

# DESIGN REVIEW BOARD WORK SESSION

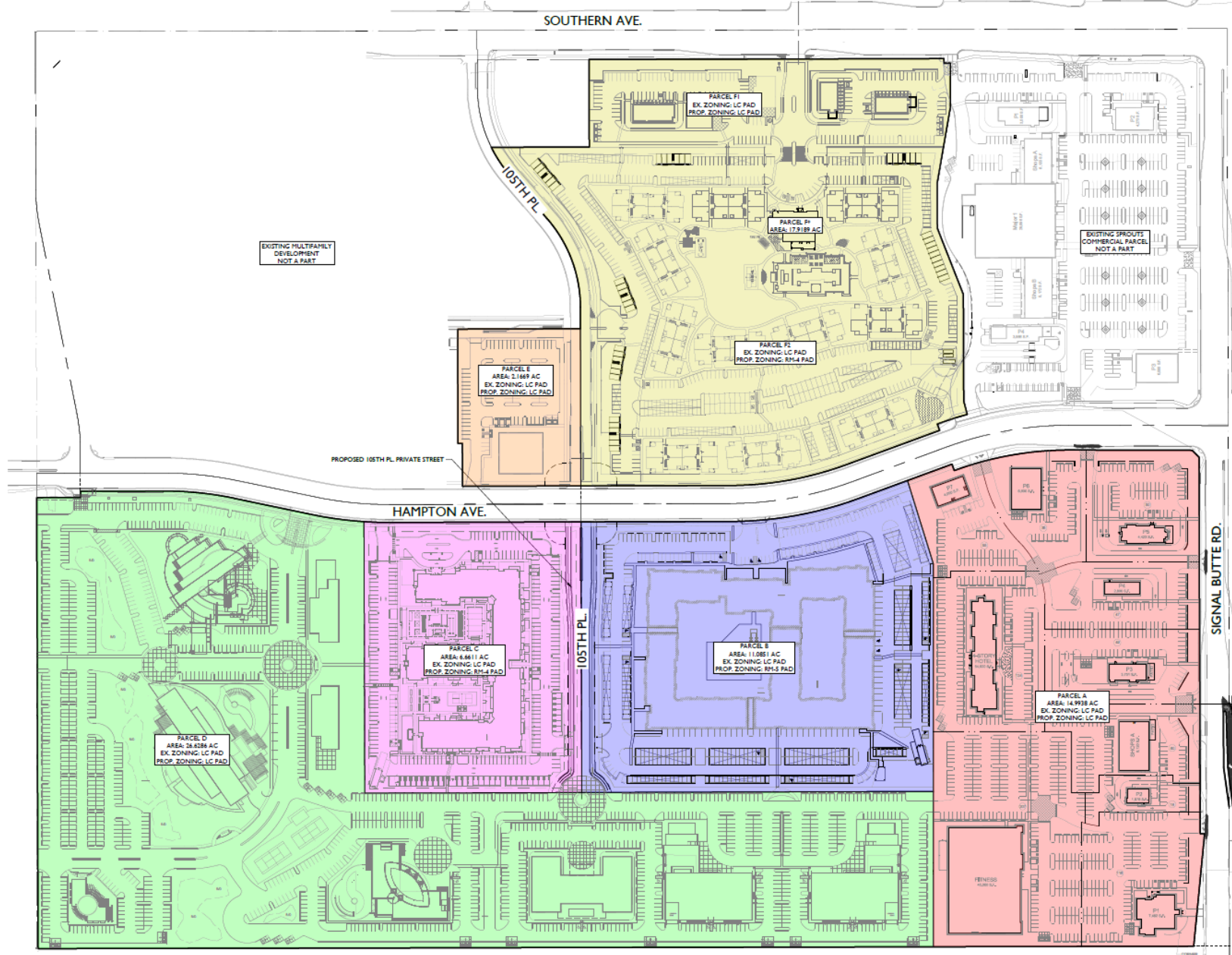
April 14, 2020

DRB19-00962



# DEVELOPMENT PLAN

Apr. 03, 2020 2:23pm S:\Projects\2019\19-0961\04th\_SitePlan.dwg - Zoning - Development Plan.dwg  
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EXISTING MULTIFAMILY DEVELOPMENT NOT A PART

