

## Design Review Board

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### *Minutes*

March 13, 2018  
Council Chambers – Lower Level  
57 East 1<sup>st</sup> 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 1<sup>st</sup> Street at 4:30 p.m.

**Board Members Present:**

Sean Banda- Chair  
Randy Carter- Vice Chair  
Bryan Sandstrom  
Nicole Posten-Thompson  
J. Seth Placko  
Tracy Roedel

**Staff Present:**

John Wesley  
Tom Ellsworth  
Lesley Davis  
Lisa Davis  
Wahid Alam  
Kim Steadman  
Evan Balmer  
Mike Gildenstern

**Board Members Absent:**

None

**Others Present:**

Ralph Pew  
Phil Gollon  
Robert Orme  
Dennis Newcombe  
Michael Hall  
Alex Buettner  
Eric Zitny  
Andrew Greybar  
Scott Thompson  
Scott Pieart  
Leo Marin  
Mark J. Rykovich  
Craig Vossler  
David Sloan  
Janet Pavich  
Tom Bade  
Anitra Allen

**Design Review Board – Work Session Minutes  
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Chair Banda welcomed everyone to the Work Session at 4:36 p.m.

**A.1. DRB17-00365                      The 1400 block of North Power Road (east side)**

<b>LOCATION/ADDRESS:</b>	Located north of the northeast corner of Brown Road and Power Road (east side)
<b>REQUEST:</b>	This is a review of a storage facility
<b>COUNCIL DISTRICT:</b>	District 5
<b>OWNER:</b>	David T Darling PC/DM3, LLC,
<b>APPLICANT:</b>	Pew and Lake PLC
<b>ARCHITECT:</b>	Ralph Pew
<b>STAFF PLANNER:</b>	Kim Steadman

**Discussion:** The applicant, Phil Gollon presented the project to the Board.

Craig Vossler, 1451 N. 71<sup>st</sup> St., was opposed to the project, and felt that the proposed design doesn't work with the surrounding neighborhood, citing that it appeared too industrial, and didn't transition well to the adjacent single detached houses.

David Sloan, 6822 E. Halifax Dr., was opposed to the project, and felt that it was too big for the area.

Janet Pavich, 6935 E. Halifax Dr., was opposed to the project, and felt that it was too big for the area.

Tom Bade, 7030 E. Halifax Dr., was opposed to the project, didn't like the use of metal in the architecture, and felt that the building was too big, ugly, didn't match the aesthetics of the area, and was out of place. He concluded by stating that he felt that the proposed signage was too large for the area, as well.

Anita Allen, 6945 E. Halifax Dr., was opposed to the project.

Chair Banda

- Liked the massing, but felt that the north property does not provide adequate screening for the property at 6822 E. Halifax Dr. and revisions are needed to the proposed site/landscape plan
- Felt that the development wasn't congruent to the surrounding architecture
- Felt that it was too industrial in scale
- Felt that the height and setbacks weren't appropriate for the area
- Consider using integral-colored block
- Liked the 4' overhang over the windows, but wanted more texture on the component
- Liked the use of true materials, but encouraged the applicant to reduce the amount of metal proposed on the building

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### **Vice Chair Carter**

- Liked the materials and forms of the architecture
- Didn't like the color/scale/height of the building, and felt that it was inappropriate to the area
- Felt that more landscaping was needed, especially on the residential-facing sides
- Felt that the massing was wrong and too massive
- Suggested lowering the height of the building

### **Boardmember Sandstrom**

- Felt that the screening wasn't sufficient on the eastern elevation, and encouraged the applicant to reach out to the adjacent eastern neighbor for comments
- Proposed using landscaping instead for screening purposes
- Concerned that the materiality of the building was not congruous with the neighborhood
- Consider using integral-colored block on the building
- Suggested using upgraded materials on top of the roof at the east property line
- Suggested incorporating a basement for additional storage units, to reduce the height of the building

### **Boardmember Posten-Thompson**

- Stated that she liked the colors used on the building, but they may not be appropriate for the area, so using the integral color block may be more fitting for the project
- Felt that the 4' overhang over the windows was too big, and didn't project a residential-accommodating character
- Liked the idea of lowering the height of the building with the use of a basement
- Encouraged the applicant to talk with the owners of the residential parcels abutting the project

