

MINUTES OF THE AUGUST 6, 2008 DESIGN REVIEW MEETING

CITY OF MESA
MINUTES OF THE
DESIGN REVIEW BOARD
AUGUST 6, 2008

A meeting of the Design Review Board was held in the Lower Level of the Council Chambers 57 East First Street, at 3:30 p.m.

MEMBERS PRESENT

Tim Nielsen - Chair
Wendy LeSueur – Vice Chair
Tom Bottomley
Delight Clark
Craig Boswell

MEMBERS ABSENT

Vince DiBella
Greg Lambright

OTHERS PRESENT

Lesley Davis
Laura Hyneman
Mia Lozano Helland
Debbie Archuleta
John Wesley
Dorothy Chimel
Krissa Lucas
Jennifer Gniffke
Cindy Lisonbee
Amy Shackelford
Michael Jorgensen
John Kane
Glenn Kennedy
Jill Kusy
John Bradley
Rob Burkhart

Mark Abel
John Elmajian
Bryan Berry
Scott Neiss
Kelee Lee Walton
Tim Lambson
Sophia Meger
Others

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1. Work Session:

CASE: Reilly Aviation
4400 block of Mallory Cir.

REQUEST: Review of 3 aviation hangars totaling 82,200 sq. ft.

DISCUSSION:

Boardmember Tom Bottomley:

- The split-face block takes away from the building. It looks foreign.
- If they want something as a base use scored block in putty shade. Or it could be stack bond.

Boardmember Delight Clark:

- Red tends to fade.

Chair Tim Nielsen:

- Concern with durability of base of building.
- Pretty bright red. Might look at how the green and red work together.

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CASE: Waxie Sanitary Supplies
2815 N Norwalk

REQUEST: Review of a 151,599 sq. ft. office warehouse project

DISCUSSION:

Boardmember Tom Bottomley:

- The building needs to step.
- Very nice entry feature.

Boardmember Craig Boswell:

- Concerned with the chain link fence.
- It could be years before they build Phase II.

Chair Tim Nielsen:

- If the applicants remove the existing entry structure for The Commons both sides of Norwalk need to be the same.
- Work with Design Review staff as well as the Association to find an acceptable alternative.
- Concern with the use of chain link, it detracts from the building.
- Could they use wrought iron and re-use it later when they construct Phase II?

Boardmember Wendy LeSueur:

- Identify plant palette and use individual symbols on the follow-up submittal.
- Cannot use turf out in the right-of-way.

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CASE: Wendy's at Parkwood Ranch
10714 E Southern

REQUEST: Review of a 3,371 sq. ft. fast food restaurant with drive-thru lane

DISCUSSION:

Boardmember Tom Bottomley:

- Appreciates that they brought in elements from the shopping center without matching it.
- Could the awning be corrugated?
- Could they provide shade to the drive-thru window?

Chair Tim Nielsen:

- Provide a durable awning.

Boardmember Delight Clark:

- Shift the trees, so they are in front of the windows to provide shade.

Boardmember Craig Boswell:

- Could the site lights be on the building instead of using pole lights at the drive-thru?

Boardmember Wendy LeSueur:

- 5' wide landscape strip can work.

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CASE: 1st Pecos & Power
6927 E Pecos

REQUEST: Review of three industrial buildings totaling 236,240 sq. ft.

DISCUSSION:

The applicant contacted staff and said they were not ready to proceed at this time.

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2. Call to Order:

Chair Tim Nielsen called the meeting to order at 5:01 p.m.

3. Approval of the Minutes of the July 2, 2008 Meeting:

On a motion by Craig Boswell seconded by Tom Bottomley the Board unanimously approved the minutes.

4. Design Review Cases:

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CASE #: DR08-54 The Commons Lifestyle Center

LOCATION/ADDRESS: SEC Power & Elliot
REQUEST: Approval of 4 shops buildings (Shops A, B, C & D) and a hotel totaling 109,858 sq. ft.
COUNCIL DISTRICT: District 6
OWNER: The Commons LLC
APPLICANT: Pew & lake
ARCHITECT: Smith Brady Design Group
STAFF PLANNER: Jennifer Gniffke

REQUEST: Approval of four shops buildings and a hotel totaling 109,858 sq. ft.

