:** I think if you're if you're looking at what elements you want to bring attention to, and locating your design around those elements, right? So, if it's the darker greys or you're looking at the well areas, the truck wells, and you're trying to highlight something there, not necessarily just copy, paste and space it you know, every so far. I feel like that's a good way to think about that. Other comments?

**Boardmember Astle:** I think the notch I hear the idea behind it, but I again, don't see any order to its decision. You know, I see them somewhat interestingly spaced, and almost looks like we're trying to do a scupper to be honest. I'd rather, if we're going to keep this generally flat facade, I'd almost rather see the order or choose when that gets used and keep that language throughout the

whole building, not just in any color. Maybe it only happens on one panel style and color. And you do it only there. Right? And so, every time you see that panel, you expect that you'll have the notch and then it becomes a design feature. Correct rather than a random application.

**Applicant Donnie Andrews:** Right. I have a question for the board. We as building owners and operators, we prefer all of our water systems to be on the outside from a waterproofing standpoint. Are you adamantly against downspouts being located on the outside versus on the inside? I've seen them on various buildings that have been constructed recently. So that's something that we're evaluating currently to while we go through our costs costing and kind of building use. So, is an option there? Or is it a must to have them internal? Or are you okay with having it outside?

**Vice Chair Green:** Board members provide any comments, feel free to.

**Boardmember Astle:** Just a thought on that, because it's not written necessarily that we couldn't work with you on it. But the problem is, if we're not looking at it today and discussing how it's resolved, it would be hard for us to say go ahead and figure it out. Because it's very rarely a nice look, if it's applied by a company that just does downspouts. I've seen downspouts designed into the architecture and concealed within some exterior paneling, and it can be exterior. And I think if designed appropriately, it can be applied to the outside of the building, eliminating that waterproofing concern. But it's so rarely executed appropriately, we frown on it pretty heavily. Does that close?

**Staff Planner Evan Balmer:** That sounds good. Vice Chair, Board Member Astle, if I could just maybe piggyback on that a second. So, we do have a requirement for roof mounted equipment, including downspouts to be internalized. We have seen examples where they're on the exterior of a building, it's almost more of an architectural feature kind of at that point where it's strategically located. It kind of fits with the general theme of the building. But the standard is that they're internalized.

**Applicant Donnie Andrews:** Like I said, I've seen them both ways. And I'm okay with doing them both ways. But when you brought that point with the notch, it triggered a question in my head and I really wanted to know the board's opinion before we finalize, you know how we go when we

**Boardmember Astle:** We prefer to follow that standard, the truth of internalizing.

**Boardmember Thomas:** Go ahead, so I'll probably be different than the rest of the board. I don't like the full flat facade the way it looks. I think that you're going

to end up with six buildings here that just aren't going to read very well at the end of the day. And, again, I'm going to sit back and just say that that's my opinion on that. I think that I'm also not a fan of the whole battlement like, up and down like a castle look, either. I think that it can be done. I think it can be done, or texture, architecturally, to show some variation in there to where says not consistent the entire way. I'll say that there's a project, Elliot and the 202. Right now, that's been wrapped up that project. I'm not completely happy about the way that it turned out. They took two buildings and combined them together. And I don't like the way they ended up together there at the end. I'm not sure that this is going to read well, when it's all flat like that. But again, I'm not an architect. So, I'll leave that up to the designers on the Board to make the comments.

**Boardmember Knudsen:** I wanted to say that I appreciate your hard finishes and color board excellently done. I think that color combination is good and it's fun. When I look at no detailing on the parapets, if it comes off like the renderings, there seems to be plenty of movement that gives interest plus the color kind of keeps the eyes moving. So, I'm not as offended by the no detailing on the parapets. But I do like what you did was the color palette and the movements in and out on the building. So, I'm good with it. Thank you.

**Vice Chair Green:** Seth, any comments?

**Boardmember Placko:** I don't really have any comments on the landscape. But I'm going to second Scott's comments. If I sit back here and squint it looks like a box.

**Applicant Donnie Andrews:** I mean, that's always the question and architecture and design and anything else. But the question is, when do we go too far to make it look like something else than it's supposed to be. And then we take away the quality of the design that's really there for what it's supposed to be. And I know that's the hard subjective part. And what happens in this case for these types of buildings is, in this zoning, you have a 40-foot height limit, I would love to go tall or get an exception or pop up two feet or something like that, but it's not there. If we start bringing the building heights down to three, four feet, then the actual heights and Turnley for inside the building, don't work with what the building use is supposed to be and what everybody else is throwing up there. Hence why we came up with the negative ideals which just kind of break that building up and do that. But what we found is, and maybe some of these renderings aren't the best. And if you showed a fly through model, you would see that the undulation of the building, and really working out how the building works around the site that really breaks up the eyes and view of where that flat line is.