### **Boardmember Roedel**

- Felt that the project needed more landscaping

### **Boardmember Placko**

- Stressed the need for more landscaping along the property lines abutting residential
- Concerned that the east property line and south property line tree scale/density was mismatched
- Wanted to see larger trees planted along Power Road

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**A.2. DRB17-00452**

**The 8400 block of East Guadalupe Road (south side)**

<b>LOCATION/ADDRESS:</b>	Located on the southeast corner of Hawes and Guadalupe Roads
<b>REQUEST:</b>	This is a review of a multi-residential project
<b>COUNCIL DISTRICT:</b>	District 6
<b>OWNER:</b>	Snowdon Mesa, LLC
<b>APPLICANT:</b>	Snowdon Residential, LLC
<b>ARCHITECT:</b>	Scott Belford
<b>STAFF PLANNER:</b>	Lisa Davis

**Discussion: Continued to April 10, 2018**

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**A.3. DRB18-00051**

**The 4700 block of East Baseline Road (north side)**

**LOCATION/ADDRESS:** Located east of the northeast corner of Greenfield and Baseline Roads (north side)  
**REQUEST:** This is a review of a multi-residential project  
**COUNCIL DISTRICT:** District 2  
**OWNER:** Baseline Gateway Apartments, LLC  
**APPLICANT:** Mark-Taylor  
**ARCHITECT:** Robert Orme  
**STAFF PLANNER:** Lisa Davis

**Discussion:** The applicant, Robert Orme presented the project to the Board.

Chair Banda

- Stated that he liked the well-designed, classic, architecture of the Mark-Taylor project addressed at 2318 S. Country Club Drive and appreciated the architecture proposed for this project
- Suggested using a more “mushroom” white color on the walls, as opposed to the proposed beige color
- Suggested offsetting the perimeter wall with tree wells

Vice Chair Carter

- Agreed that the proposed architecture is timeless, but stated that he would like to see more deviation in the colors

Boardmember Sandstrom

- Agreed that the proposed architecture is timeless, but would like to see more exciting colors
- Proposed using a richer color for the roof tiles to accentuate the architecture

Boardmember Placko

- Liked the centralized recreation amenities
- Confirmed with the applicant that the planned dog park will be fenced

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**A.4. DRB18-00054                      7538 East Hampton Avenue**

**LOCATION/ADDRESS:** Located south of the southwest corner of Southern Avenue and Sossaman Road (west side).  
**REQUEST:** This is a review of a plasma center  
**COUNCIL DISTRICT:** District 6  
**OWNER:** Hampton Property, LLC  
**APPLICANT:** Beus Gilbert, PLLC  
**ARCHITECT:** Dennis Newcombe  
**STAFF PLANNER:** Lisa Davis

**Discussion:** Staff member Davis introduced the project to the Board and stated that other projects completed by this company in other locations were built to a higher design standards, and that Planning Staff would like to see a similar architecture variation at this location. Staff appreciates the high quality material but was concerned with the boxy appearance of the building. The applicant, Dennis Newcombe presented the project to the Board.

Chair Banda

- Felt that the front entrance was not well defined, and encouraged the applicant to use the Adelante Healthcare building at 1705 E. Main Street as inspiration
- Liked the proposed materials
- Felt that the building has a 1960's feel, but doesn't execute it all that well
- Encouraged the applicant to add exterior lighting around the building

Vice Chair Carter

- Felt that the design looked too much like a "Utah building" and needed to incorporate canopy and shade for the Arizona climate
- Liked the materials
- Felt that the parapets appeared too severe
- Suggested using cantilevers in the architecture to break up the boxiness of the design
- Suggested recessing windows and adding canopies for sun control, especially where the donors assemble

Boardmember Roedel

- Felt that more landscaping was necessary

Boardmember Posten-Thompson

- Appreciated the "boxy" look, but suggested that the entry atrium to be extended out beyond the front entry, possibly using clerestory windows in the design. A more defined entry is needed.
- Liked the materials and details on the building
- Suggested designing shade structures and seating shown at the entrance to be incorporated into the entry with the extension of the atrium.