PROPOSED 105TH PL PRIVATE STREET

NOTE  
 \*PARCEL F TO HAVE TWO PROPOSED ZONING CLASSIFICATIONS, LC PAD AND RM-4 PAD. THIS IS DENOTED AS PARCEL F1 WITH LC PAD ADJACENT TO SOUTHERN AVE AND PARCEL F2 WITH RM-4 PAD FOR THE REMAINDER OF THE SITE.



Mountain Vista Marketplace  
 Development Plan

Project:	
Revised:	

Designer: KDM  
 Drawn by: KDM

Preliminary  
 Not For  
 Construction  
 Or  
 Record

Job No.  
**19-0961**

Sheet No.  
**DP01**  
 of 1

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- Supplement to recently adopted Quality Development Design Guidelines
- Provides a consistent design theme throughout the project
- Three building styles – Warm Contemporary, Heritage and Warm Modern
- Primary and secondary materials required
- Architectural features required
- Landscape character areas and plant palette identified

# WARM CONTEMPORARY

- Simple and balanced massing
- Articulation places emphasis on building elements rather than ornate details
- Ample use of glass
- Projections from building faces through canopy or cantilever
- Subtle, neutral and timeless color palettes



# HERITAGE

- Use of brick, masonry, stone, stucco, concrete, painted metal or wood storefront system
- Variations in brick coursing
- Use of painted sand blasted over masonry to achieve a weathered aesthetic
- Cornices at tops of parapets
- Awnings at tops of windows
- Column pop outs with capital elements



# WARM MODERN

- Emphasis on the use of simple, abstract rectangular forms and cantilevered or folded planes
- Use of horizontal and vertical lines juxtaposed against each other for dramatic effect
- Relationship between interior spaces and adjacent exterior spaces with the use of large expanses of glass
- Use of ornament is eliminated to provide a clean aesthetic



**TABLE 1 – DESIGN ELEMENTS AND REQUIRED MATERIAL PERCENTAGES PER PARCEL**

Categories		Primary Materials							Secondary Materials (7)										Architectural Features (8)									
Parcel	Anticipated Primary Land Use (2)	Stucco	Concrete	Masonry	Stone	Brick	Nichiha	Required Max. % - All Facades (3)	Brick	Concrete	Masonry	Metal Panels	Stone	Nichiha	Glass / Glazing (4)	Stucco	Wood	Architectural Metals	Limited Finish Materials	Required Min. % - Primary Facades (5) (6)	Required Min. % - All Other Facades (6)	Large Overhangs	Wood soffits	Entry Statement	Balcony or Deck	2+ Building Styles	Decorative Screening	Recessed Windows
A	Commercial	A	A	A	C	C	C	50%	C	C	C	E	E	C	C	A	E	C	C	50%	50%	C	C	C	C	C	C	C
B	Residential	A	A	A	C	C	C	75%	C	C	C	E	E	C	C	A	E	C	C	30%	25%	C	C	C	C	C	C	C
C	Residential	A	A	A	C	C	C	75%	C	C	C	E	E	C	C	A	E	C	C	30%	25%	C	C	C	C	C	C	C
D	Commercial	A	A	A	C	C	C	50%	C	C	C	E	E	C	C	A	E	C	C	50%	50%	C	C	C	C	C	C	C
E	Commercial	A	A	A	C	C	C	50%	C	C	C	E	E	C	C	A	E	C	C	30%	25%	C	C	C	C	C	C	C
F1	Commercial	A	A	A	C	C	C	50%	C	C	C	E	E	C	C	A	E	C	C	50%	50%	C	C	C	C	C	C	C
F2	Residential	A	A	A	C	C	C	75%	C	C	C	E	E	C	C	A	E	C	C	30%	25%	C	C	C	C	C	C	C

(1) FAQ: What is the difference between "Choice" and "Encouraged"? Answer: Both are allowed but neither are required. "Choice" design elements are at the discretion of the project designer. "Encouraged" design elements are those which are envisioned to be incorporated in the building design. When considering requests for deviations to the Design Guidelines, reviewers should consider the parcel owner's incorporation of "Encouraged" Design Elements in the building design.