SUMMARY: This case was on the consent agenda and therefore was not discussed individually.

MOTION: It was moved by Craig Boswell and seconded by Tom Bottomley that DR08-54 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, landscape plan, floor plans and exterior elevations with the following modifications to be provided to Design Review staff for review and approval at least one week prior to submitting construction documents to the Building Safety Division:
 - a. Provide elevations, colors and materials for refuse enclosures and the pool fence/gate.
 - b. Clearly identify light fixture colors, finishes, and locations.
 - c. Provide bicycle racks. Provide drawings for proposed bicycle rack designs w/colors/materials.
 - d. Faux windows on Shops A, B, C & D shall be backlit. The lighting behind any faux windows shall not be fluorescent, but soft in appearance.
 - e. Provide the Code-required number of trees and shrubs along Elliot Road.
 - f. Monument signs require Design Review staff approval prior to submittal for a sign permit.
2. Compliance with all City development codes and regulations.
3. Compliance with all requirements of the Development Services, Engineering, Transportation, and Solid Waste Departments.
4. Compliance with all requirements of the Subdivision Regulations if the pad/building sites are to be individually owned or if there is to be a condominium form of ownership.
5. All backflow preventers 2" or larger shall be screened with landscape material located within a 6' radius of the backflow preventer. All backflow preventers less than 2" shall be placed in a wire mesh basket *and painted green. (The City of Mesa has requested the change to green, to discourage theft.)*
6. Fire risers, building downspouts and roof access ladders are to be located within the building.
7. Provide two half size color elevations, one full size and one 8-1/2 X 11 set of

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reproducible revised site plans, landscaping plans and elevations showing compliance with conditions of approval for this case to the Design Review Staff prior to submitting for building permit application.

VOTE: Passed 5 – 0

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CASE #: DR08-55 Assisted Living Center
LOCATION/ADDRESS: 1614 N Mesa Drive
REQUEST: Approval of a 13,000 sq. ft. assisted living facility
COUNCIL DISTRICT: District 1
OWNER: CSOM Link LLC
APPLICANT: Greg Link
ARCHITECT: Brian Stimatze
STAFF PLANNER: Jennifer Gniffke

REQUEST: Approval of a 13,000 sq. ft. assisted living facility

SUMMARY: This case was on the consent agenda and therefore was not discussed individually.

MOTION: It was moved by Craig Boswell and seconded by Tom Bottomley that DR08-55 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, landscape plan, floor plans and exterior elevations with the following modifications to be provided to Design Review staff for review and approval at least one week prior to submitting construction documents to the Building Safety Division:
 - a. Provide elevations including material/color specifications for all proposed new walls and enclosures. All walls, including the perimeter walls, shall be painted to match the buildings.
 - b. Any freestanding signage will require Design Review staff approval prior to submittal for building permits.
2. Finish for building-mounted light fixtures to be dark bronze or other color as approved by Staff.
3. Compliance with all conditions of the Development Incentive Permit and Special Use Permit.
4. Compliance with all City development codes and regulations, including the required number of trees along all property lines.
5. Compliance with all requirements of the Development Services, Engineering, Transportation, and Solid Waste Departments.
6. Compliance with all requirements of the Subdivision Regulations if the pad/building sites are to be individually owned or if there is to be a condominium form of ownership.
7. All backflow preventers 2" or larger shall be screened with landscape material located within a 6' radius of the backflow preventer. All backflow preventers less than 2" shall be placed in a wire mesh basket *and painted green.* (*The City of Mesa has requested the change to green, to discourage theft.*)
8. Fire risers, building downspouts and roof access ladders are to be located within the building.
9. Provide two half-size color elevations, revised site plan, landscaping plans and elevations showing compliance with conditions of approval for this case to the Design Review Staff prior to submitting for building permit application.

VOTE: Passed 5 – 0

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CASE #: DR08-56 Southern Plaza

LOCATION/ADDRESS: SWC Southern & Extension
REQUEST: Approval of a
COUNCIL DISTRICT: District 3
OWNER: Edward Frankel
APPLICANT: Reese Anderson - Pew and Lake, PLC
ARCHITECT: Vince DiBella – Saemisch + Di Bella Architects, Inc.;
Clifford Wong, Architect
STAFF PLANNER: Jennifer Gniffke

REQUEST: Approval of a retail and residential project totaling sq. ft.

