

MINUTES OF THE AUGUST 1, 2012 DESIGN REVIEW MEETING

**CITY OF MESA**  
**MINUTES OF THE**  
**DESIGN REVIEW BOARD**  
**AUGUST 1, 2012**

A meeting of the Design Review Board was held in the Lower Level of the Council Chambers 57 East First Street, at 4:30 p.m.

MEMBERS PRESENT

Craig Boswell - Chair  
Ralph Smith  
Eric Paul  
Brian Sandstrom  
Howard Utter

MEMBERS ABSENT

OTHERS PRESENT

John Wesley  
Tom Ellsworth  
Debbie Archuleta  
Wahid Alam  
Angelica Guevara  
Jason Sanks  
Corey Smith  
Dan Christiansen  
John Mirto  
Vince DiBella  
Tyler Wright  
Sean Lake  
Randy Lamb  
Others

- A. Discuss and Provide Direction Regarding Design Review cases:

## MINUTES OF THE AUGUST 1, 2012 DESIGN REVIEW MEETING

**CASE:** DR12-29 Commerce Buildings  
1722 North Banning

**REQUEST:** Review of a 13,357 sq. ft. industrial project within Falcon Commerce Park

### **DISCUSSION:**

Staffmember Jason Sanks explained the project. Dan Christiansen and Corey Smith represented the case. Mr. Christiansen stated they were processing a lot split through the City so there would be two projects. The project to the north would be auto repair; the other would be multi-tenant office warehouse buildings. He stated the building to the north looks like there is movement, but it is really only changes in paint color.

Boardmember Brian Sandstrom:

- There needs to be an edge at the top band; or a cornice
- Needs reveals
- Mechanical yard is OK if it is completely screened

Boardmember Ralph Smith:

- Only one buildings steps, the others only have columns
- Very 2-dimensional
- The building sits on the west property line
- Tilt slap perimeter
- Landscape area not retention
- The auto side is not bad
- Proportions are not good
- The windows are too small
- Needs an element above second floor windows
- The darker elements should be at least an 1/8" off-set

Boardmember Eric Paul:

- Surrounded by LI
- The textured stone is applied
- Only one building is two story
- Why no shade treatment for second floor windows?
- Completely screen all roof mounted mechanical equipment
- The tilt panels could be textured

## MINUTES OF THE AUGUST 1, 2012 DESIGN REVIEW MEETING

Chair Craig Boswell:

- Texture in panels
- Wrought iron gate with in-fill panels to match building for lot 15B parking

Mr. Christiansen stated they could do chamfer strips.

Boardmember Sandstrom liked the idea of chamfer strips.

## MINUTES OF THE AUGUST 1, 2012 DESIGN REVIEW MEETING

B. Call to Order:

Chair Craig Boswell called the meeting to order at 4:34 p.m.

C. Approval of the Minutes of the July 11, 2012 Meeting:

On a motion by Eric Paul seconded by Howard Utter the Board unanimously approved the minutes.

D. Design Review Cases:

## MINUTES OF THE AUGUST 1, 2012 DESIGN REVIEW BOARD

**CASE #: DR12-28**      **Save the Family Headquarter**  
**LOCATION/ADDRESS:**      125 East University  
**REQUEST:**                      Approval of a 15,000 sq. ft. two-story office building  
**COUNCIL DISTRICT:**          District 4  
**OWNER:**                          City of Mesa  
**APPLICANT:**                      Jon Mirto  
**ARCHITECT:**                      Jon Mirto  
**STAFF PLANNER:**              Wahid Alam, AICP

**REQUEST:** Approval of a 15,000 sq. ft. two-storied office building

**SUMMARY:** Staffmember Wahid Alam explained the project. Jon Mirto represented the case. Mr. Mirto explained the relationship to the Escobedo project across University. He stated the first phase would be Administration offices and a support building. He stated the building would be 60% stucco with a scored pattern. Scored block, store front windows, brick and steel eyebrows. He stated the intent was to have an urban street front with corner towers.

Chair Craig Boswell confirmed the Board was only approving Phase I. He was concerned the Board was not seeing the material samples. He wanted a masonry base. He asked if there would be designated bicycle parking. He thought there needed to be trees along University. He thought the project was very effective.

Boardmember Brian Sandstrom wanted landscaping in the courtyard. He suggested using the eyebrows to provide shade for the courtyard also. He thought the University side needed some sort of light system. He confirmed the brick on the west side would come out 12". He liked the recess for shade to the west. He suggested using an awning on the west side, and some lighting.

Boardmember Howard Utter wanted lighting on the stair case.

Boardmember Ralph Smith agreed they should use a masonry base. He thought they needed more shade for some windows. He thought it was a nice design. Make sure the mechanical units are fully screened. He liked the brick and thought it was nicely proportioned. He wanted the brick to site on something with a ledge. He suggested using 12" CMU.