(2) Anticipated land uses established at time these Design Guidelines were prepared.

(3) This percentage is the maximum percentage of Primary Material(s) per these Design Guidelines, subject to the allowances and limitations set forth herein. Primary Materials are generally flagged "A", but may be designed as "E" as they are allowed per the project designer's vision subject to the parameters of these Design Guidelines.

(4) Where glazing / glass is specifically used or listed as a possible Secondary Material by the project designer, it shall be included in the calculations for satisfying the % of required Secondary Materials. Percentage of exterior elevation calculation excludes glazing systems and openings in the case of parking structures. Purely artistic Murals may receive a 1:1 SF credit toward the Secondary Material % requirement, but in no event will a mural satisfy more than 3/4 of a building's single façade % requirement. Use of wood on the exterior elevations as well as any soffits will receive a 1:1 SF credit toward the Secondary Material % requirement. Wood decorative screening treatments which are not required for screening mechanical, back of house, etc., will receive a 1:1 SF credit towards the Secondary Material % requirement. EX: 100' x 60' building 18' tall: (100+60) x 2 x 18'=5,760 SF of surface area - glazing (assume 1,760 SF) = 4,000 SF x % (assume 50%) = 2,000 SF

(5) The Primary Facade is "front" of a building that is traditionally used by the public as the primary entry.

(6) Secondary Materials are shown at the minimum required percentage, subject to the requirement that the primary façades of multifamily residential buildings must have a minimum of 30% Secondary Material(s), which can be satisfied through 1 or more Secondary Materials. Commercial buildings have a requirement to meet at least 50% Secondary Materials, which can be satisfied through 2 or more Secondary Materials on the primary façade.

(7) Alternate materials and requests for deviations from the required % may be considered for approval in special circumstances or when meeting the standards of the "Secondary Materials – Percentage Clarification" for buildings over 3 stories and buildings that are not visible from a public street or a private drive.

(8) A minimum of 2 required Architectural Features must be incorporated within the project. Project designers may choose any of these two options.

