

CITY OF MESA
MINUTES OF THE
DESIGN REVIEW BOARD
SPECIAL MEETING
June 13, 2006
12:00 p.m. Economic Development Conference Room

A meeting of the Design Review Board was held in the Economic Development Conference Room, 20 East Main, at 12:00 noon

MEMBERS PRESENT

Pete Berzins
Rob Burgheimer
Tom Bottomley
Wendy LeSueur

Debbie Archuleta
Lesley Davis
Kim Steadman
Mia Lozano-Helland
John Wesley

Dave Codier
Bill Wells
Bob Hunt
Joe Goforth
Laura Snow

MEMBERS ABSENT

Tim Nielsen (excused)
Vince DiBella (excused)
Dave Richins (excused)

Teri Killgore
Claudia Wlters
Kyle Jones
Christine Tucker

1. Work Session:

CASE: Banner Desert Tower
1400 S Dobson

REQUEST: Approval of a new 7 story patient tower

DISCUSSION: Bob Hunt explained the hospital time line for construction of the various phases for this project, including internal remodel and temporary locations for departments being displaced by the renovations.

Rob Hunt confirmed the following:

- Banner, but not this hospital, owns the old Exxon site at the corner of Southern and Dobson. There are no plans for the site for quite some time because of an environmental clean-up project for the site. There would probably never be buildings on the site.
- Confirmed the central plant and loading dock would all be walled from view.
- The tower will be part of the existing hospital with access to other areas of the hospital from the interior of the children's tower.
- There are 8 public entrances to the hospital, 5 are primary entrances.
- The children's tower would be the north side; the adult portion the south side; and the emergency portion on the east side.
- The main hospital entrance and admitting will remain on the west side.
- The ambulance entry to the ER will be walled off from the ambulatory entrance.
- Parts of the link from the loading dock to the building will be transparent so internal activities will be visible from outside the building.
- There will be spandrel glass at the second floor.
- The confetti wall is different colors of glass, and will be visible only from pedestrian level.
- The fins are perforated metal.
- The perforated metal is also used as a shade screen at the entry.

Boardmember Burgheimer was concerned with the following:

- The children's area of the hospital will overstage the rest of the campus.
- People will have to cross the main loop road to get from the parking lot to the emergency entrance.
- The emergency portion will be very visible from Dobson. The Board needs to see how the new design ties into that element and how it turns the corners of the building beyond the emergency department.
- Should the ER be different so people know it is a different element?
- He liked having the rotunda as a statement.
- Will there be building mounted light fixtures? He did not want to see lights added in the future that detract from the architecture of the building.
- Suggested a fly through of the whole hospital so the Board can see how the colors

will change in the future.

- Suggested they pull the landscape plans and pedestrian linkages off and have those reviewed at a future meeting so that those issues don't hold up the timing of construction of the buildings.

Boardmember Tom Bottomley:

- What will happen to the rest of the hospital? Will they just repaint, or will they add the new materials?
- Confirmed the tower expansion would be mirrored in the future.
- The tower will be more of a grid with spandrel and vision glass in reflective blue or turquoise.
- The corten will not be silver.
- The waterfall will be visible as you walk under it.

Chair Pete Berzins:

- Confirmed the stucco panels will come out 8" from the glass.
- The red sand stone will be used on the tower, the emergency portion and on other areas.
- They were proposing 3-coat stucco, not EIFS.
- The mechanical equipment on the roof will be screened with corten metal.
- Would like to see the follow-up submittal before the regular packet.
- Very pleased with the design so far. Thought there were only a few minor things still to be discussed.

Boardmember Wendy LeSueur:

- Confirmed there would still be 8 entries.
- It would be nice to bring the new architecture around the rest of the building.
- Confirmed the retention basins along Dobson would remain.
- Confirmed the existing landscaping would be updated, and will match around the campus.

MINUTES OF THE JUNE 13, 2006 DESIGN REVIEW MEETING

Respectfully submitted,

Debbie Archuleta
Planning Assistant

DA