You know, in human psychology, when we're looking at this, sometimes we have to trick ourselves into saying, how do we really break up the building? We break up the building and masses with different materials and textures. And the idea of going more vertical with the elements. And like we said, maybe some of the other buildings we talked about earlier tonight, this side and this side. But when you really take it up vertically with a different look, and in some cases here, like the pop outs and some of the brakes, they're not just tilt up, we actually using an EFIS applied to some areas. So, if you go back to some of the front elevation, that's a good one there. So, like where you are seeing the dark blue and this rendering here, that's an actual pop out that's projecting out away from the tilt. When you see the lighter blue, they're actually stepping in two to three feet. I'm sorry, four feet in from the face of the wall and start breaking up that line the corners, having you know this, this band that's coming around, and not only does it come out in front and wraps the corner, but it's eight feet off the building. And so, when we're sitting there at a human scale, our eyes perceive how things break down and come down more so than how that parapet just goes up and down. We use that sense of different colors and massing and so it's kind of hard for 2-D projection to always show that. And then even on a sense of scale for this building, 3-D is not always great. As you feel the sense of movement, you see the sense of depth and breaking up the buildings, which help give the eye the opinion that while the elevation of the top of the building is not changing, you feel a sense of something changing there. And that's the key behind some of the colors and materials here. And in doing what we're doing, because it is an industrial building, it is a box. And that's the intention of it, and the intention of the users and it is to keep it as much of a box as possible. On the flip side, we're trying to play with this to say, how do we take this box and make it look like something more, can we make it look a little more like an office? So at least from the road, it feels like a has a little different context than just the industrial box that really is only going to have three or four users in it. But we make it feel like there's more entrances and, and some viability in there, as you're going across the building face. In this case, we felt that the movement and the building and separation and things coming out was much more important than trying to make what the code asked for, which is great, but when that code was written, it was intended for smaller scale buildings, which makes a lot more sense. And the end users, when you go to the tenant pool that wants to rent it, they want 36 feet clear through your lowest number. So, between the 36 feet clear and your 40-foot limit, you only have your four feet. Then you have to have the screening requirement to be there, so it doesn't leave a lot of room for undulation unless we were allowed to go higher.

**Boardmember Thomas:** Understood. Additionally, you're only doing ins and outs on your building on the front side. There's nothing on this back or either side. So, it's straight flat on your sides and your back because there's no in or out

on those three sides. I understand what you're saying. What I'm asking is still going to be how many loading docks in the City of Mesa undulate in and out? And I can tell you the answer already.

**Boardmember Placko:** And that's why they usually go up and down, right?

**Applicant Donnie Andrews:** True. I mean, we're happy to do something that everybody else is doing. We're happy actually to take it one step further.

**Vice Chair Green:** Do you have another comment?

**Boardmember Knudsen:** Oh, no, I appreciate your explanation. Because like I had said, if your renderings are actually doing all the ins and outs and the play on the color as you are, it does take the eye away from the flat. So, I appreciate and I can see it. I mean, I can actually see it.

**Applicant Donnie Andrews:** The site plan and the plaza ways that the entries in the landscape that will come into play there, once again, brings in that feeling that we don't see into the elevations.

**Boardmember Knudsen:** Scott, your comments about the flat on the back, that may be something you might be able to play with a little bit more.

**Boardmember Astle:** We have seen eight-inch steps in the back in the past on numerous buildings of this size might be something to look at.

**Vice Chair Green:** I was just going to add a similar comment. I know we've seen some of that. I recognize there's treating the truck wells, you might have to treat those a certain way. Make sure there's some flat area there, obviously. But when you've got a separation between some roll up doors at ground level, and then truck well is maybe there's opportunities there as well.

**Applicant Donnie Andrews:** It's not uncommon. We'll take a face, and we'll skin it. That's what we did in their fun in some areas. We actually skinned it with an EIFS the bump it out eight inches and eight inches is not a big deal. We were talking more like the four feet. No, we're looking for breakups, I realized that it's not uncommon for us to take a skin over some areas in the back and do something like that we could do the same there.

**Vice Chair Green:** Something else I was just going to add is, I think even taking the dark blue element that you have in the front on some of those buildings. Finding a way to, I understand you have height constraints, but even something as simple as an element like that offset to one side can still anchor the building,

even if it's the only thing that comes up. Providing some sort of detail like that, we've seen buildings that are long, low and flat, but they have one kind of element that that sort of anchors it. And I think it's, you know, taken in context. I think the Board has given plenty of good advice here. So, any other comments from the board? Okay, great. Evan, quick summary.

**Staff Planner Evan Balmer:** Thank you, Vice Chair. So, I heard a couple of big points. One is giving more care to the overall design as far as placement of windows of varying window sizes, in order and the notches, where they appeared and how they appear. So just kind of a better organization of those overall design features, and then look at ways to maybe incorporate some movement on the rear elevations, maybe it's those eight-inch steps, maybe there's some other options with that we can look at. And I think that covers it. Am I missing anything?

- 4-g DRB22-00534 District 1.** Within the 3900 Block of East Oasis Circle (north side), and within the 2800 Block of North Norwalk (west side). Located north of McDowell Road and west of Greenfield Road (0.45± acres). Design Review for an industrial development. Greg Hitchens, Hitchens Associates Architects, Applicant, JBN Holdings, Owner

**Staff planner Josh Grandlienard presented the case.**

**Vice Chair Green invited the applicant to speak.**

**Applicant Nathan Palmer:** Good evening, Nathan Palmer. We're one of the owners of the project. Not a whole lot to add. It's not a big site, I kind of feel like in the room of the industrial reviews, we could fit into a small subsection of any of the other projects you're looking at. Our focus point is developing infill properties that kind of get overlooked. So, we like to find usually smaller plots, this is less than a half-acre, and find a good purpose for it to revitalize and bring some life to some of the overlooked or older areas of Mesa. This particular one is buffered on the south by an office complex. There's a varied look as you drive through the industrial center. We wanted to modernize it and bring some flair and make it look not just like an industrial building on the front edge, it looks more like an office and kind of a lot of extra glazing, that corner tower.