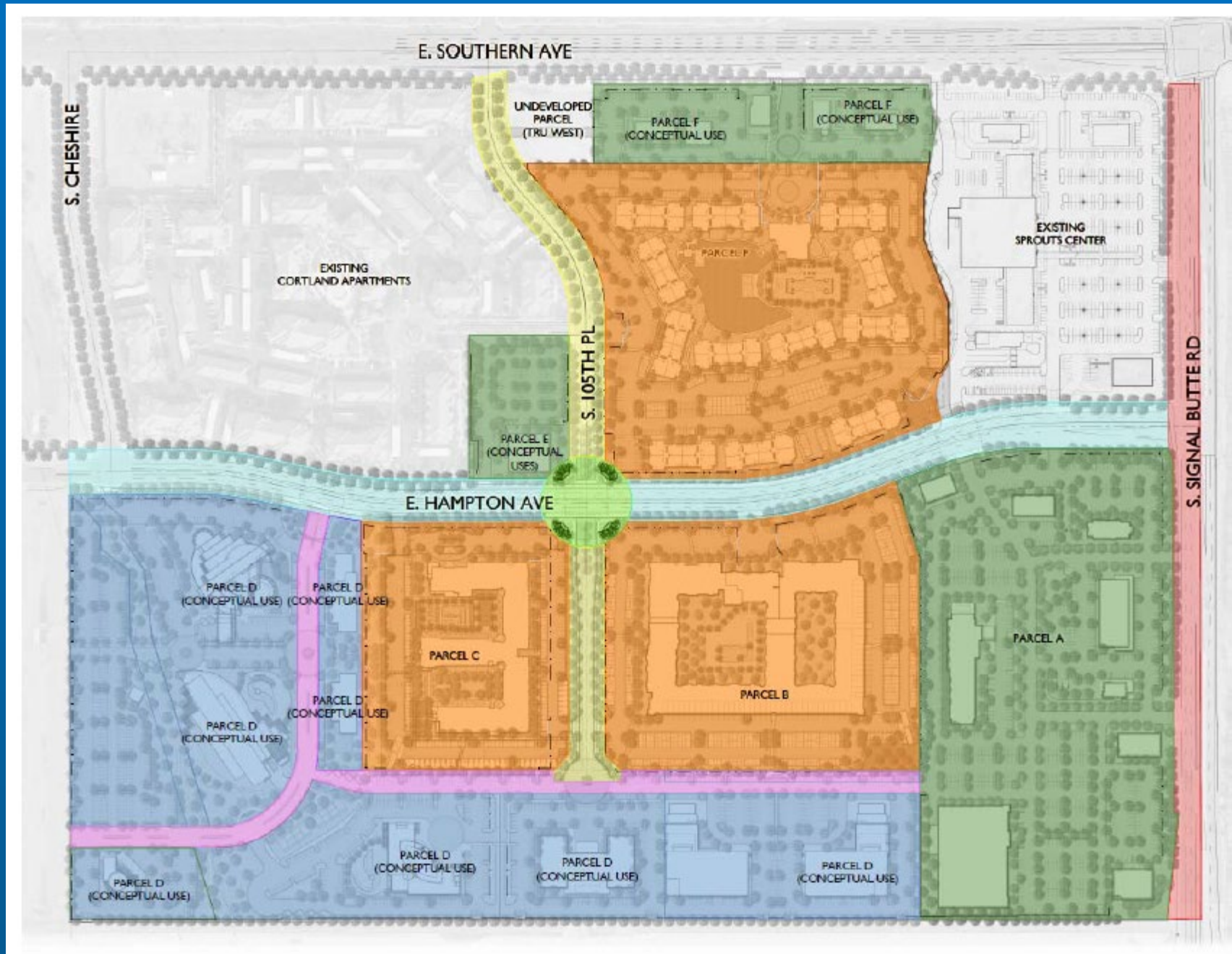


# ARCHITECTURAL FEATURES

- Two elements required per building:
  - Large overhangs
  - Wood soffits
  - Entry statements
  - Balcony or deck
- 2+ building styles
- Decorative screening
- Recessed windows



# LANDSCAPE CHARACTER PLAN

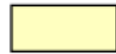


**S. SIGNAL BUTTE RD SREETSCAPE (SBS):**

The streetscape along Signal Butte Rd. will follow the landscape rhythm and theme already established. The plant material will meet the city theme, specie and spacing standards. The key trees include: Texas Ebony and 'Desert Muesum' Palo Verdes. This street is informally landscaped with a more natural rhythm of planting with understory planting such as Hesperaloe and Gopher Plant.

**E. HAMPTON AVE STREETSCAPE (HAS):**

The streetscape along Hampton Ave. will also follow the landscape rhythm and theme already established. The key trees include: Thornless Mesquite and Chinese Elms. The landscape along this street is a little more formal. Understory plantings include shrubs such as Silver Cloud, Regal Mist and Lantana.

**S 105TH PL STREETSCAPE (105):**

The streetscape along 105th Pl. begins to formalize the landscape within the development. Its trees are much more rhythmic and closer together. The key trees include: Thornless Mesquite and Chinese Elms with the Jacaranda trees at key accent points. The plantings along here are become more colorful and dense with Medicinal Aloe and Deer Grass.