SUMMARY: This case was on the consent agenda and therefore was not discussed individually.

MOTION: It was moved by Craig Boswell and seconded by Tom Bottomley that DR08-56 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, landscape plan, floor plans and exterior elevations with the following modifications to be provided to Design Review staff for review and approval at least one week prior to submitting construction documents to the Building Safety Division:
 - a. Provide material/color samples for the following:
 - i. Standing Seam Roof “Hemlock Green”;
 - ii. Freeze Boards and Rafter Ends paint “Turret Brown”;
 - iii. SW 6320 “Bravado Red”;
 - iv. Ceramic accent tile(s) on residential buildings;
 - v. Steel fence color/finish;
 - vi. Theme wall stone cap; color: “Café II”; and
 - vii. Proposed pavers / patterned concrete.
 - b. Provide details and cut sheets, including finish/color specifications for proposed light fixtures.
 - c. Provide a row of shrubs along the east elevation of the maintenance building, to soften that elevation.
 - d. Revise the black and white elevation drawings to clearly identify color placement as indicated on the color elevations.
2. The architectural embellishments on Parking Garages A & B cannot exceed 47’ in height.
3. Compliance with all City development codes and regulations including those related to retention basins.
4. Compliance with all requirements of the Development Services, Engineering, Transportation, and Solid Waste Departments.
5. Compliance with all requirements of the Subdivision Regulations if the pad/building sites are to be individually owned or if there is to be a condominium form of ownership.
6. All backflow preventers 2” or larger shall be screened with landscape material located within a 6’ radius of the backflow preventer. All backflow preventers less than 2” shall be placed in a wire mesh basket *and painted green.* (*The City of Mesa*

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has requested the change to green, to discourage theft.)

7. Fire risers, building downspouts and roof access ladders are to be located within the building.
8. Provide two half size color elevations, one full size and one 8-1/2 X 11 set of reproducible revised site plans, landscaping plans and elevations showing compliance with conditions of approval for this case to the Design Review Staff prior to submitting for building permit application.

VOTE: Passed 5 – 0

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CASE #: DR08-57 Telonics

LOCATION/ADDRESS: 934 E Isabella
REQUEST: Approval of a 21,528 sq. ft. office/warehouse
COUNCIL DISTRICT: District 4
OWNER: TUWEEP Inc.
APPLICANT: Glenn Kennedy
ARCHITECT: Glenn Kennedy
STAFF PLANNER: Veronica Gonzalez

REQUEST: Approval of a 21,258 sq. ft. office/warehouse

SUMMARY: This case was on the consent agenda and therefore was not discussed individually.

MOTION: It was moved by Craig Boswell and seconded by Tom Bottomley that DR08-57 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, landscape plan, floor plans and exterior elevations with the following modifications to be provided to Design Review staff for review and approval at least one week prior to submitting construction documents to the Building Safety Division:
 - a. Electrical room doors, fire sprinkler riser room doors, man doors and bay doors to be painted to match the main color of the building.
 - b. Revise landscape plan to meet the minimum standards per §11-15-3(A) of the Zoning Ordinance and incorporate mounding in front of the parking screen wall, a wider variety of shrub species and trees in the parking landscape islands.
 - c. Shade canopies to be provided on east elevation that are architecturally compatible with the building. Staff to review and approve.
 - d. Outdoor employee area to be relocated away from the proposed trash enclosure. Staff to review and approve new location for outdoor employee area.
 - e. Method of roof drainage (scuppers, downspouts, etc.) to be integrated into the design of the building. Staff to review and approve.
 - f. Revise north elevation design to tie into the design of the south, east and west elevations. Staff to review and approve.
 - g. A minimum 5' concrete ribbon (or other drivable surface) foundation base to be added adjacent to the east elevation of the building to provide a buffer between the building and the asphalt per § 11-15-3 (C) 1(b) (ii)
2. Compliance with all City development codes and regulations.
3. Compliance with all requirements of the Development Services, Engineering, Transportation, and Solid Waste Departments.
4. Compliance with all requirements of the Subdivision Regulations if the pad/building sites are to be individually owned or if there is to be a condominium form of ownership.
5. All backflow preventers 2" or larger shall be screened with landscape material located within a 6' radius of the backflow preventer. All backflow preventers less

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than 2" shall be placed in a wire mesh basket *and painted green.* (*The City of Mesa has requested the change to green, to discourage theft.*)

6. Fire risers, building downspouts and roof access ladders are to be located within the building.
7. Provide two half size color elevations, one full size and one 8-1/2 X 11 set of reproducible revised site plans, landscaping plans and elevations showing compliance with conditions of approval for this case to the Design Review Staff prior to submitting for building permit application.

