



Design Review Board

Minutes

September 13, 2016
Council Chambers – Lower Level
57 East 1st Street
4:30 PM

A work session of the Design Review Board was held at the City of Mesa Council Chamber – Lower Level, 57 East 1st Street at 4:30 p.m.

Board Members Present:

Sean Banda – Chair
Eric Paul
Taylor Candland
Brian Sandstrom
Randy Carter
Nicole Thompson

Board Members Absent:

Tracy Roedel – Vice Chair

Staff Present:

John Wesley
Andrew Spurgin
Tom Ellsworth
Kim Steadman
Lesley Davis
Rebecca Gorton

Others Present:

Trevor Collon, Engineering

Chair Banda welcomed everyone to the Work Session at 4:30 p.m.

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

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Item A.1. DR16-003 U-Haul Storage Facility

LOCATION/ADDRESS: 205 East McKellips
REQUEST: Review of a proposed storage facility
COUNCIL DISTRICT: 1
OWNER: Paul & Douglas Stecker, Margaret M. Mulhern, Revocable Trust
APPLICANT: Ralph Pew, Pew & Lake, PLC
ARCHITECT: Zulema Longoria, Urban Planner, AMERCO/U-Haul
STAFF PLANNER: Wahid Alam, AICP

Discussion:

Staff member Wahid Alam presented the case to the Board. Representative for the project, Ben Crone described updates made to the project.

Boardmember Thompson

- Likes the colors
- Requested a clarification of the red color

Chair Banda

- Requested for clarification of location of tilt slab. Applicant stated it is full height from ground to parapet
- Likes detail with door having a grander entrance
- Would like east elevation to add more on the elevation to break up the façade
- Suggested breaking up the banding a little bit
- Suggested more detail with the scoring line

Boardmember Sandstrom

- Feels the east elevation is pretty boring and should be similar to the other elevations
- Feels there should be more detail since there will be a lot of attention to the east elevation from drivers on McKellips
- Suggested addition of green screens or embellishment
- Requested clarification of wall joint location on east side

Boardmember Carter

- Feels the overall look is much superior from the previous submittal
- Suggested the Quoins (masonry blocks at the corner of a wall) on north elevation needs to wrap/continue around to the east
- Suggested adding to the Score line, banding between the coins and to match what is going on with the glazing

Staff will work with applicant to finalize design.

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Item A.2. DR16-020

Avilla Lehi

LOCATION/ADDRESS:	3400 – 3600 block of East Thomas Road
REQUEST:	Review of a multi-residence
COUNCIL DISTRICT:	1
OWNER:	Rodney and Janelle Engel
APPLICANT:	Brennan Ray, Burch & Cracchiolo, PA
ARCHITECT:	Dave Soltysik, Terrascape Consulting
STAFF PLANNER:	Kim Steadman

Continuance to October 11, 2016 Meeting

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A.3. DR16-021 Saranac Offices

LOCATION/ADDRESS: 5253 S. Saranac
REQUEST: Review of an office building
COUNCIL DISTRICT: 6
OWNER: Granite Investments, LLC
APPLICANT: Design Professionals, LLC
ARCHITECT: John C. Manross
STAFF PLANNER: Lesley Davis

Discussion: Applicant, John Manross presented some of the changes made to the project. He stated the corner size has been reduced.

Boardmember Carter

- Suggested the north elevation column should come down to match the other columns
- Inquired how they will handle space beneath the window with aluminum or returning the stucco? Applicant responded that it is just stucco. Boardmember Carter responded that the applicant may want to rethink that.

Chair Banda

- Stated that he appreciates parapet cap
- Stated bookending the building was requested before and this was moving away from that
- Feels that the score heights do not read well
- Feels that the East/West elevation entry canopy shade needs to line up with others on the elevation
- Feels that the columns need a metal cap
- Feels the coping needs to match the block color
- Stated he does not agree on bringing all of the columns down to the same height
- Suggested bringing a stronger presence to front by bringing a couple of the columns down such as the one on the north elevation
- Suggested aligning the awnings

Boardmember Paul

- Feels there is an opportunity to bring columns down to same height all the way across giving it a continuous horizontal feel.
- Feels the materials are appropriate

Boardmember Thompson

- Feels there needs to be shadowing

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Staff will work with applicant to finalize design.

