

MINUTES OF THE FEBRUARY 1, 2012 DESIGN REVIEW MEETING

**CITY OF MESA**  
**MINUTES OF THE**  
**DESIGN REVIEW BOARD**  
**FEBRUARY 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  
Dan Maldonado – Vice Chair  
Scott Marble  
Ralph Smith  
Eric Paul

OTHERS PRESENT

John Wesley  
Lesley Davis  
Debbie Archuleta  
Tom Ellsworth

MEMBERS ABSENT

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

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**CASE:** Verde DiMora Apartments  
2217 North Power

**REQUEST:** Review of a 160 unit apartment complex

### **DISCUSSION:**

Mark Dorman and Dan Kaufman represented the case. Mr. Dorman explained the project would be sustainable. He also stated there would be a pre-school, a veteran's corner, 8 fully accessible units for veterans, secure bicycle area for a08 bikes, electric car charging stations, solar parking structures, and gardens. Mr. Dorman stated the building materials would be stucco, stone, and "cool roof" tiles. There would be an active courtyard as well as a meditation garden. Mr. Kaufman stated there would be recycling available on every floor, as well as bike storage on every floor. He stated every tenant would be educated on sustainable energy usage. The goal was to provide housing for veterans and other students at the Red Mountain Community College campus. The pre-school would open to the general public as well as tenants. The pre-school would also be partially staffed by students at the college. He stated there was employment in the area, which would make it possible for tenants to walk to work. The tenants would also have free use of bicycles. Mr. Kaufman stated the buildings would be energy efficient. Mr. Dorman stated the building material would be EIFS over wood framing, simulated stone, concrete tile roofs, and balconies of steel railings.

Chair Boswell:

- All roof-mounted mechanical equipment needs to be screened
- Wants to see the design of the covered parking
- Wants to see the articulation of the buildings from the courtyard
- Wants to see landscape plans
- Wants to see the fencing and where it will be located

Boardmember Dan Maldonado:

- Looks like any other apartment building
- Nothing about elevations makes the project look sustainable or different
- The design needs to evolve
- The height should be varied
- Need to provide additional landscaping along the west to provide more shade
- Could they tie into the MCC campus and some of the newer buildings in the area?
- Will there be pedestrian connections to the college, if so show their location
- Provide details of site furniture, etc. at the next meeting

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Boardmember Ralph Smith:

- West and east will have a lot of direct sun
- Provide more shade for the glass
- Pre-school will have a playground, but the tenants children will not
- Some of the corridors would be double loaded, some single
- Only one entry into project, which would be right in, right out
- Concerned with traffic conflicts with children at the pre-school when tenants are leaving to go to work
- Would be better if the pre-school traffic and the tenants did not cross the same route
- Architecturally it should look sustainable
- West and east facing glass should not have exposed glass
- The north and south elevations should be different from the west and east elevations
- Use insulated materials

Boardmember Eric Paul:

- The pre-school is not free-standing, there are apartments above it
- Concerned with windows looking into other windows across the courtyards
- Orientation of buildings and windows should be more energy efficient
- Not a lot of articulation or movement in and out or up and down

Citizens present had the following concerns:

- Number of entrances into and out of the project
- Number of students who would live in the units
- Would there be an area for animals to be walked
- Have they examined the effect the project would have on local traffic

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

**CASE:** Fiesta District Police Station  
NWC Grove and Westwood

**REQUEST:** Review of a 33,855 sq. ft. COM Police Station

### **DISCUSSION:**

Vince DiBella represented the case. Mr. DiBella explained this was the first project to be proposed since the adoption of the Fiesta Guidelines. The project followed the Guidelines regarding design of the building, the streetscapes, etc. He stated the greatest challenge was to push the building to street like the Guidelines want. There was additional landscaping around the building. The building was angled to the street. The site would be secured with an 8' fence. There would be solar panels on the parking structures, and the building would be LEED certified. The building would be constructed of integral masonry and cut stone veneer of Mesa Stone, Treandstone which would be ground face. The south facing glass was protected. There would be natural day light on the north and south sides of the building. The public entry draws you into the lobby and community room. The building would be 2-story. The Guidelines call for Grove to be a major pedestrian connection through the district all the way to the MCC campus.

Chair Boswell:

- This will replace the Dobson Road station

Boardmember Maldonado:

- The metal panel would be pre-finished
- The community room would be one-story
- The landscaping at the southeast corner should be a little higher so people won't walk through it.
- The Agaves need to fill in the space on the south side of the building
- The overall landscape plan is well thought out

Boardmember Smith:

- Liked the use of the steel shade canopy
- Was a little concerned with the grade difference at the southeast corner of the site

Boardmember Paul:

- Nice job of responding to the Guidelines
- No overnight stays here
- The A/C would be roof mounted
- Liked that the community room was at the east end, across from the hotels

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B. Call to Order:

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

C. Approval of the Minutes of the January 4, 2012 Meeting:

On a motion by Dan Maldonado seconded by Eric Paul the Board unanimously approved the minutes.

D. Design Review Cases:

MINUTES OF THE FEBRUARY 1, 2012 DESIGN REVIEW BOARD

**CASE #:** DR11-28 **Chili's LED**

**LOCATION/ADDRESS:** 1025 North Dobson Road

**REQUEST:** Approval of LED exterior illumination for the existing Chili's at Mesa Riverview

**COUNCIL DISTRICT:** District 1

**OWNER:** Kimco Riverview, LLC

**APPLICANT:** Brinker International

**ARCHITECT:** GHA Architects

**STAFF PLANNER:** Wahid Alam

**REQUEST:** Approval of exposed neon for an existing Chili's restaurant

**SUMMARY:** Staffmember Tom Ellsworth explained the request.

Boardmember Eric Paul confirmed the LED would be at the base of the cornice line, on the face of the building.