VOTE: Passed 5 – 0

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CASE #: DR08-58 Office Warehouse
LOCATION/ADDRESS: 610 W Jerome
REQUEST: Approval of a 22,256 sq. ft. office/warehouse
COUNCIL DISTRICT: District 3
OWNER: Jerome Business Park
APPLICANT: Fifer Design Studio
ARCHITECT: Marty Fifer
STAFF PLANNER: Cindy Lisonbee

REQUEST: Approval of a 22,256 sq. ft. office warehouse

SUMMARY: This case was on the consent agenda and therefore was not discussed individually.

MOTION: It was moved by Craig Boswell and seconded by Tom Bottomley that DR08-58 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, landscape plan, floor plans and exterior elevations.
2. Compliance with all City development codes and regulations.
3. Compliance with all requirements of the Development Services, Engineering, Transportation, and Solid Waste Departments.
4. Compliance with all requirements of the Subdivision Regulations if the pad/building sites are to be individually owned or if there is to be a condominium form of ownership.
5. All backflow preventers 2" or larger shall be screened with landscape material located within a 6' radius of the backflow preventer. All backflow preventers less than 2" shall be placed in a wire mesh basket *and painted green. (The City of Mesa has requested the change to green, to discourage theft.)*
6. Fire risers, building downspouts and roof access ladders are to be located within the building.
7. Monument sign to be approved by Design Review prior to submittal for building permit.
8. Provide 10% landscape in the foundation area along the north side of the building to comply with zoning code requirement §11-15-3(C)1(b)(ii). Provide a minimum five-foot (5') wide foundation base measured from face of building to face of curb.
9. Pedestrian connection from Jerome Avenue through the drive aisle and parking lot up to the building shall be distinguished from driving surfaces through the use of durable surface materials such as pavers, brick, and/or concrete.
10. Provide two half-size color elevations, revised site plans, landscaping plans and elevations showing compliance with conditions of approval for this case to the Design Review Staff prior to submitting for building permit application.

VOTE: Passed 5 – 0

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CASE #: DR08-59 Chatham Medical Group
LOCATION/ADDRESS: 221 South Power Road
REQUEST: Approval of an 8,039 sq. ft. medical office building
COUNCIL DISTRICT: District 6
OWNER: Joseph Chatham
APPLICANT: Michael Jorgensen, Cawley Architects
ARCHITECT: Paul Devers, Cawley Architects
STAFF PLANNER: Krissa Lucas

REQUEST: Approval of an 8,039 sq. ft. medical office building

SUMMARY: This case was on the consent agenda and therefore was not discussed individually.

MOTION: It was moved by Craig Boswell and seconded by Tom Bottomley that DR08-59 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, landscape plan, floor plans and exterior elevations.
2. Compliance with all City development codes and regulations.
3. Compliance with all requirements of zoning case, Z08-050.
4. Compliance with all requirements of the Development Services, Engineering, Transportation, and Solid Waste Departments.
5. Compliance with all requirements of the Subdivision Regulations if the pad/building sites are to be individually owned or if there is to be a condominium form of ownership.
6. All backflow preventers 2" or larger shall be screened with landscape material located within a 6' radius of the backflow preventer. All backflow preventers less than 2" shall be placed in a wire mesh basket *and painted green. (The City of Mesa has requested the change to green, to discourage theft.)*
7. Fire risers, building downspouts and roof access ladders are to be located within the building.