Item A.4. DR16-025 Light Rail Station, TPSS & Retention Basin

LOCATION/ADDRESS: 1235 E. Main Street
REQUEST: Review for the future Light Rail Station
COUNCIL DISTRICT: 4
OWNER: Jay Yenerich, Valley Metro
APPLICANT: Andrew Haines, Jacobs Engineering
ARCHITECT: Dan Marinaro, Wendell Companies
STAFF PLANNER: Wahid Alam, AICP

Item A.5. DR16-026 Light Rail Station, TPSS & Park and Ride

LOCATION/ADDRESS: 1859 E. Main Street
REQUEST: Review for the future Light Rail Station
COUNCIL DISTRICT: 4
OWNER: Jay Yenerich, Valley Metro
APPLICANT: Andrew Haines, Jacobs Engineering
ARCHITECT: Dan Marinaro, Wendell Companies
STAFF PLANNER: Wahid Alam, AICP

Discussion: The Board discussed items A.4 and A.5 together. Andrew Haines, Jacobs Engineering, reviewed the two locations presented for the future Light Rail Stations.

Boardmember Thompson

- Likes the Gilbert station element
- Feels the building materials and colors are underwhelming
- Suggested the building be more of a learning experience
- Feels the walls need to match what happens to the building; Boardmember Carter does not agree

Board member Sandstrom

- Feels the site needs to look good
- Inquired why the move away from a pre-Fab TPSS building. Applicant responded it is pre-fab, but has no roof
- Suggested landscaping in front of the building
- Suggested use of masonry coursing with fluidity and some shadow
- Suggested upping the design of the walls by making it more of an urban and modern feel and not Santa Fe style

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Boardmember Carter

- Dislikes the perimeter wall pattern at the Gilbert station
- Suggested the Gilbert station needs to celebrate the light rail as it is a prominent location
- Does not agree that the walls needs to match the building
- Suggested the walls need shadow line
- Does not like creating alley walls

Boardmember Paul

- Suggested the building be a learning experience

Boardmember Candland

- Does not like the wall

Chair Banda

- Feels the TPSS needs to be addressed and look like a building
- Feels the Stapley location needs to be more than a masonry box
- Likes fenestration in the wall and likes it is getting broken up

Board agreed it prefers the grass option for the retention area at the Stapley Station. Board will discuss and take action at the October 11, 2016 meeting.

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Item A.6. DR16-028 Emerald Groves Total Care

LOCATION/ADDRESS: 2810 N. Val Vista and 3558 E. McDowell Drive
REQUEST: Review for a future assisted living facility
COUNCIL DISTRICT:
OWNER: Jennifer Tonna
APPLICANT: Jennifer Tonna
ARCHITECT: Sam B. Male
STAFF PLANNER: Jennifer Griffke

Discussion: Staff member Andrew Spurgin presented the Board with an overview of the project. Applicant Jennifer Tonna, discussed landscaping and requested that Sisso trees not be planted.

Boardmember Thompson

- Likes the colors
- Likes that it was keeping with the existing facility.

Boardmember Carter

- Likes the design

Boardmember Sandstrom

- Suggesting to consider the lighting and using light to tie the building and site together.
- Suggested using warmer light for the residential feeling

The board supported the design. Staff will work with applicant to finalize design details.

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Item A.7. DR16-024

Starbuck’s with Drive-thru

LOCATION/ADDRESS:	1927 N. Gilbert Drive
REQUEST:	Review of a restaurant with drive-thru
COUNCIL DISTRICT:	
OWNER:	Zach Bonsall, Cole Valley Partners
APPLICANT:	Lance Enyart, LEA-Architects, LLC
ARCHITECT:	Lance Enyart, LEA-Architects, LLC
STAFF PLANNER:	Kaelee Wilson

Discussion: Staff member Kaelee Wilson presented the Board with an overview of the project.

Boardmember Sandstorm

- Inquired about the orientation of drive thru

The board was complimentary of the design. Staff will work with applicant to finalize the design.

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B. Call to Order

Chair Banda called the meeting to order at 6:04 pm.

C. Consider the Minutes from the August 9, 2016 meeting

On a motion by Boardmember Carter and seconded by Boardmember Thompson, the Board unanimously approved the August 9, 2016 minutes.

(Vote: 6-0, Absent, Vice Chair Roedel)

D. Adjournment

On a motion by Boardmember Sandstrom and seconded by Boardmember Carter, the Meeting was adjourned at 6:08 pm.

(Vote: 6-0, Absent, Vice Chair Roedel)