**INTERNAL COLLECTOR STREETSCAPE (ICS):**

This streetscape is far more colorful and formal than the others. The key trees include: 'Red Push' Pistache and Brazilian Pepper trees. The lush understory plantings include Rosemary and Ruellia and serve to frame the drive aisles as much of this streetscape occurs in the parking areas.

**ENTRY GATEWAY:**

This area is the 'hub' of the development with two major streetscapes intersecting here and will feature the main monumentation. It will stand alone with Date Palms and large Agave plants anchoring a trellis covered with Bougainvillea.

**MULTI-FAMILY RESIDENTIAL (MF):**

This transitional landscape areas will be diverse in its plant pallet since there are differing landscape needs. Trees like Cathedral Oaks and 'Red Push' Chinese Pistache trees will provide shade and shrubs such as Gaura and Oleander will provide color.

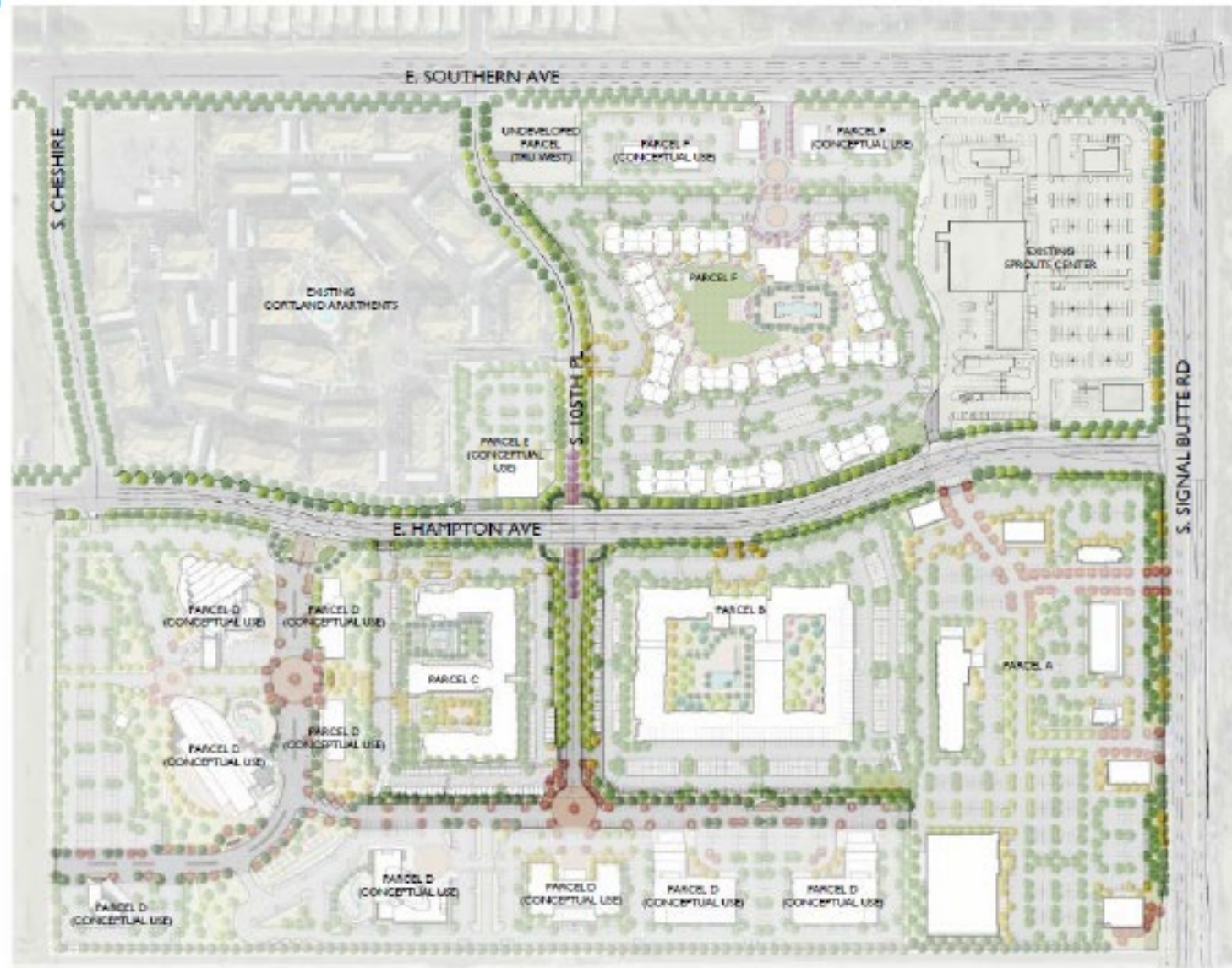
**COMMERCIAL DISTRICT (CD):**

The Commercial District areas are defined as the landscaped areas around various businesses. These areas have screening and shade needs as well as texture. Key plants here include Acacia and Grasses, Chuparosa, Lady Slipper and Heavenly Bamboo.

# STREET TREE DIAGRAM PLAN

## PLANT LEGEND

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE
<b>TREES</b>			
	Broadleaf	Tree Fern	20' Ht.
	Japanese Umbrella	Acacia	10' Ht.
	Parsons' Honey Suckle	Yucca filamentosa 'Ribbon'	10' Ht.
	Flamingo acacia	Goat Fern	10' Ht.
	Flora Orange Tree	Tree Fern Orange Tree	10' Ht.
	Flora Orange Tree	Flamingo acacia	10' Ht.
	Orange Umbrella	Wax Palm	10' Ht.
	Orange Umbrella	Orange Umbrella	10' Ht.