Boardmember Placko

- Felt that the site was overparked and suggested eliminating parking and increasing landscaping areas to plant more trees to shade the building

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**A.5. DRB18-00058                      4338 East Florian Avenue**

**LOCATION/ADDRESS:** Located north of the northwest corner of Southern Avenue and Greenfield Road (west side).  
**REQUEST:** This is a review of a commercial office  
**COUNCIL DISTRICT:** District 2  
**OWNER:** Red Mountain Gaming, LLC  
**APPLICANT:** Michael A. Hall Architect, LLC  
**ARCHITECT:** Michael Hall  
**STAFF PLANNER:** Wahid Alam

**Discussion:** The applicant, Michael Hall presented the project to the Board.

Chair Banda

- Felt that alternate materials are needed
- Felt that the architecture is static and sterile
- Suggested adding more windows
- Suggested using things like rusted metal, tapered metal, and fur lines
- Also cautioned the applicant to be careful and only use appropriate lighting

Vice Chair Carter

- Felt that the building was too austere
- Felt that the backside of the building needed more architecture
- Felt that the building needed a parapet
- Felt that the building needed more horizontal differences
- Felt that sun control is needed on the western windows
- Felt that the look was too industrial and did not fit the architectural character of the surrounding neighborhood

Boardmember Sandstrom

- Felt that the building architecture and color is too static
- Was concerned about the lack of “movement” in the architecture, and thought that the control joints reinforce the “static” feel of the design
- Felt that the top of the building was bare in its appearance
- Proposed the idea of opening up the entry space to let some light in, and create a more exciting entry

Boardmember Roedel

- Felt that the building needed more color

Boardmember Posten-Thompson

- Stated that the building needed “four-sided” architecture
- Felt that the building needed to have another material incorporated into the architecture

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Boardmember Placko

- Felt that the project was overparked
- Suggested incorporating more landscaping and less asphalt

**The Board requested that the applicant work with Staff**



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**A.6. DRB18-00060**

**The 7600 block of East Baseline Road (south side)**

**LOCATION/ADDRESS:** Located on the southeast corner of Sossaman and Baseline Roads.  
**REQUEST:** This is a review of a medical center  
**COUNCIL DISTRICT:** District 6  
**OWNER:** Goldfield Medical Clinics, LLC, Trust  
**APPLICANT:** Orcutt Winslow  
**ARCHITECT:** Alex Buettner  
**STAFF PLANNER:** Evan Balmer

**Discussion:** The applicant, Alex Buettner presented the project to the Board.

Chair Banda

- Liked the project
- Suggested adding a low pony wall on the northeast corner of the project
- Encouraged the applicant to enhance the signage

Vice Chair Carter

- Liked the project

Boardmember Sandstrom

- Liked the project

Boardmember Roedel

- Liked the project

Boardmember Posten-Thompson

- Confirmed with the applicant that the entry structure will have shaded windows

Boardmember Placko

- Suggested using a desert riprap (possibly desert mesa brown)
- Suggested using  $\frac{3}{4}$ " minus desert pavement
- Suggested incorporating boulders in some areas of the landscaping

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**A.7. DRB18-00062                      The 7300 to 7800 blocks of East Ray Road (south side)**

**LOCATION/ADDRESS:** Located west of the northwest corner of Hawes and Ray Roads (south side).  
**REQUEST:** This is a review of an industrial project  
**COUNCIL DISTRICT:** District 6  
**OWNER:** Marwest Enterprises LLC/SanTan 74 LLLP  
**APPLICANT:** Ware Malcomb  
**ARCHITECT:** Eric Zitny  
**STAFF PLANNER:** Wahid Alam

**Discussion:** The applicant, Eric Zitny presented the project to the Board.

Chair Banda

- Wanted to see a more bluish color in the glass
- Stressed that it was important to use under 4 Kelvin lighting on the project
- Liked the use of the orange color
- Wanted to see the building stand out a little more with more impactful architecture
- Suggested that the truck entry be moved back into the site plan

Vice Chair Carter

- Thought that the building was too flat
- Thought that the building needed more sun protection, especially on the east and west sides
- Suggested using more dimensionality and more definition on color
- Wanted to see more rust-like colors, to give it a more organic look

Boardmember Sandstrom

- Felt that the southern elevation was too plain, and encouraged the panel pattern to be carried throughout the elevation, or to integrate spandrel glass glazing into the design
- Suggested using score lines raked across building
- Confirmed and appreciated that the applicant was using Qube 200 LX sconces on the building

Boardmember Posten-Thompson

- Confirmed with the applicant that the glass will be tinted
- Liked the used of the integral block, and suggested that the applicant not paint the block at all
- Liked the thin orange canopy lines
- Suggested popping out the architecture an additional 4' by the entry
- Encouraged the applicant to use the Wiremaster's building at 1748 N. Higley Road for inspiration

