



Design Review Board

Minutes

October 10, 2017
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
Randy Carter- Vice Chair
Bryan Sandstrom
Taylor Candland
Nicole Posten-Thompson
J. Seth Placko

Board Members Absent:

Tracy Roedel (excused)

Staff Present:

John Wesley
Lesley Davis
Kim Steadman
Wahid Alam
Veronica Gonzalez
Cassidy Welch
Mike Gildenstern

Others Present:

Caroline Cateil
Dustin Chisum
Jeff Miller
John Meissner
Scott Boduch
Traver Jones
Jeffrey Brand
Fred Jones
Others

**Design Review Board – Work Session Minutes
October 10, 2017**

A. Discuss and Provide Direction Regarding Design Review cases:

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

A.1. DRB17-00164 6447 East Southern Avenue

LOCATION/ADDRESS:	Located west of the SWC of Power Road and Southern Avenue
REQUEST:	This is a review of a car rental facility
COUNCIL DISTRICT:	6
OWNER:	Western Alliance Bank
APPLICANT:	Deutsch Architecture Group
ARCHITECT:	Dustin Chisum
STAFF PLANNER:	Lesley Davis

(Continued from September 12, 2017)

Discussion: Staffmember Davis gave a brief update on the project. The applicants, Dustin Chisum and Glen from Enterprise presented the project to the Board.

Chair Banda

- Felt that the updated design looked more inviting
- Liked the wrapped corners and the fresh integration of metal

Boardmember Sandstrom

- Felt that the project was a better example of architecture for that type of facility

Vice Chair Carter

- Liked the updated design

**Design Review Board – Work Session Minutes
October 10, 2017**

A.2. DRB17-00310 3200 through 3400 blocks of South Hawes Road (east side)

LOCATION/ADDRESS: Located north of the NEC of Elliot and Hawes Roads
REQUEST: This is a review of a data center
COUNCIL DISTRICT: District 6
OWNER: NKS III Limited Partnership
APPLICANT: BCEI
ARCHITECT: Jeff Miller
STAFF PLANNER: Wahid Alam

Discussion: Staffmember Alam gave a brief description of the project. The applicant, Jeff Miller presented the project to the Board.

Chair Banda

- Liked the formal entry to the building and diversity of material
- Simple strong lines, undulating planes are not necessary

Boardmember Sandstrom

- Felt that there wasn't enough play in the design of the building, wanted more of an in-and-out undulation and definition
- Felt that the mechanical units sat too high on the roof
- Thought that a maximum 40' ceiling was sufficient for data equipment
- Suggested using brake metal for the pop-out sections in detail (DR 2.1)
- Liked the materials used, especially the metal
- Suggested a higher/single simple line on the terracing, creating a single design hierarchy

Boardmember Placko

- Felt that the perimeter landscaping was too geometric and repetitive, and that there should be more material and in an organic pattern, so that the building is accentuated
- Suggested more hydro-seeding in the landscape
- Concerned that the retention on the northwest corner looks too flat, and suggested giving it a more natural desert look
- Suggested planting trees in the open area adjacent to the interior road on the east side (future parking area)
- Suggested using trees with bigger canopy spreads instead of the eucalyptus papuana trees proposed
- Suggested using more interesting plants under the canopy to create an arrival garden
- Felt that the landscaping was too sparse, and proposed using a more natural design
- Suggested using varying species to get a variety of forms, textures, and colors
- Suggested clustering, hiding and revealing the building with landscaping

Vice Chair Carter

- Liked the screening material around the facility
- Liked the scoring on the upper parapet
- Questioned the incremental reveal
- Wanted to see more deviation on top of parapet

**Design Review Board – Work Session Minutes
October 10, 2017**

- Requested more information on the precast concrete pop-out sections in detail (DR 2.1)
- Felt that the sides of the building were too flat, and suggested one or two more steps of scoring
- Liked the rigid look of the architecture and felt that the landscape should enhance that rigidity

Boardmember Posten-Thompson

- Was concerned about the maintenance for the precast concrete pop-out sections

**Design Review Board – Work Session Minutes
October 10, 2017**

A.3. DRB17-00233 The 9000 to 9100 blocks of East Guadalupe Road (south side)

LOCATION/ADDRESS: Located west of the SWC of Guadalupe and Ellsworth Roads
REQUEST: This is a review of a self-storage facility
COUNCIL DISTRICT: District 6
OWNER: Dunn-Edwards Corporation
APPLICANT: Threaded Studios
ARCHITECT: John Meissner
STAFF PLANNER: Veronica Gonzalez

Discussion: Staffmember Gonzalez gave a brief description of the project. Caroline Catiel (nee Mendes), 2821 S. Skyline, Unit #153, expressed concern over the form and aquamarine color of the storage buildings, and suggested an earth tone palette, instead. Ms. Catiel also was concerned about the invasive properties of the dalbergia sissoos proposed at the site. The applicant, John Meissner presented the project to the Board.