We do have an identified user to address one of Josh's comments. Ultimately, it's going to be a single user. So, some of the design and colors and features are going into that specific users request and ultimate use. They still wanted to keep that office look on the front, but still needed the bay access in the back for their trade.

The red is specific to their logo. I don't think we needed to color the SES panel box red, that was an error on the renderings. And maybe the access doors don't need to be it. But he did want at least the sliding door on the access gate off the off Norwood, as well as the large bays in the back, to be red. There's signage on the south side as well that is going to incorporate that color. So, with that, I'm happy to answer any questions or comments.

**Vice Chair Green:** Thank you I'll start with one I was looking at the alternative compliance and processing that and one of the thoughts I had was the red, it feels bright. Like it feels like this is a pretty powerful red.

**Applicant Nathan Palmer:** It's not that neon, I've seen their current building, doesn't show that bright.

**Vice Chair Green:** I'm just looking at the paint swatch here and it is red. If you're going to bring branding in, I feel like a good use of it would be out towards the street as opposed to the doors on the backside. Like I feel like bringing it more towards the street, towards the front. Adding pops of color as opposed to large swatches of red might be a good thing I know we've seen it; we've seen it in elements where you bring in a strong element maybe around the front area with the color. Maybe we're looking at how to tie that where it's more recognizable towards the front of the building.

**Boardmember Thomas:** You think you're going to see those red roll-up doors over the screen wall.

**Vice Chair Green:** Yeah

**Boardmember Thomas:** I think that when you're driving that road, you'll still be able to see that over the top and a little bit on the gate and the side door like that might be enough of that.

**Applicant Nathan Palmer:** They wanted the red on the front just to be with their signage that was at least their user request. It's reserved for when they do their signs. That's exactly where it'll come into play. I can't disclose the user yet. But I can tell you it will be on the south exposure.

**Boardmember Astle:** This one's actually a little hard for me to provide comments without any type of a perspective reference. I do look at the plan and I can see the dimensions and I see the shadowing, the materials, and the gray. I'm a big fan of a dark contrasting shade and then CMU but I'm not getting a good depiction of the whole altogether. Is this metal panel? Now, I don't disagree on

the unnecessary red where it might not be seen unless it is and maybe I'm not seeing that very well. Is there a fence around the property?

**Applicant Nathan Palmer:** There's existing fences on the west and north and then we'll just be adding the one on the east side.

**Boardmember Astle:** So yeah, all of those lower doors probably be mostly unnecessary, then as they probably won't be seen, but those bay doors probably will be then in that case, fairly low.

**Vice Chair Green:** I tend to agree with your sentiment. And it's hard, you're right, this is a smaller building compared to some of the last ones we just saw. Can you talk about the use at all? Is this a fabrication place?

**Applicant Nathan Palmer:** The main tower portion that kind of bumps out, there is a similar building that we did this design on off Higley road, it's one of the Uhaul storage buildings that has kind of this tower effect. And it has the same offsets that contrast pretty well because they're different materials. And it's just the natural coloring of them versus applied synthetic color. The towers are their showroom area as well as office space for the employees. The rest of the warehouse is going to be primarily for storage, they're not manufacturing, it's a tech industry. So, it's going to be for storing materials.

**Vice Chair Green:** Thank you for that. I call it gingerbreadding the house. Just figuring out how to bring some of these elements, especially in a smaller building like this, how do you add these little details that are just going to make it pop?

**Applicant Nathan Palmer:** I think some of that is going to be in the landscaping. So, we did kind of a structured landscape approach instead of random. It's very modern in its layout and in the color tones, it brings some of the greens and the reds, that will kind of tie into it and help to clean it up a little bit.

The building itself, they wanted to be cool, to be natural material and have kind of their logo and just the red door accent and the pop. I don't think the doors on the back are going to kill anything for them because they're really only visible for a short area driving east or started driving north on Norwood, you won't see them unless you're checking your rearview mirror and only for a small second. Our neighbor to the north is pretty far out to the east of his property. So even coming back south, you'll see a small snippet of it for that 40-foot gap that it's offset, and then it's kind of gone. So, it doesn't have a real prominent feel. I don't think it is going to hurt their feelings, they were just wanting to get incorporated where they could.

**Vice Chair Green:** I get it. I think what I'm hearing is signage becomes really important here. It sounds like you're trying to get a clean tech feel to the building. So, something where the signage essentially protrudes from the building, or have a 3D effect to your signage. That's something that all of a sudden it changes the feel of the building, recognizing we're not seeing it here. But that's a small detail that could really start to set that entire facade apart because right now, it's a bunch of blocks. It's a bunch of gray blocks. So, it's hard to say I'm okay with alternative compliance when all I see is gray block.

**Applicant Nathan Palmer:** Just correct me if I'm wrong, I think the alternative was primarily just for the west facade.

**Staff Planner Josh Grandlienard:** Currently, the most part is meeting the requirements its mainly just for that side that is against the block wall to the west.

**Vice Chair Green:** You just heard us talking about downspouts and I see in the back, you've got the gutter system and the downspouts there. So take that into consideration.

**Boardmember Trexler:** Yeah, I agree that it's tough to really understand without some perspective images. And I think the kind of a recurring comment that you'll hear from the Board is that it can look a little tacked on if you have a change in material without a change in plane. So, you may look at that.