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Boardmember Placko

- Was concerned that the project was overparked
- Felt that larger trees were needed to screen the east side of the property
- Proposed creating larger setbacks to give the trees more generous planters to encourage better growth/screening
- Suggested using at least 3" minus cobble, or true desert cobble to enhance the desert look along the retention

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## A.8. DRB18-00064

## The 8900 block of East Germann Road

<b>LOCATION/ADDRESS:</b>	West of the northwest corner of Ellsworth and Germann Roads (north side)
<b>REQUEST:</b>	This is a review of a recreation facility
<b>COUNCIL DISTRICT:</b>	District 6
<b>OWNER:</b>	ETP Funding, LLC
<b>APPLICANT:</b>	LGE Design Group, LLC
<b>ARCHITECT:</b>	Andrew Greybar
<b>STAFF PLANNER:</b>	Ryan McCann

**Discussion:** The applicant, Andrew Greybar presented the project to the Board.

## Chair Banda

- Felt that the building needed more movement
- Felt that articulation was needed on the rear of the building
- Suggested using an architecturally compatible sign to complement the building

## Vice Chair Carter

- Felt that the building was too flat, and suggested that the horizontal and vertical planes be better articulated
- Didn't like the grey color
- Felt that the 6" undulation of the building's façade was insufficient
- Felt that the parapet bump was insufficient

## Boardmember Posten-Thompson

- Asked for undulation on the north side
- Felt that the 6" undulation of the building's façade was insufficient
- Suggested varying the parapet height
- Suggested more articulation on the façade, especially adjacent to the parking field

Boardmember Roedel

- Felt that the 6" undulation of the building's façade was insufficient

Boardmember Placko

- Suggested reducing the parking field to the allow for more area for landscaping
- Liked the gabions proposed in the gaps of the screen wall
- Liked the use of Mexican Fence Post Cacti as an architectural element
- Like the proposed large trees

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

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**A.9. DRB18-00068**                      **The 1200 to 1300 blocks of West Southern Avenue (north side) and the 1000 to 11000 blocks of South Alma School Road (west side)**

**LOCATION/ADDRESS:**              Located on the northwest corner of Southern Avenue and Alma School Road  
**REQUEST:**                              This is a review of a multi-residential project  
**COUNCIL DISTRICT:**              District 3  
**OWNER:**                                  WM Grace Development CO/ETAL  
**APPLICANT:**                          Todd & Associates, Inc.  
**ARCHITECT:**                          Scott Thompson and Scott Pieart  
**STAFF PLANNER:**                  Lesley Davis and Tom Ellsworth

**Discussion:** The applicants, Scott Thompson and Scott Pieart presented the project to the Board.

Chair Banda

- Was not supportive of the use of the red metal material in place of Corten Steel
- Felt that the that project was very stucco-dominant
- Liked the form and the movement of the architecture
- Liked the promenade to Southern Avenue
- Suggested using Date Palms to define the space
- Felt that more details were needed on the architecture
- Suggested offsetting the perimeter wall facing Alma School Road, to undulate and make more interesting

Vice Chair Carter

- Felt that the surfaces were too flat and severe, and suggested softening them
- Didn't like how the windows were flush with the wall planes
- Proposed adding metal accessories to the wall planes, and referenced the recently constructed apartment complex in the 1400 to 1500 blocks of Val Vista Drive (East Side) to be used for inspiration
- Suggested adding coping on the roof
- Suggested extending the first-floor veneer upwards as a first floor wall covering
- Wanted to see more sun control elements (more canopies over windows) and less arbitrary placement
- Felt that it needed to be more of a signature project based on its position on a prominent corner in the Fiesta District

Boardmember Posten-Thompson

- Confirmed with the applicant that the brick veneer material will be used on the proposed Clubhouse
- Confirmed with the applicant that the red metal material is proposed to mimic the look of Corten Steel

Boardmember Sandstrom

- Was not supportive of the use of the red metal material in place of Corten Steel

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- Stated that the developer has done good work around the Phoenix-area, and would like to see the same quality of work done at this site
- Felt that the design/quality of the project was not going in the right direction for the Fiesta District
- Suggested adding water features in the nodes of the project
- Suggested adding a larger pool for the 220 planned units on the project
- Suggested using real, rusted then sealed steel, or a different, similar quality material on the clubhouse
- Concerned that the artificial turf will be too hot in the summer, and dog owners will allow their dogs to relieve themselves in planters by the apartments
- Wanted to see more excitement in the building design