Street Tree Character Imagery



*Ebenopsis ebano*  
TEXAS EBONY



*Jacaranda mimosifolia*  
JACARANDA



*Parkinsonia 'Desert Museum'*  
"DESERT MUSEUM" PALO VERDE



*Phoenix dactylifera*  
DATE PALM



*Schinus terebinthifolius*  
BRAZILIAN PEPPER



*Ulmus parvifolia*  
CHINESE EVERGREEN ELM



*Pistacia chinensis 'Red Push'*  
'RED PUSH' CHINESE PISTACIA

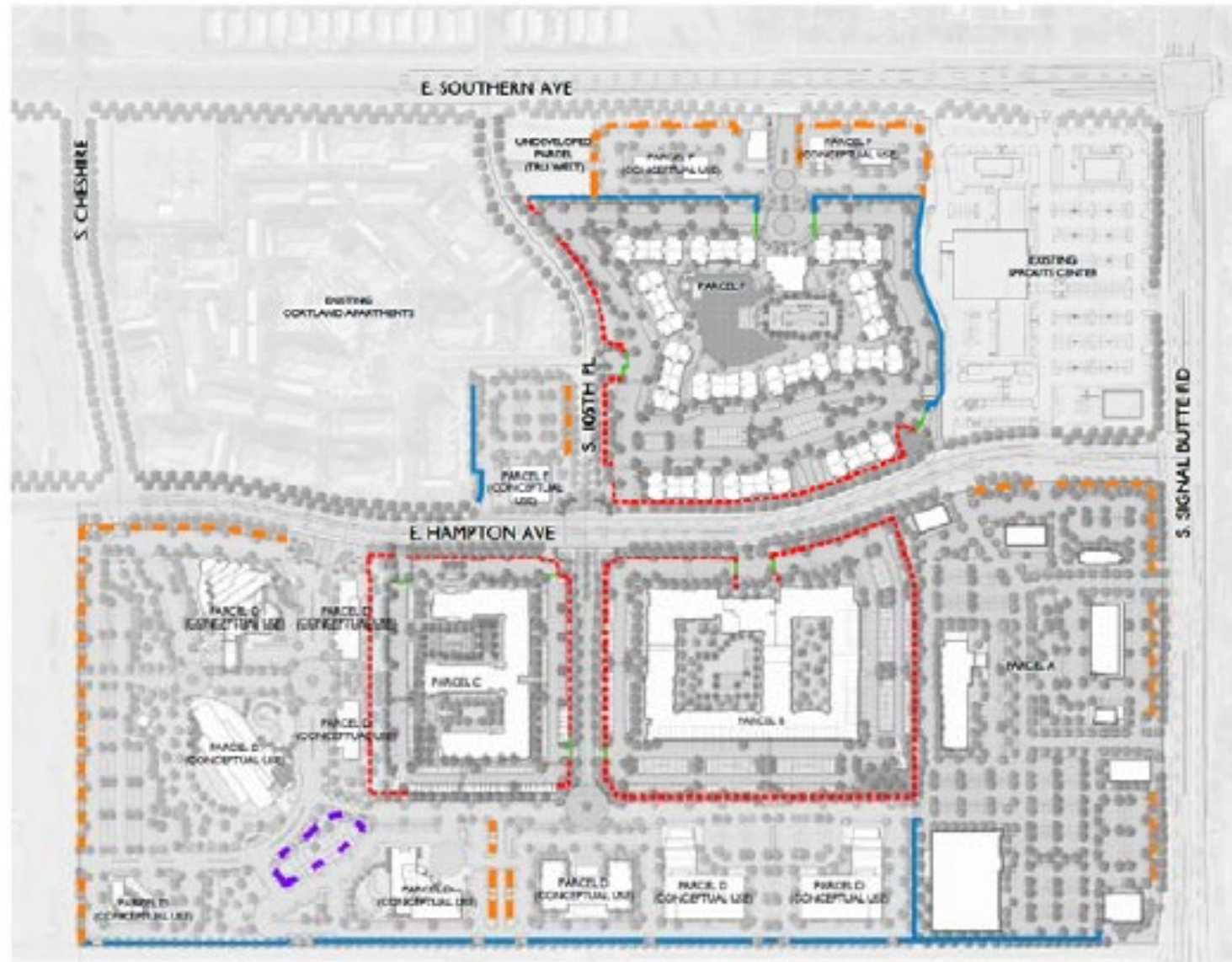


*Prosopis 'Thornless'*  
THORNLESS MESQUITE

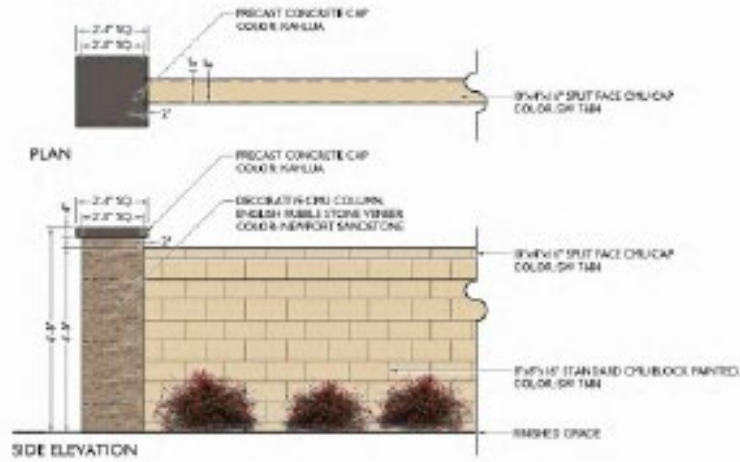