Looking at the east elevation, I wonder if the way you described it as the two-story volume was kind of the office space or a kind of a unique space, perhaps that's all Galvalume or all blocks, perhaps the material represents the programs that's taking place behind the behind the wall. So that's suggested you look at as well.

**Boardmember Astle:** Yeah, I completely agree that that's just continuing that line all the way through with such a very obvious stop and material and then start again, I think it would be a lot more appropriate that one or the other.

**Applicant Nathan Palmer:** Just add a metal or rock and within the tower pillars.

**Boardmember Astle:** Yeah, I think so. Is it just Galvalume applied to block?

**Applicant Nathan Palmer:** No. It's actually a metal structure on top. So, it's, that's basically covering the metal portion that leaves at the end of the metal.

**Boardmember Astle:** CMU up about 10 feet, right? That's correct. And then all these other elements are just kind of faux vertical.

**Applicant Nathan Palmer:** We had the pillars going up a little bit higher, until we learned that this was in the aerial overflight area. And so allowing those artistic extensions above the height don't work there without a special use permit. So those were trimmed down. But the all the pillars that pop out, the kind of frame, those other metal cross elements are a six-inch poured CMU. There's a textural difference on those as well and they add a little bit of depth. And even that office area, you'll see on the site plan pops out another 10 feet, so it'll naturally have height and depth pop out versus the other one, I'll call the storefront look on the remaining warehouse portion.

**Boardmember Astle:** I don't know I'd almost lean on bringing that block up. So that had a little bit more of a prominent corner

**Applicant Nathan Palmer:** I think we could do either way.

**Boardmember Astle:** I think it'll help the design. And that way, it'll give you a little structure to work with up above on that roof cantilevering out. And then I would suggest since it is framed up above to go ahead and set the stud framing on the underside of the block and go ahead and let there be some kind of a flashing reveal that you wouldn't want that galvalume to be proud of the surface below it in my opinion, I think it would want to even an inch or even flush, but you could tell if it's flush, when there's block below it that you've done some detail work to get it there. So, I had set the Galvalume back. So that it's not proud of the block below. Since it's framed, that shouldn't be an issue.

**Applicant Nathan Palmer:** It shouldn't be that. Yeah, that's not my area of expertise.

**Vice Chair Green:** Any other comments? Josh summary?

**Staff Planner Josh Grandlienard:** Yeah, so in general, we just want a little more detail with that red color, either through some signage, some 3D effects with that signage, or at least continuing it more on the front side.

Also, either go with one material for the tower element. And sounds like we would prefer the block being continued up rather than the Galvalume.

Make sure to particularly integrate the downspouts either through an architectural element or internalizing them.

Look for a change of plane with every change of material specifically on that west side and kind of concern of how that's going to work.

Framing the storefront side, framing on the inside of the wall in order to get that either that flush look or a little bit of recess to let that the metal in the CMU play.

**Boardmember Astle:** Yeah, anytime those are visibly in the same plane, you kind of want to pull that back. If it's not if it's broken by like that on and you wouldn't need to worry about it in that case.

**Staff Planner Josh Grandlienard:** Sure. But in this on this view would be the west elevation and then part of the East.

- 4-h DRB22-00579 District 6.** Within the 8100 Block of E Pecos Rd (north side). Located east of Sossaman Road on the north side of Elliot Road (39± acres). Design Review for an industrial warehouse and office development. Brandon Henry, Ware Malcomb, Applicant, PECOS 2005 LLC/FIABA ENTERPRISES INC, Owner.

**Staff planner Evan Balmer presented the case.**

**Vice Chair Green invited the applicant to speak.**

**Applicant Brandon Henry:** Good evening, Vice Chair members of the Board, I don't have a lot to add. But to kind of piggyback on some of the discussion earlier from the other industrial projects. With such large buildings, the trick kind of becomes creating a sense of rhythm and cadence throughout the facades. So, we've tried to achieve that by virtue of the vertical articulation, continuous vertical elements. And as well as the integration of clerestory windows of varying sizes and widths at different heights to create a sense of movement and motion in the facade. Also, while carving out some, some planar articulation for the user experience wayfinding and to create some depth in the facade, and again, by virtue of some depth and some exaggerated canopies. That's really great.

**Vice Chair Green:** Thank you. I'll open up to the board. If there's any questions or comments.

**Boardmember Astle:** I think this is a great representation of what we're looking for, is personal opinion. This is addressing a lot of the concerns that we had. And maybe I'll differ for some of the others, but I see this one and I see it resolving a lot of concerns I had previously. Maybe one little comment, whenever a plane goes vertical above another, I feel like it would want to be on a separate horizontal plane right. So, you got one spot where just bumps up but a different shade. Everywhere else, it seems like this gray form liner kind of breaks up those vertical adjustments and again, just look at it but overall, I liked this project, I don't have a lot of comment.



**Boardmember Knudsen:** I wanted to say that I think it's a nice-looking built building. A color palette is well done. And it's a fine example of how to incorporate color into a gray palette.

**Boardmember Trexler:** Well, done. Thank you. I agree. I think the colors are nice. There's some nice contrast with the extra white looks like it's called and the kind of tan and the darker gray. And it's very well organized and rational elevations. Personal preference, but I like the vertical orientation on the on the windows on the upper portion. Overall, I think it's really nice.