**Boardmember Placko**

- Was concerned that the project wasn't sufficiently pedestrian-oriented
- Proposed running a wider sidewalk south to Southern Avenue
- Suggested using 30' trees to screen the 30' buildings
- Liked the use of a Desert Ironwood in the roundabout
- Cautioned against using thorny plants along sidewalks
- Suggested using more shade-tolerant plants in the more shaded parts of the project
- Confirmed that the applicant will employ proper filtration/sanitation measures for the artificial turf in the dog park
- Liked how the tubular steel fence around the site features architectural elements
- Confirmed with the applicant that the columns would be painted so they are more visual stimulating

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**A.10. DRB18-00070                      3309 North Reseda**

<b>LOCATION/ADDRESS:</b>	Located south and east of Recker Road and the Arizona State Route 202 (Red Mountain Freeway).
<b>REQUEST:</b>	This is a review of a new warehouse/production facility
<b>COUNCIL DISTRICT:</b>	District 5
<b>OWNER:</b>	ATK Gun Systems Company
<b>APPLICANT:</b>	Deutsch Architecture Group
<b>ARCHITECT:</b>	Leo Marin
<b>STAFF PLANNER:</b>	Lesley Davis

**Discussion:** The applicant, Leo Marin presented the project to the Board. There were no Board comments.

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**A.11. DRB18-00073                      1961 South Val Vista Drive**

**LOCATION/ADDRESS:** Located east of the northeast corner of Val Vista Drive and Baseline Roads (north side)  
**REQUEST:** This is a review of a multi-tenant commercial building with drive-thru.  
**COUNCIL DISTRICT:** District 2  
**OWNER:** Circle K Stores, Inc.  
**APPLICANT:** Thomas English Real Estate, LLC  
**ARCHITECT:** Mark J. Rykovich  
**STAFF PLANNER:** Wahid Alam

**Discussion:** The applicant, Mark Rykovich presented the project to the Board.

Chair Banda

- Felt that there was too much sheen on the composite wood material
- Liked the sun-bleached look on the composite wood material
- Felt that the eastern architecture needed to be improved
- Wanted to see a more complete wall detail, in hopes that it would be more compliant with what exists currently at Dana Park
- Suggested that the sign match the architecture
- Wanted to see more superior architecture at the site
- Proposed using laser-cut metal panels in the rear
- Wanted to see better “4-sided” architecture
- Suggested using the new Starbucks at Riverview (1003 N. Dobson Road) for inspiration

Vice Chair Carter

- Was concerned about the durability of the composite wood material
- Felt that the parapet returns should extend back a few more feet to engage the wall better
- Suggested using a trellis or another wall piece on the eastern wall

Boardmember Sandstrom

- Liked the fenestration on the southern component of the building
- Preferred the wider “wood” panels as shown on the Habit component of the project

Boardmember Posten-Thompson

- Suggested putting a cap on the masonry wainscoting
- Concerned about the maintenance issues with the proposed white stucco
- Suggested wrapping the metal fixtures around the east side of the building

Boardmember Placko

- Suggested using the EIFS found on the building on the screen wall (grey or black color, with white concrete cap on top)
- Suggested planting a row of shrubs (possibly clevelandia) in place of the baja ruellia proposed



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B. Call to Order

Vice Chair Carter called the meeting to order at 4:36 pm

C. Consider the Minutes from the February 13, 2018 meeting

On a motion by Boardmember Placko and seconded by Boardmember Sandstrom, the Board unanimously approved the February 13, 2018 minutes.

(Vote: 6-0)

D. Discuss and review the following Design Review cases for action at the March 13, 2018 Meeting:

**Item D.1.     DRB18-00055     1110 South Greenfield Road**

Located west of the northwest corner of Southern Avenue and Greenfield Road (west side). (1.0± acres). Review of an office building. Ted Jon Peterson, PF Design Group, applicant; Aqua Tots Swimschool Holding, LLC, owner.

**Staff Planner: Ryan McCann**

**Recommendation: Approval with Conditions**

**VOTE: (4-0) approved**

E. Other Business:

NONE

F. Adjournment

Meeting was adjourned.

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