Chair Banda

- Was concerned about light trespass from the 25' pole lighting used next to adjacent neighborhood
- Didn't like the dated look of the proposed asphalt shingles
- Proposed either a standing seam concrete tile for the roof
- Invited the concerned neighbor to come back for the November Design Review Work Session to weigh in on the changes

Boardmember Sandstrom

- Concerned with the black asphalt shingles
- Suggested a 65'-75' setback for the units adjacent to the adjacent residential, to create more of a buffer
- Was unsure if a residential-type architecture was appropriate for a commercial building
- Suggested limiting the use of the branding colors (teal/blue) to certain areas on the project and substituting other materials/colors so the teal/blue isn't as visible to the adjacent residential projects
- Liked the concrete roof tile proposal, felt that it would complement the masonry
- Was concerned with the complete visibility of units "K" and "L" along Onza, and suggested that an undulating masonry wall component with pop-outs, pillars, and plantings be used in concert with the proposed view fence
- Proposed using more metal components along the Onza property line, possibly using crimped wire, and more landscaping
- Suggested using Case DR17-024 (1126 N. Ellsworth Rd) for architectural inspiration

Boardmember Placko

- Suggested using Texas ebony trees along the perimeter wall for screening purposes
- Also proposed using mastic trees along the perimeter for screening, but reminded the applicant of the slower maturing time
- Suggested using bushes or vines such as oleanders or bougainvilleas in the corners of the storage units

Design Review Board – Work Session Minutes October 10, 2017

Vice Chair Carter

- Felt that the elevations and specifically the doors were too overdone
- Liked the “dove-colored” gray used
- Didn’t like the pitched roof and asphalt shingles used on the storage units
- Suggested replacing the black asphalt shingles with higher-end brown-tone concrete roof tile to complement the surroundings better
- Didn’t like the white eaves over the portico
- Liked the front office design
- Suggested changing, if not the structure, the colors
- Felt that if a view fence is used along Onza, that the architecture of the visible storage units, Buildings K and L, should be enhanced (like the front office)
- Suggested using angled fencing components for visibility and security along the Onza property line

Boardmember Posten-Thompson

- Didn’t like the blue and gray color pallette, but liked the teal color
- Liked the gray block
- Liked the concrete roof tile proposal
- Was concerned about the exhaust fans on top of the roof, and confirmed with the applicant that the structure is of a “TYPE II-B” construction type
- Liked the idea of enhancing the visible architecture along the Onza property line

The Board requested that the project be back for review with the changes discussed.

**Design Review Board – Work Session Minutes
October 10, 2017**

A.4. DRB17-00240 The 3400 to 3500 blocks of East Baseline Road (north side)

LOCATION/ADDRESS: Located north & west of the NWC of Val Vista and Baseline Roads
REQUEST: This is a review of an office/retail pad within the existing Dana Park shopping center
COUNCIL DISTRICT: District 2
OWNER: Whitestone REIT
APPLICANT: Nelsen Partners
ARCHITECT: Jeffrey Brand
STAFF PLANNER: Cassidy Welch

Discussion: Staffmember Welch gave a brief description of the project. The applicants, Jeffrey Brand and Rich Burton presented the project to the Board.

Chair Banda

- Liked the timeless look of the building

Boardmember Sandstrom

- Was concerned about the durability of the Resista material proposed and cautioned the applicant to look into that
- Proposed lowering the ground floor windows
- Proposed more of a dramatic recessing of the 2nd story windows like the ground floor windows, possibly to 3/16" or a 1/4" by 6"-8" plate steel wrapped around the windows to create more shadows/depth

Vice Chair Carter

- Liked the building

**Design Review Board – Work Session Minutes
October 10, 2017**

A.5. DRB17-00250 430 West Guadalupe Road

LOCATION/ADDRESS: Located west of the NWC of Country Club Drive and Guadalupe Road (north side)
REQUEST: This is a review of a daycare center
COUNCIL DISTRICT: District 3
OWNER: CAI Investments
APPLICANT: Rogue Architecture
ARCHITECT: Scott Boduch
STAFF PLANNER: Cassidy Welch

Discussion: Staffmember Welch gave a brief description of the project. The applicant, Scott Boduch presented the project to the Board.

Chair Banda

- Felt that the building looked dated
- Felt that the sign could be more fun

Boardmember Sandstrom

- Wanted to see more shading
- Wanted to see different materials and colors
- Suggested enhancing, and extended the window-apertures further out
- Suggested using panels in the design, like the ones seen on the building façade in Case DRB17-00310
- Didn't like the symmetrical form of the gables
- Wanted to see a building that was more fun for children to experience
- Discouraged the applicant from matching the built environment in the area

Vice Chair Carter

- Suggested that the structure be modernized with materials, varying heights, and articulation
- Wanted the architecture to be a little more "fun"
- Suggested slightly different colors, changes in proportions, and an articulated parapet
- Proposed massing the brick element
- Didn't like the gable
- Agreed that the applicant should not try to match the built environment in the area

Boardmember Posten-Thompson

- Didn't like the colors and materials, and felt that the architecture was dated
- Felt that the building was too symmetrical, and didn't play on the architectural forms
- Didn't like the blue canopies
- Wasn't opposed to using brick, liked it better than the wainscoting, but would like to see the brick used differently (possibly massed)
- Didn't like the gable

The Board requested that the project be back for review with the changes discussed.