**Boardmember Thomas:** I think it's a good project. I wasn't overly concerned when I saw Ware Malcolmb's name on it. So, most projects he has brought through I'd say in the last year been pretty pleased with seeing so I think it looks great

**Boardmember Placko:** In terms of the landscape palette, just be careful with oak trees in the parking lots if people are going to be parking at this building all day because they secrete a sap and you guys have heard my story before. The other thing, Evan, is there's no information on the ground surface material, the size screening and color. They did provide a depth but that just needs to be defined. But I have no concerns with the actual palette itself. And I really, Texas Honey Mesquite is a tricky plant to work with. And I think they've done a good job keeping it away from keeping the thorns away from people.

**Vice Chair Green:** So, the only other question I had, I just wanted to make sure I was understanding the windows that are here around the building. They're all cleared, actual windows? Okay. That's what I want to understand. I think at night, this thing is going to look really great. amongst everything else as well. Yeah, I don't have any other concerns. I think it's great. Well, then. Thank you, Evan.  
Summary.

**Staff Planner Evan Balmer:** This will be a short one. So, look at the oak trees in the parking lot, if employee are going to be parked there all day. Finalize the details on the ground cover, the screening size of the DG, make sure all of that looks good. And Dane had a comment about a vertical plane change should be accompanied by a horizontal change. Maybe that's something we can look at.

**Boardmember Astle:** I think it's more of a suggestion for them to hear. I don't think it needs to be something that you stipulate it's a nice-looking building.

**4-i DRB22-00594 – District 6.** Within 9300 block of East Cadence Parkway (south side). Located east of Ellsworth Road and south of Ray Road. (1± acres). Design

Review for a medical clinic. Thomas Chasty, Orcutt Winslow, Applicant, PPGN-Ellsworth LLLP, Owner.

**Staff planner Kwasi Abebrese presented the case.**

**Vice Chair Green invited the applicant to speak.**

**Applicant Thomas Chasty:** This is a new modality for PCH, it is a primary care clinic. Some people might be aware of the hospital downtown. But you may not be aware PCH has specialty clinics throughout the valley. This is a primary care modality trying to bring affordable pediatric primary care to where it's needed in the community. As we were designing this building, we had to be sensitive to the requirements of that Planned Community document. So that is reflected in some of the materials that we selected. The stucco colors, the glazing, mullion colors, and also the Mesa stone colors. With that we also tried to bring in some of the PCH branding, we did that through the use of the white stucco color, and also the metal panel, which was our expression of a wood panel system that was on the approved community palette. But we had concerns on that material for maintenance. So instead try to express that with the copper metal panel. So, with that, I just like to again, thank you all for your time. And we'd be happy to address any of your comments or concerns.

**Vice Chair Green:** Thank you. We'll open it up to the board for any comments.

**Boardmember Astle:** Generally, there's a lot of good things going on. And some things that might need a little more attention. Without getting too deep into this, I think there's a time and a place for wainscot. I mean, we occasionally see it written as a request or an option. But there are moments where I think the wainscot is almost over placed. And I think we could remove it maybe in the larger element on the ends. The glass could come down the slanted tapered wall, that glass might go to the ground, unless there's a functional reason why it can't, but might be a fun opportunity to let the glazing come down a bit rather than then stop it everywhere.

I'm looking at some of these other vertical tan elements and how the metal panel is approaching those. I almost wonder if tapering the wall if you will, everywhere where that white occurs if that would look nice.

**Vice Chair Green:** I echo those comments. I was really liking the rendering that I saw that seems to be more of a wood panel. I kind of liked the soft feel of what that was showing up. Going from that to the metal feels like a huge shift in direction. I'm not opposed to the color of the copper, it's just a totally different feel. You go from like a kind of a soft, warm wood feel, to a kind of a bright, shiny

copper metal panel. Can you comment a little bit about the detailing on those metal panels there.

**Applicant Thomas Chasty:** So, it's a Morin metal panel system. So, it's a metal panel with corrugated reliefs on it. It's not corrugated from the standpoint of standard B deck, it is much more like Angular and square from that standpoint, to give us nice, deep reveal shadow lines on that metal panel element.

**Vice Chair Green:** Can you clarify how often that happens?

**Applicant Thomas Chasty:** So, it's a two inch positive and a two inch negative and that is repetitive. So, it's a two and two relief.

**Vice Chair Green:** So, can you clarify for me I'm struggling a little bit to understand this. So, if I'm looking at the elevations, MP2 is the note that I'm seeing a metal panel more champagne gold profile tricks and MP1 which is more copper. So, do both of those have the same profile?

**Applicant Thomas Chasty:** Yes, both panels have the profile interest.

**Boardmember Astle:** I'll be honest, I feel like that's almost too much. That's a lot. It's a lot because the tops are going to have it. I almost think a standard 12-to-24-inch reveal. Just kind of almost ACM light coming down the wall would be more of a professional kind of clinic field.

**Boardmember Trexler:** Yeah, I'm not against that profile. I like the texture and articulation; I think you have to be really careful about how you detail it and how you capture the ends. I agree, you may end up with more of kind of a frame. Once you get all the trim pieces on there. They actually capture that metal panel, but I like the texture and the depth of that maybe the mechanical screen wall is smoother, kind of goes away in the background a little more. That may be a good move.

**Applicant Thomas Chasty:** Yeah, I appreciate the comments. Thank you. Well, we'll definitely take that into consideration.

**Vice Chair Green:** I've seen other children's modules, we've been to several and they're always well done. I feel like they treat their buildings really well in terms of the architecture and making it a playful, fun thing.