Boardmember Dan Maldonado confirmed the mounting clips would be plastic, except at the ends, where they would be metal.

**MOTION:** It was moved by Eric Paul and seconded by Ralph Smith that DR11-28 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 City development codes and regulations.
3. Compliance with all requirements of the Development and Sustainability, Engineering, Transportation, and Solid Waste Departments.

**VOTE:** Passed 5 – 0

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**CASE #:** DR11-29 **Chili's LED**  
**LOCATION/ADDRESS:** 6648 E McKellips Rd  
**REQUEST:** Approval of LED exterior illumination for the existing Chili's at the northwest corner of McKellips and Power Roads  
**COUNCIL DISTRICT:** District 5  
**OWNER:** Brinker International  
**APPLICANT:** Brinker International  
**ARCHITECT:** GHA Architects  
**STAFF PLANNER:** Wahid Alam

**REQUEST:** Approval of exposed neon for an existing Chili's restaurant

**SUMMARY:** Staffmember Tom Ellsworth explained the request.

Boardmember Eric Paul confirmed the LED would be at the base of the cornice line, on the face of the building.

Boardmember Dan Maldonado confirmed the mounting clips would be plastic, except at the ends, where they would be metal.

**MOTION:** It was moved by Eric Paul and seconded by Ralph Smith that DR11-29 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 City development codes and regulations.
3. Compliance with all requirements of the Development and Sustainability, Engineering, Transportation, and Solid Waste Departments.

**VOTE:** Passed 5 – 0

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**CASE #:** DR11-30 **Chili's LED**  
**LOCATION/ADDRESS:** 1435 South Power Road  
**REQUEST:** Approval of LED exterior illumination for the existing Chili's at Superstition Springs  
**COUNCIL DISTRICT:** District 6  
**OWNER:** Brinker International  
**APPLICANT:** Brinker International  
**ARCHITECT:** GHA Architects  
**STAFF PLANNER:** Wahid Alam

**REQUEST:** Approval of exposed neon for an existing Chili's restaurant

**SUMMARY:** Staffmember Tom Ellsworth explained the request.

Boardmember Eric Paul confirmed the LED would be at the base of the cornice line, on the face of the building.

Boardmember Dan Maldonado confirmed the mounting clips would be plastic, except at the ends, where they would be metal.

**MOTION:** It was moved by Eric Paul and seconded by Ralph Smith that DR11-30 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 City development codes and regulations.
3. Compliance with all requirements of the Development and Sustainability, Engineering, Transportation, and Solid Waste Departments.

**VOTE:** Passed 5 – 0

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**CASE #:** DR11-32 **Chili's LED**

**LOCATION/ADDRESS:** 1951 South Signal Butte Road

**REQUEST:** Approval of LED exterior illumination for the existing Chili's at Superstition Springs

**COUNCIL DISTRICT:** District 6

**OWNER:** Desert Troon Companies

**APPLICANT:** Brinker International

**ARCHITECT:** GHA Architects

**STAFF PLANNER:** Wahid Alam

**REQUEST:** Approval of exposed neon for an existing Chili's restaurant

**SUMMARY:** Staffmember Tom Ellsworth explained the request.

Boardmember Eric Paul confirmed the LED would be at the base of the cornice line, on the face of the building.

Boardmember Dan Maldonado confirmed the mounting clips would be plastic, except at the ends, where they would be metal.

**MOTION:** It was moved by Eric Paul and seconded by Ralph Smith that DR11-32 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 City development codes and regulations.
3. Compliance with all requirements of the Development and Sustainability, Engineering, Transportation, and Solid Waste Departments.

**VOTE:** Passed 5 – 0

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

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

1. 1235 South Power Road. Winco Grocery (former Costco building)

STAFF PLANNER: Lesley Davis

Staffmember Lesley Davis explained the applicant was having trouble finding a block to match the beige portion of the building, which was a majority of the block. She stated the applicant was able to match the material used on the base and the bands. She stated that staff had gone out to the site and looked at the drawdowns they had in the field. She stated staff was comfortable with option 3. Winco wanted to paint or stain the block. The applicant stated they were unable to find the correct aggregate.

Chair Boswell stated that if they use a solid stain or paint it would change the whole building. He stated he might be OK with using integral at the base and integral for the bands and using a translucent stain on the beige portion of the building.

Boardmember Dan Maldonado confirmed the south 40' of the building had been removed. If was concerned that if they stained the beige portion it would look like a different material. After looking at the photos, he stated it looked like the mortar joints were more of a problem than the masonry. He stated the Board was trying to help the applicant; however, it was difficult because they did not have anything other photos for the Board to look at.

Boardmember Ralph Smith thought that mock up 3 seemed to be very close. He agreed the mortar was the problem. He stated translucent stain was a better choice, than paint or opaque stain because you don't lose the aggregate. He stated paint would completely change the character of the building. He confirmed that the applicant wanted to use grey block and paint it.

The applicant then stated that they had decided to paint everything above 5'4". Chair Boswell confirmed that would mean painting over all of the bands, so everything above 5'4" would be one color.

The Board directed staff to work with the applicant to find an integral block that would work. If the applicant was unable to do that, they could use a translucent stain over the integral beige block. The Board also wanted the mortar to match.

### F. Other business:

None

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G. Adjournment:

The meeting adjourned at 6:20 p.m.

Respectfully submitted,

Debbie Archuleta  
Planning Assistant

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