**Design Review Board – Work Session Minutes
October 10, 2017**

A.6. DRB17-00252 5750 East Baseline Road

LOCATION/ADDRESS: Located west of the NWC of Recker and Baseline Roads (north side).
REQUEST: This is the review of a micro-hospital
COUNCIL DISTRICT: District 2
OWNER: VHS Acquisition Subsidiary Number 11
APPLICANT: Kimley-Horn
ARCHITECT: Traver Jones
STAFF PLANNER: Veronica Gonzalez

Discussion: Staffmember Gonzalez gave a brief description of the project. The applicant, Traver Jones presented the project to the Board.

Chair Banda

- Felt that the canopy was too short/stout and doesn't fit the scale of the building
- Suggested that the canopy be bigger/taller, more present
- Felt that it had some of the right concepts, but it needs a slight adjustment

Boardmember Placko

- Suggested that the sizes of the trees be increased, to promote a more hospitable environment
- Felt that the landscape palette should be diversified
- Felt that a different tree should be used for retention area
- Felt that the parking lot landscaping should complement the existing trees

Vice Chair Carter

- Liked the juxtaposition of the materials
- Felt that there is a disconnect from the front to the back of the building, and suggested that some of the aluminum be moved to the back of the building
- Agreed with Chair Banda that the canopy was too short/stout for the building

Boardmember Posten-Thompson

- Didn't like the bracing feature, felt that it didn't help in making the building look like a hospital
- Suggested providing building lighting that the building is architectural and attractive, and not just wall packs
- Suggested that the monument signage (if any) use the same materials as the building

Boardmember Sandstrom

- Felt that the color palette didn't compliment the material
- Proposed providing a cooler toned stone, or switch out the stone with more metal or CMU
- Felt that the metal panels could work with a more complimentary color palette (as shown, they appear like two foreign architectures)

**Design Review Board – Work Session Minutes
October 10, 2017**

B. Call to Order

Chair Banda called the meeting to order at 6:54 pm

C. Consider the Minutes from the September 12, 2017 meeting

On a motion by Boardmember Carter and seconded by Boardmember Placko, the Board unanimously approved the September 12, 2017 minutes.

(Vote: 6-0) (Boardmember Roedel-excused)

D. Discuss and review the following Design Review cases for action at the September 12, 2017 Meeting:

None

E. Other Business:

E.2. Z17-044

1300 through 1400 blocks of West Main Street

LOCATION/ADDRESS: Located west of the NWC of Alma School Road and Main Street (north side)
REQUEST: This is the review of a residential development with allowance for ground floor commercial
COUNCIL DISTRICT: District 3
OWNER: Mesa Main Street, LLC
APPLICANT: Woods Associates Architects
ARCHITECT: Fred Woods
STAFF PLANNER: Lesley Davis

Discussion: Staffmember Davis gave a brief description of the project. The applicant, Fred Woods presented the project to the Board.

Chair Banda

- Liked the variety of roof lines
- Didn't like the massing
- Didn't like the use of stucco
- Referenced the apartment block on the southeast corner of Portland Place and Central Avenue in Phoenix to use for inspiration

Boardmember Sandstrom

- Didn't like the building as proposed, felt that it was a big opportunity to do something notable at the site
- Appreciated the height of the building
- Didn't like the architecture and materiality of the building
- Suggested using a more contiguous composition instead of the broken massing

**Design Review Board – Work Session Minutes
October 10, 2017**

- Liked the suggestion regarding the concrete veneer material on the lower part of the building
- Suggested using split face block
- Proposed vertical elements using limestone/tile on the base to the top
- Liked the volumes on the third floor
- Felt that the building needed good landscaping
- Didn't like the segmented individuality of the stucco

Vice Chair Carter

- Didn't like the design
- Didn't like the lack of materiality
- Didn't like how some of the gables (on east and west corners) hang out above the ground
- Felt that it was better than the original design of the residential in the rear, but needed to be more contemporary
- Thought that the roof line appeared too heavy, and suggested breaking up the material

Boardmember Posten-Thompson

- Suggested using more materials
- Concerned that there are too many smaller pronounced units, and proposed that a larger more unified design may work better
- Suggested using a concrete veneer material on the lower part of the building

The Board requested that the project be back for review with the changes discussed.

F. Adjournment

Meeting was adjourned.

The City of Mesa is committed to making its public meetings accessible to persons with disabilities. For special accommodations, please contact the City Manager's Office at (480) 644-3333 or AzRelay 7-1-1 at least 48 hours in advance of the meeting. **Si necesita asistencia o traducción en español, favor de llamar al menos 48 horas antes de la reunión al 480-644-2767.**