**Boardmember Knudsen:** I want to thank you for the actual finishes on your color board. That was very, very helpful. Because one of the notes I had when I was reviewing the project, the material boards was showing the gray and red

purple, and I don't see that at all. So, the colors that are on the board are the actual colors you will be using? Is that correct?

**Applicant Thomas Chasty:** That is correct. Sorry, I got a little bit about flub there with the mute button. But yes, that is correct. And we did put together a physical board for Kwasi as well, I don't know if that is available to you.

**Boardmember Knudsen:** Yeah. That's what I was thanking you for was the actual board with all the actual finishes and colors. And they all work very nicely together. So, I thank you very much for that. And as long as those are the colors you're using, and not what's showing up on the digital presentation, it's good.

**Applicant Thomas Chasty:** No, absolutely. The physical sample board are the actual colors that we are proposing. Good.

**Boardmember Placko:** I reviewed the landscape here. I have two questions or concerns here. One is about I think you need to be careful with the Valentine bush in the parking lot. It can get kind of large, and where some of these Valentine bushes are located, they're kind of on corners, where they will potentially become a site visibility issue for drivers as you're trying to drive around the parking lot. So, I'd like to see them kind of maybe positioned where they're not blocking drivers' visibility.

The other question I have for the applicant is about the roses - is that something specifically that you guys do at the Children's Hospital? Is there familiarity with how to take care of these roses, because you don't just stick them out in the landscape and let them go. They require a lot of maintenance and soil amendments and that kind of thing.

**Applicant Thomas Chasty:** That is not a PCH specific plant that I'm aware of. We are in that planned community so we were dealing with a palette, and I think that palette extended to the planting palette, as well. But if there is a maintenance concern there, we can definitely address that with our landscape architect.

**Boardmember Placko:** There's an availability concern, because roses are really only available, you can only get them a couple times a year.

**Vice Chair Green:** Any other last comments? Okay, Kwasi, can you give us a quick summary?

**Staff Planner Kwasi Abebrese:** Thank you Chair, Board members. In summary, there are concerns raised with regards to the glazing. There's a suggestion that the glazing should come down a little bit.

With regards to the renderings, there were concerns raised on the colors used but the applicant has indicated that he is going make use of the colors of the materials shown on the physical materials board that he presented.

With regards to the landscaping, there are concerns raised on the use of Valentine bush in the parking lot area as well as the use of Roses in a children's hospital with regards to its maintenance, and availability.

And last but not least, is the wrong placement of roses on the landscape plan where the screen walls are.

**Vice Chair Green:** And Seth, just to clarify, you're not necessarily against the roses, you're just calling out the maintenance concerns and

**Boardmember Placko:** I'm concerned that just calling out roses on a plant legend. There you know roses have been hybridized for hundreds of years and there's at least five major different types of roses that range from you know, tiny little roses to big eight-foot Bush roses and so there's it's a completely I don't know what he's specified.

**Vice Chair Green:** Okay. So just make sure they're reviewing that right yeah. Okay, great. Any other additions, corrections, deletions. Okay sounds good.

- 4-j DRB22-00604 – District 6.** Within the 6500 to 6700 blocks of South Mountain Road (east side). Located north of Pecos Road on the east side of Mountain Road. (5.1± acres). Design Review for an industrial development. John Meissner, Threaded Studios, Applicant; Woudenberg Properties, LLC, Owner.

**Staff planner Cassidy Welch presented the case.**

**Vice Chair Green invited the applicant to speak.**

**Applicant John Meissner:** I'm president of Threaded Studios Architecture and Planning and I'm the architect for this project. So, I'll just add a couple things quickly to Cassidy's presentation. Thank you very much. It's a Sunbelt Rentals equipment company. So, you know, as far as use of the building they have a portion of their business is Mom and Pop customers that are coming in to rent some smaller tools, but they're also renting to commercial contractors. We're going to have a mix of public visitors that are arriving by car and then also a mix of commercial contractors that will be arriving with trucks and stuff to pick up

various equipment. As far as the design goes, it's a fairly utilitarian building, but I think we managed to find some unique materials and applications of colors to bring out what is essentially a square rectangular box.

We have a combination of different masonry use. We have an envelope of color Splitface black masonry that we're using as an accent material. A lot of the field material will be a natural gray, a block. We have some metal panel accents, that is the green that's going to be a Kingspan product. And then we have some paint that's occurring on our steel canopies and as well as on our fences. We're hoping that the combination of different integral colors and textures on the block is something that you guys can accept as alternative compliance. I think in this particular scenario, the split face block up against what is ultimately going to be a stack bond and gray block, four-inch-tall block, we're not Gonna go with the eight inch. We're going to try and use a running bond on the split face. And then we'll do the specs, the stack bond on the gray block, and they change in height. So, I think, visually, that'll give a nice change of character, take care of texture on it. And additionally, on the gray block, we're going to use a weathered mortar joint on the beds, I think that'll give us

To help kind of bring some expression to the building, we've chosen to go with our accent color on some of the kind of mechanical systems, you can see a couple of louvers on the building, I think, visually a change in color on some of those things maybe not always done, but here, because it's kind of uniform, maybe that brings a little bit of visual interest to it.

The white doors is bringing up a little visual interest. we're breaking up some of the horizontal planes of the building. And also keep in mind that those doors are probably going to be up most of the day. I think they're going to be servicing equipment and then those will come down at night.