VOTE: Passed 5 – 0

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CASE #: DR08-60 Office Max

LOCATION/ADDRESS: 1209 S Ellsworth
REQUEST: Approval of a 17,993 sq. ft. office supply store
COUNCIL DISTRICT: District 6
OWNER: 4VB/Office Max
APPLICANT: Stantec Consulting
ARCHITECT: Giacinto D'Acquisto
STAFF PLANNER: Tim Lillo

REQUEST: Approval of a 17,993 sq. ft. office supply store

SUMMARY: This case was on the consent agenda and therefore was not discussed individually.

MOTION: It was moved by Craig Boswell and seconded by Tom Bottomley that DR08-60 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, landscape plan, floor plans and exterior elevations with the following modifications to be provided to Design Review staff for review and approval at least one week prior to submitting construction documents to the Building Safety Division:
 - a. Provide an elevation of the loading dock. Show how the loading dock will be screened from view.
 - b. Provide landscaping in all areas of the retention basin, slopes, top, and bottom.
 - c. Identify on the site plan and the electrical plan the location of the SES. The SES should be internalized into an equipment room or recessed into the building and painted to match.
 - d. Provide a roof plan showing location of the roof access ladder. Access ladder is to be internalized.
2. Compliance with all City development codes and regulations.
3. Compliance with all requirements of the Development Services, Engineering, Transportation, and Solid Waste Departments.
4. Compliance with all requirements of the Subdivision Regulations if the pad/building sites are to be individually owned or if there is to be a condominium form of ownership.
5. All backflow preventers 2" or larger shall be screened with landscape material located within a 6' radius of the backflow preventer. All backflow preventers less than 2" shall be placed in a wire mesh basket *and painted green. (The City of Mesa has requested the change to green, to discourage theft.)*
6. Fire risers, building downspouts and roof access ladders are to be located within the building.
7. Provide landscaping in all areas of the retention basin, slopes, top, and bottom.
8. Identify on the site plan and the electrical plan the location of the SES. The SES should be internalized into an equipment room or recessed into the building and

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painted to match.

9. Provide two half size color elevations, one full size and one 8-1/2 X 11 set of reproducible revised site plans, landscaping plans and elevations showing compliance with conditions of approval for this case to the Design Review Staff prior to submitting for building permit application.

VOTE: Passed 5 – 0

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CASE #: DR08-61 Pollo Campero

LOCATION/ADDRESS: 1008 E Southern

REQUEST: Approval of a 2,594 sq. ft. fast food restaurant with drive-thru facility and an LED strip located under the parapet accent band.

COUNCIL DISTRICT: District 4

OWNER: Mesa Ranch Plaza

APPLICANT: Tim Rasnake

ARCHITECT: Vince Dalke

STAFF PLANNER: Joe Welliver

REQUEST: Approval of a 2,594 sq. ft. fast food restaurant with drive-thru and an LED strip located under the parapet accent band

SUMMARY: This case was on the consent agenda and therefore was not discussed individually.

MOTION: It was moved by Craig Boswell and seconded by Tom Bottomley that DR08-61 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, landscape plan, floor plans and exterior elevations with the following modifications to be provided to Design Review staff for review and approval at least one week prior to submitting construction documents to the Building Safety Division:
 - a. The block veneer at the base of the building shall be the color "Harvest Brown".
2. Compliance with all City development codes and regulations.
3. Compliance with all requirements of the Development Services, Engineering, Transportation, and Solid Waste Departments.
4. Compliance with all requirements of the Subdivision Regulations if the pad/building sites are to be individually owned or if there is to be a condominium form of ownership.
5. All backflow preventers 2" or larger shall be screened with landscape material located within a 6' radius of the backflow preventer. All backflow preventers less than 2" shall be placed in a wire mesh basket *and painted green. (The City of Mesa has requested the change to green, to discourage theft.)*
6. Fire risers, building downspouts and roof access ladders are to be located within the building.
7. Finish the backside of the towers to match front as depicted in color elevations.
8. Provide two half size color elevations, one full size and one 8-1/2 X 11 set of reproducible revised elevations showing compliance with conditions of approval for this case to the Design Review Staff prior to submitting for building permit application.