Boardmember Eric Paul thought the proportions and massing were nice. He thought the south wall needed landscaping and some type of treatment, maybe eyebrows. He thought the brick should wrap the corner to the window. He wanted a substantial base.

**MOTION:** It was moved by Brian Sandstrom and seconded by Eric Paul that DR12-28 be approved with the following conditions:

1. Address the issue of shade canopies on all elevations.
2. Provide accent lighting on exterior walls with emphasis on north elevation along University Drive.

## MINUTES OF THE AUGUST 1, 2012 DESIGN REVIEW BOARD

3. Provide architectural interest on west elevation and east end wall facing United way building to the east.
4. Extend the brick on the west elevation to wrap around the southwest corner next to the parking lot to break up the stucco field.
5. Work with staff to address the base of the building for an alternative material other than stucco.
6. Provide window shade and landscape along the south elevation.
7. Update landscape plan for an urban theme along University and courtyard.

**VOTE:** Passed 5 – 0

## MINUTES OF THE AUGUST 1, 2012 DESIGN REVIEW BOARD

**CASE #: DR12-17**      **Longhorn Steakhouse LED**  
**LOCATION/ADDRESS:**      1434 South Alma School Road  
**REQUEST:**                      Approval of LED exterior illumination for the proposed  
   Longhorn Steakhouse restaurant at Fiesta Mall  
**COUNCIL DISTRICT:**      District 3  
**OWNER:**                              Macerich Fiesta Mall LLC  
**APPLICANT:**                      Shawn Smith, Site Enhancement Services  
**ARCHITECT:**                      FRCH Design Worldwide  
**STAFF PLANNER:**              Wahid Alam, AICP

**REQUEST:** Approval of exposed LED lighting for a previously approved restaurant

**SUMMARY:** Staffmember Wahid Alam explained the request. The applicant provided a sample of the L.E.D. for the Board. He stated the white element would not be visible. The L.E.D. would blend with the buildings materials and signage.

Chair Craig Boswell confirmed the L.E.D. would stand 1" off the building.

Boardmember Ralph Smith confirmed the L.E.D. would be 3" to 4" from the top of the building.

Boardmember Eric Paul confirmed the red band would be visible day or night.

**MOTION:** It was moved by Eric Paul and seconded by Ralph Smith that DR12-17 be approved with the following conditions:

1. Compliance with the development as described in the Design Review Board staff report and as shown on the site plan and exterior elevations submitted.
2. Compliance with all requirements of DR12-017 and ZA12-004.
3. Compliance with all City development codes and regulations.
4. Compliance with all requirements of the Development and Sustainability, Engineering, Transportation, and Solid Waste Departments.

**VOTE:** Passed 5 – 0

## MINUTES OF THE AUGUST 1, 2012 DESIGN REVIEW BOARD

### E. Discuss, receive comment and take action on the following appeals of Administrative Design Review:

1. 1136 South Greenfield Road. Signage for Dutch Bros. Coffee

STAFF PLANNER: Lesley Davis

This case was resolved through staff and therefore was not discussed at the meeting.

### F. Other business:

Presentation by Vince DiBella – regarding Empire Southwest at 1725 South Country Club

Vince DiBella explained this project would be coming to the Board in the future. The intent for this meeting was to get input from the Board early on in the design process. Mr. DiBella stated Randy Lamb and Tyler Wright were present to represent the project. He gave a brief history of Empire Southwest, which has been at this location since the early 1960's. He stated the entire campus was 60+ acres. He stated the project had a definite front and back, the front was on Iron and the back, including the truck traffic was on Juanita. He stated they were proposing to expand the site to recycle large mining equipment. There would be 100,000 sq. ft. building with 20,000 of office, and a new parking on the west side along Country Club.

The south side of the campus where the material comes in and drop off. The administration is on the north side. The project had been annexed 4 or 5 years prior and was legal non-conforming.

Mr. DiBella stated they were trying to tie the front of the campus to the new expansion. The parking lots would be a platform for solar panels, similar to what is at ASU. There would be raised, elevated platforms for display. He stated the presentation was a work in progress; it was a pre-cursor to their submittal. They were planning to salvage the existing landscaping. The glass treatment and mullions would match the existing buildings.

Chair Craig Boswell asked if something could be done along Country Club to mitigate the solar structure.

Boardmember Brian Sandstrom liked where it was going. He stated he had been to the structure at ASU and the lighting was diffused and felt airy.

Boardmember Ralph Smith confirmed that under the solar panels would be a parking field for cars. The perimeter fence along the north would be 12'. There would be two shifts so very intense activity. 70% of the campus would be powered by the solar panels.

Boardmember Eric Paul thought the solar structure would not be over-powering like a building.

MINUTES OF THE AUGUST 1, 2012 DESIGN REVIEW BOARD

G. Adjournment:

Respectfully submitted,

Debbie Archuleta  
Planning Assistant

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