And so holistically, we tried to spend as much money as we could on the western third of the building, which is the public part of the space, the rest of the building that's going to be behind an eight-foot masonry wall is going to be a little bit more screened, little more protected. So, lots landscape out front, we're going to focus on the experience for our public users and a little more industrial behind there. So other than that, I'll leave it to the board. Love to hear some questions.

**Vice Chair Green:** Great, thank you. Yeah, we'll open up to the board for any comments or questions.

**Boardmember Trexler:** The white metal, I see the note here it says exposed steel? So that's the white color painted?

**Applicant John Meissner:** Yeah, that's correct. So that would be you know, the door finish color on overhead doors and then if you zoom in, you can actually see a couple lentils over the door over the windows. And I think the thought there is that we do an expose steel lentil and then we paint that steel white.

**Boardmember Trexler:** Just make sure that if you're doing like the standard overhead door white that jives with all the rest of the colors. Overall, I like it. It's like you were saying, a utilitarian building. Is the green from a branding color or it was just chosen because you like it?

**Applicant John Meissner:** It's a Pantone color that's specific from Sunbelt.

**Boardmember Astle:** Yeah, I think there's a lot of good things going on. I love that you took attention with the natural gray to treat the joints and I would just say darken that grout a little bit, maybe even you know whether to raked but something that gives the shadow line and those, those can be real nice looking, I appreciate that. And it'll go really well. If you darken that grout and match that black split face, it'll tie in real well.

That said it's impossible for me to get past just a thin eight inch parapet. There needs to be some kind of something that gives us a sense of mass. One of the options is of course bringing out a little bit further and actually turn the block which I think would probably look the nicest, but one nice thing about block is you could actually cantilever the wing and other 32 inches if you want. That would be a real nice way to just not even mess with the roof but just cantilever really easy. Nothing lower than the adjacent parapet and just call it good and give yourself 32 inches of depth that'll look way nicer.

I just see all these this traditional canopy up front, a fairly rectilinear and clean building and then I see all these ties back to the building. And I mean that canopy is not overly deep, and you got a lot of masonry around it. I'd wish you could potentially keep with steel cantilever without all those ties. There's so many of them and align it with the other canopy just over the fence. You know raise that glass up that that show room these are all things that would be I think really give it the pop.

**Applicant John Meissner:** Yeah, absolutely we can look into that.

**Boardmember Thomas:** I love it. I like it. I think that it works. I think brands well for Sunbelt. I think this would be a good location with some of the substance happening in the southeast valley here. So, no major comment, I can agree with most of the stuff that Dane brought up. So, I like it.

**Boardmember Knudsen:** When I originally saw the renderings, I thought, oh, this is so dark. So, I appreciate your color board with the actual items on it. Because this appears darker than what it actually is in reality. So that's very good. It gave me a better perspective of what it's really going to look like. Always appreciate a real color board. Thank you.

**Boardmember Placko:** I want to what's happening in the backyard there.

**Applicant John Meissner:** I knew you were going to key on that. So, it's supposed to be a storage yard. My landscape architect went a little crazy there with the shrubs. So, the idea is that there's asphalt and then there'll be crushed rock DG back there to store some of their wheeled equipment. We'll work with staff on finding another home for some of those shrubs, I think the trees and the shrubs in that basin are going to stay there. That's that triangular retention basin. But we'll try to at a minimum push the plantings towards the perimeter up against the walls, we're going to have to step back our equipment anyway.

**Boardmember Placko:** Do they have to do any landscape back there? Other than maybe I was going to do the trees to screen?

**Cassidy Welch:** Vice Chair, Boardmember Placko, no, because this area is classified as outdoor storage there's no perimeter landscaping requirements.

**Boardmember Placko:** Right now it's calling out three quarter inch granite. Dark brown granite. I would imagine out back you'd probably do like a quarter inch minus, or something real gusty, or something fine. Just a matter of defining what that granite size is three eighths or whatever.

**Applicant John Meissner:** I'm talking with my civil engineer and see what he thinks just as far as keeping it down. No dust issues. Something that's not going to compact.

**Vice Chair Green:** In terms of alternative compliance, I don't have any issues with it. I think it's actually a great example of how you're using the texturing to try to meet the intent of that. So, I think that's well thought through. And I'm assuming we're going to see some yellow pops in the final with the signage.

**Applicant John Meissner:** Yeah, there'll be a little bit there, the signage is probably going to be on that. That center third of blackmail screen and the western exposure there. They'll have his biggest sign as they can and then we've got a little monument sign. They're just on the entry as well.



**Vice Chair Green:** I don't have any other comments. Cassidy just quick summary.

**Staff Planner Cassidy Welch:** Yeah, it just seemed like there were just some recommendations or some items to consider from Boardmember Astle looking at darkening that grout, and the natural gray to match the split face that pops out, removing some of those ties for the canopy and potentially raising that to match that south elevation.

**Boardmember Astle:** And we got the returns.

**Applicant John Meissner:** Definitely get those wings on there. We'll add those for sure.

**4-k DRB22-00666 – District 3.** Within the 200 block of South Dobson Road (east side). Located north of Broadway Road on the east side of Dobson Road. Design Review for an industrial development. Justen Cassidy, Cawley Architects, Applicant; John W Widera and Leslie Maria Widera Living Trusts, Owner.