VOTE: Passed 5 – 0

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CASE #: DR08-62 Superstition Springs Bus Shelter

LOCATION/ADDRESS: 1550 S Power
REQUEST: Approval of Superstition Springs Bus Rapid Transit Shelter
COUNCIL DISTRICT: District 6
OWNER: City of Mesa
APPLICANT: Richard Earl Saxton
ARCHITECT: Jeffrey Quinn Jarvis
STAFF PLANNER: Dorothy Chimel

REQUEST: Approval of a Bus Rapid Transit Shelter

SUMMARY: This case was on the consent agenda and therefore was not discussed individually.

MOTION: It was moved by Craig Boswell and seconded by Tom Bottomley that DR08-62 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, landscape plan, floor plans and exterior elevations.
2. Compliance with all City development codes and regulations.
3. Compliance with all requirements of the Development Services, Engineering, Transportation, and Solid Waste Departments.
4. All backflow preventers 2" or larger shall be screened with landscape material located within a 6' radius of the backflow preventer. All backflow preventers less than 2" shall be placed in a wire mesh basket *and painted green. (The City of Mesa has requested the change to green, to discourage theft.)*

VOTE: Passed 5 – 0

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CASE #: DR08-63 Entrada at San Tan FLMS

LOCATION/ADDRESS: SEC Loop 202 & Warner Road
REQUEST: Approval of one (1) 75' high Freeway Landmark Sign
COUNCIL DISTRICT: District 6
OWNER: Via West Properties – Steven Schwartz
APPLICANT: Jason Morris, Withey Morris PLC
ARCHITECT: Young Electric Sign Co.
STAFF PLANNER: Mia Lozano-Helland

REQUEST: Recommendation of approval of a CUP for one 75' tall FLMS

SUMMARY: This case was on the consent agenda and therefore was not discussed individually.

MOTION: It was moved by Craig Boswell and seconded by Tom Bottomley that DR08-63 be approved with the following conditions:

1. Compliance with the basic development of the FLM at 75' maximum height as described in the project narrative.
2. Compliance with all City development codes and regulations.
3. Future review by the Design Review Board of the FLM design after approval of building elevations and Site Plan Review through the public hearing process.
4. Compliance with all requirements of the Building Safety Division with regards to the issuance of building and sign permits.
5. Council Use Permit for a FLM for a period of 36 months from the effective date of ordinance.

VOTE: Passed 5 – 0

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Appeals of Administrative Design Review:

DR07-98 Administrative request:

Staffmember Lesley Davis explained the request. The applicant stated the study that was done prior to the original sign approval had determined the letters needed to be 48" to be visible from the freeway. During construction they determined a horizontal beam was needed. That beam pushed the cabinet up and now the letters won't fit. They were requesting permission to pop the letters out and have a halo.

Chair Tim Nielsen confirmed the cabinet was the same height; however, it was narrower. He questioned why if the AJ's sign was 9' and the Dana Park letters were 4'-8" the letters couldn't change so they would fit. He stated this was the best looking FLMS the City has and he was concerned they not make a mistake now.

Boardmember Tom Bottomley confirmed the trim bands were applied EIFS. He confirmed the original size was 20' X 20' and now it was 20' high and 17' wide. He did not like the idea of extending the letters up, as proposed. He thought it would look like a mistake. He stated they should not have fabricated the letters so early in the design process. He thought smaller letters would read just fine. He stated the sign was an enhancement to an already successful center, people know where it is. He did not want the letters to be in front of the windows. He suggested bringing down the top edge of the pop out so it was balanced.

Boardmember Wendy LeSueur thought the revisions looked forced. She asked what the height of the largest tenant letters were. The applicant was not able to answer the question. She confirmed there would be 6 tenants in the cabinet sign. She thought the letters should be smaller. She thought the halo look was cartoonish and the center was very elegant.

Boardmember Craig Boswell confirmed that the upper pop out extended farther out than the lower. He agreed it looked like a mistake. He confirmed the as-built dimensions of the pop out was 3' - 11" and the letters were 4' - 8". He confirmed they would be within the pop out.

Kelee Walton of Yesco stated the back splash would blend in. She suggested reducing the pop-outs from 6" to 1".

Boardmember Tom Bottomley did not want them to "shave off" the pop out.

Boardmember Craig Boswell stated the applicants had provided photos, which were taken at a bad angle and tried to superimpose the sign onto the photos. He wanted to know how the letters would be attached, how far they would pop-out, etc.

Chair Tim Nielsen agreed the Board needed to see real elevations.