# THEME WALL PLAN

## WALLS LEGEND

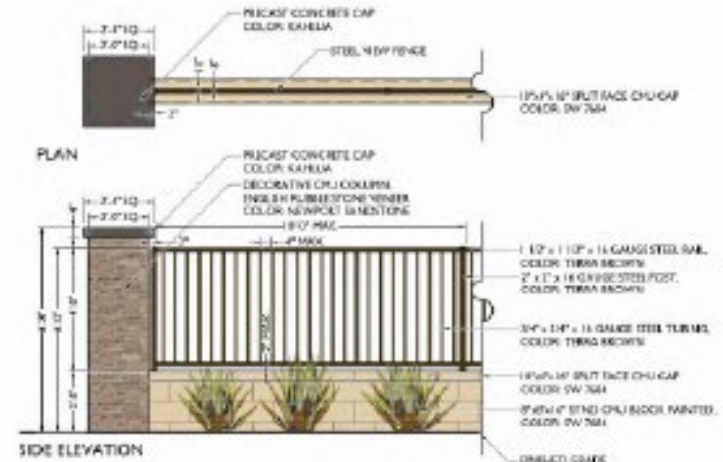
SYMBOL	TYPE
	4' HEIGHTED THEME WALL WITH COLUMN, SEE WALL DETAIL SHEET L-400
	6' PARTIAL HEIGHT THEME WALL WITH COLUMN, SEE WALL DETAIL SHEET L-400
	7' SCREEN WALL WITH COLUMN, SEE WALL DETAIL SHEET L-400
	8' SPORTS RAMP
	VEHICULAR GATE (MATCHING FULL HEIGHT THEME WALL EXTERIOR AND COLORS)



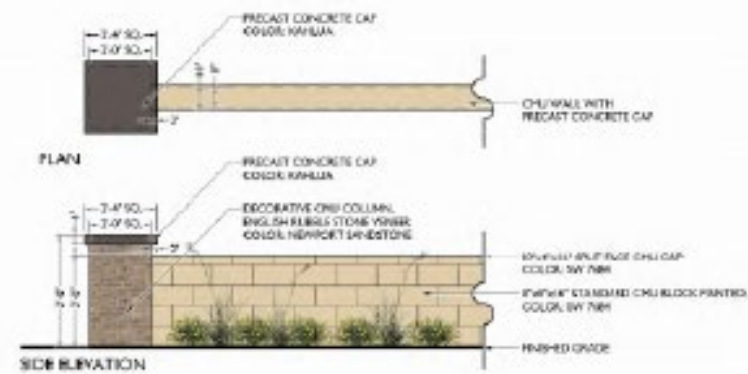
# PRIMARY THEME WALL & DETAILS



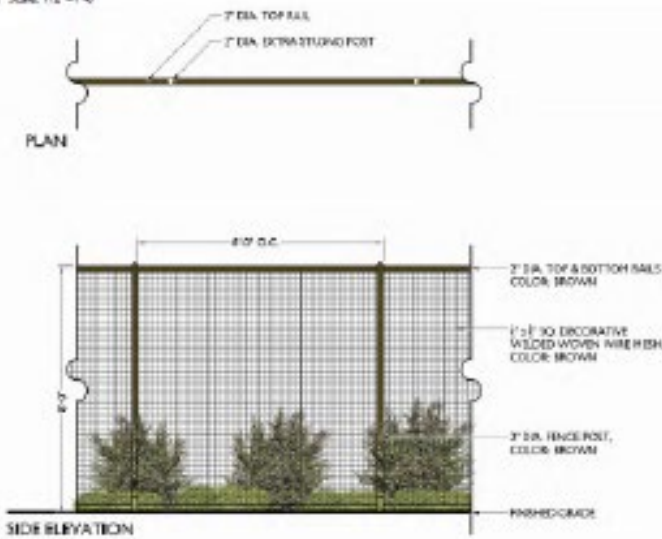
1 6' PERIMETER THEME WALL  
Scale: 1/2"=1'-0"



2 6' PARTIAL VIEW FENCE  
Scale: 1/2"=1'-0"



3 3' SCREEN WALL  
Scale: 1/2"=1'-0"



4 8' SPORTS FENCE  
Scale: 1/2"=1'-0"

- Mountain Vista Design Guidelines intended to supplement, not replace, the Quality Development Design Guidelines.
- The applicant is seeking future administrative design review approvals
- Staff welcomes any feedback on the proposed design guidelines

## SUMMARY