**Staff planner Cassidy Welch presented the case.**

**Vice Chair Green invited the applicant to speak.**

**Applicant Justen Cassidy:** The challenge here was taking a white box with a blue stripe and trying to incorporate something that was contextual with what I would call a legacy industrial corridor, particularly along the east side of Dobson there's not a lot of varied building types along that east side. I feel we've achieved that in incorporating the only real element on that building which is that horizontal blue stripe which is a brand-new color for Arizona Corrugated and incorporating a couple of different shades of grey vertically just to add some variation and articulation and a sense of scale to the building. With the existing structure there wasn't much to go on. And there's really not much contextually around the site.

From a landscaping perspective, we are going to add some landscaping along the western and north side of the property, particularly on the north side. I think that's going to be a nice touch because right now that's backed up against private railroad. And there's really no screening or anything from the north side. So that'll provide a little bit of a break there as you're coming down Dobson from the North. But that's all I've got. I'm happy to answer any questions and open the comments.

**Vice Chair Green:** Great. Thank you. Open to the board.

**Boardmember Thomas:** I think it looks good. I like the new West Elevation; I think it ties into the existing building nicely. I don't really have any comment other than looks like your renderings off a little bit where your role at door is, but that's about it.

**Boardmember Astle:** You know, it's a nice solution. I don't think there was a lot to go with. And I do actually appreciate the simplicity of your solution. I think it has enough to it where it's statically pleasing and, and not over the top. I think with what you got downspouts placed on the exterior.

**Applicant Justen Cassidy:** Yeah, and the reason for that is this is a packaging company, they create corrugated packaging materials. Inside of this building, it's the sole purpose of the addition here is to store rolled paper.

**Boardmember Astle:** I feel like those who want to be internalized for this one, it's such a simple building and the design that you have, is going to get immediately taken away by those once you see them in real life. Right now, they're, they're masked, but they're not really going to be masked once there, once they're installed.

**Applicant Justen Cassidy:** I might have been some type of maybe a perforated screening element over top of the downspouts to add to the vertical motif that we've got here.

**Vice Chair Green:** However, the downspouts on the existing building, I believe they're internalized. Is there any reason we can't match that?

**Applicant Justen Cassidy:** Not to this point, they've had no issues that came legacy with the building, this was originally limits Furniture Showroom. Currently, they're storing a lot of their road stock outside. And they have some of it inside. But to my knowledge, they've had no issues with the drainage system to this point.

**Vice Chair Green:** I would think storing outside would be a lot more risky than storing it inside with a possible Skipper leak. And the narrative that I've been hearing is we're trying to match the existing building for alternative compliance. To me, if the downspouts are internalized, I feel like we ought to just go ahead and internalize them. So, either more part of the architecture, like we've talked about, or they ought to be internalized.

**Applicant Justen Cassidy:** I think the same question, is there would the board be open to screening them in some way and keeping them on the exterior of the building?

**Boardmember Thomas:** I mean, you talked about adding some sort of perf or something like that around it. I just don't think that material is going to go with everything that you already have.

**Boardmember Astle:** Cassidy, don't we have a general standard that we're following on this? Regardless of what we stipulate. Isn't it supposed to be internalized?

**Cassidy Welch:** Vice Chair, Boardmember Astle, the Zoning Ordinance states that equipment exterior equipment is required to be screened. It never explicitly states downspouts.

**Vice Chair Green:** I think downspouts could be interpreted be included as part of an equipment may be integrated into the building design is an architectural element. It's either internalized or that's incorporated into the architectural design where you don't see it or it becomes more part of the design where you do see it.

**Boardmember Knudsen:** Can they be painted?

**Vice Chair Green:** Absolutely. So that it blends in? Yeah, but I think I think if we kind of blend in, there's always a 3D.

**Boardmember Thomas:** My concern with painting is typically it's metal, it's going to flake in Arizona within a couple of years.

**Boardmember Astle:** Those gray vertical elements that you have, those could become very strategically downspout moments and then potentially set back eight inches, but then you have the same problem where you've lost eight inches of the project.

**Vice Chair Green:** I'm comfortable with allowing you to work with staff to figure out how that looks. The design guidelines are pretty clear that you ought to consider how you can integrate it into the building's design as an architectural element where practical.

**Boardmember Knudsen:** Thank you for bringing in the colors question.

**Vice Chair Green:** Any other comments?

**Vice Chair Green:** I'm comfortable with the alternative compliance and those items. I wanted to make sure a couple things I'm assuming you're planning to

paint the existing building once this is done everything fresh paint. That also I feel like should extend to the fence.

**Applicant Justen Cassidy:** Everything along the perimeter is existing.

**Vice Chair Green:** I think that's the only comment is if that fence is tied in, is that getting painted as well, I think that's a clarification, I'd like to understand. If it's not, I would suggest maybe consider that because I think you're going to have a really nice fresh building, that's all painted and branded. And then you're going to have kind of a really worn-out fence.

**Applicant Justen Cassidy:** So, when you say fencing, you're talking about the wrought iron?

**Vice Chair Green:** I'm talking about anything, that's the fence, the screen wall, so it's painted fence.

**Staff Planner Cassidy Welch:** Well, I think the only comment was in regard to downspouts. So, we'll go back and work with the applicant to find a solution.

**5 Planning Director Update:** None

**6 Adjournment:** Boardmember Trexler moved to adjourn the meeting and was seconded by Boardmember Placko. Without objection, the meeting was adjourned at 8:02 PM.