MOTION: It was moved by Craig Boswell and seconded by Delight Clark that DR07-28 be continued to the September 3, 2008 meeting. :

VOTE: 5 – 0

DR07-99 ATSU YMCA

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Staffmember Lesley Davis explained the Administrative request.

Sophia Meger explained the roofscape was revised because there was no longer a two-story height for the gym portion of the building. She provided additional drawings for the Board, which showed how the building would look from the perspective of the "hallway".

Chair Tim Nielsen confirmed they were still proposing to use the same materials. He also confirmed the shade panel would be perforated metal.

Boardmember Tom Bottomley confirmed the colors would be the same except for the glass color, which would be blue gray. He preferred the blue gray. He stated one of the things he liked about the first submittal was the wing wall being taller. He wanted the curved element brought back up 3' to 5' and finished on both sides.

MOTION: It was moved by Tom Bottomley and seconded by Wendy LeSueur that DR07-99 be approved as proposed with the following conditions:

1. Raise the center curved wall 3' to 4' and finish the back side. Carry it through the building and overlap at center portion.

VOTE: 5 – 0

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Other Business:

Review proposed chain link fence at 901 S Country Club

Staffmember Lesley Davis explained the applicant was working with staff on alternative materials.

Review proposed chain link enclosure at 1422 E Main

John ElMajian represented the request. Mr. ElMajian explained they had installed a chain link fence to protect against vandalism. He stated they had met with Building Safety, Sanitation and Fire Departments and they were able to meet all of their requirements. He also confirmed they would be getting an encroachment agreement.

Boardmember Tom Bottomley did not want the area used for storage.

Boardmember Craig Boswell stated that since the chain link would be hidden from both Main Street and Lazona he was O.K. with it, as long as there was no barbed wire.

Chair Tim Nielsen thought the visibility into the area would be a good thing so the Police and others could see if anything was going on in that area.

MOTION: It was moved by Craig Boswell and seconded by Delight Clark that the use of chain link at 1422 E Main be approved as proposed.

VOTE: 5 – 0

Discuss Community Plan Design Guidelines for Mesa Proving Grounds:

Planning Director, John Wesley explained the Planned Community District "PCD" land use designation allows DMB to create their own Zoning Code and they establish their own Design guidelines. All future review will be based on those documents. The Design Review Board is required to review the Design guidelines and make a recommendation to City Council. They were proposing to present the Design Guidelines to the Board at the September 3, 2008 meeting in order to go the City Council for approval in October. He stated it might be necessary to have special meetings to accommodate the timeline.

Jill Kusy, John Bradley and Trevor Barger represented the presentation. Ms. Kusy showed the Board a Power-Point presentation to explain their proposal for development of the General Motors Proving Grounds. Ms. Kusy stated they were trying to create a place of

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regional importance to attract the type of employment base the City is looking for adjacent to Phoenix-Mesa Gateway Airport. They were working with various City departments to write the PCD because the streets and infrastructure would not meet Engineering Development Standards. She stated there would be two major areas, the northwest core and the airport gateway core. The northwest core would have more height and intensity and the airport core would be more airport related. She stated they were proposing a "great park" to connect the whole community and many small (1/4 to 1-3/4 acre) neighborhood parks. There would be a hotel and hospitality area east of the northeast core. She stated there would be nine development units and DMB would set maximum density per unit. They would be using a Form Based Code system. There would be several Land Use Groups, LUG. Open LUG; Village LUG; District LUG; Regional Center Campus LUG; Retreat LUG; General Urban LUG; and Urban Core LUG. The idea was patterned after Verado and DC Ranch. She stated the project would take 30 plus years to development and there needed to be flexibility so that the developments could change with time.

Chair Tim Nielsen was concerned with creating new Engineering standards. How will they accommodate Fire and Sanitation trucks? How will they regulate the "vision"? If they want a document that regulates, but is flexible enough to allow revision over time, who regulates changes if DMB sells off portions of the development over time?

Boardmember Wendy LeSueur wondered how they would make this unique so that people like Target will build their vision not Target's prototype? What needs to be developed first to make this work?

Boardmember Tom Bottomley was concerned with how they would develop infrastructure flexibility.

Respectfully submitted,

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Planning Assistant

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