



Design Review Board

Minutes

**June 13, 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
Brian Sandstrom
Taylor Candland
Nicole Thompson
J. Seth Placko
Randy Carter
Tracy Roedel

Staff Present:

John Wesley
Tom Ellsworth
Tom Ellsworth
Lesley Davis
Kim Steadman
Mike Gildenstern

Board Members Absent:

Others Present:

Matthew Bartholomew
Adam Baugh
Michael Hreha
Tyler Wilson
Wes Balmer
others

**Design Review Board – Work Session Minutes
June 13, 2017**

A. Discuss and Provide Direction Regarding Design Review cases:

Chair Banda welcomed everyone to the Work Session at 4:32 p.m.

**A.1. DR17-013 The 1800 Block of East Baseline Road (north side)
(Continued from February 14, 2017)**

LOCATION/ADDRESS: The 1800 Block of East Baseline Road (north side)
REQUEST: This is a review of a pad building
COUNCIL DISTRICT: 3
OWNER: David Schneider/ETAL
APPLICANT: Neal Feaser
ARCHITECT: RKAA Architects
STAFF PLANNER: Lesley Davis

Continuance to July 11, 2017

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A.2. DR17-021

**1705 South Stapley Road
(Continued from April 11, 2017)**

LOCATION/ADDRESS: 1705 South Stapley Road
REQUEST: This is a review of a drive-thru restaurant
COUNCIL DISTRICT: 3
OWNER: Vestar Arizona XV11 LLC/American Multi-Cinema
APPLICANT: Whataburger Real Estate
ARCHITECT: Matthew Bartholomew
STAFF PLANNER: Wahid Alam

Continuance to July 11, 2017

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A.4. DR17-026

**1440 South Higley Road
(Continued from May 9, 2017)**

LOCATION/ADDRESS: 1440 South Higley Road
REQUEST: This is a review of a drive-thru coffee shop
COUNCIL DISTRICT: 2
OWNER: Lowes H I W Inc.
APPLICANT: Larson Engineering
ARCHITECT: Michael Hreha
STAFF PLANNER: Wahid Alam

Discussion: Staff member Steadman gave a brief description of the project, and the applicant, Michael Hreha presented the project to the Board.

Boardmember Carter

- Liked durability of the exterior materials and how they complement the area

Chair Banda

- Liked the proportion and the new details

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A.5. DR17-027

**6502 East Brown Road
(Continued from May 9, 2017)**

LOCATION/ADDRESS: 6502 East Brown Road
REQUEST: This is a review of a senior living community
COUNCIL DISTRICT: 5
OWNER: Brown Road Baptist Church
APPLICANT: Ryan Companies
ARCHITECT: Tyler Wilson
STAFF PLANNER: Wahid Alam

Discussion: Staff member Davis gave a brief description of the project and Shane Allman, Tiffany Bosco, presented the project to the Board.

Boardmember Carter

- Proposed masking louvers better, to make less visible
- Suggested moving mechanical unit louvers next to balconies for screening purposes
- Didn't like, but can live with the louvers
- Suggested working with Staff to make louvers less visible

Boardmember Thompson

- Inquired about all the mechanical louver units (roughly 100-110 total) are accurately shown on the elevations
- Concerned that the stone was not shown all the way up the columns as was discussed in the previous meeting
- Concerned about landscaping shown in roundabout not accurately reflected (specifically the size of the grass component)
- Confirmed that roof will be covered with concrete tiles
- Didn't like the louvers, but liked the use of stucco joints, the alignment with windows, and the matching colors for screening
- Liked the redesign of the project
- Didn't like the wall packs, but liked the LED bollards, and suggested that the lighting be more residential in appearance

Boardmember Sandstrom

- Didn't like the mechanical louvers, felt that they interrupt the wall plane, the color is not the same and doesn't blend in, value-engineered look
- Suggested removing the louvers or to use cassettes or splits
- Felt that the rest of the building is headed in the right direction
- Suggested exploring changing the mechanical design to a V-Tac System

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Chair Banda

- Didn't like louvres, would potentially like them if they were to be located on the interior, but not on the front façade
- Liked the front entry feature changes, creates a sense of arrival
- Liked the rooflines, and that the pillars aren't just stucco,
- Would like to see the stone columns go up higher on the first floor
- Suggested that lighting wall pack needs to be made more residential friendly to the architecture, but liked the parking lot lumieres

Boardmember Roedel

- Liked the modified design, liked the building
- Confirmed with the applicant that the balconies will be open, and confirmed that there will be a policy in place to keep the balconies cleans

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B. Call to Order

Chair Banda called the meeting to order at 6:00 pm

C. Consider the Minutes from the May 9, 2017 meeting

On a motion by Boardmember Thompson and seconded by Boardmember Candland, the Board unanimously approved the May 9, 2017 minutes.

(Vote: 7-0)

D. Discuss and review the following Design Review cases for action at the July 11, 2017 Meeting:

D.1. DR17-031 137 East University

LOCATION/ADDRESS:	Located east of Center Street on the south side of University Drive
REQUEST:	This is a review of a mural
COUNCIL DISTRICT:	4
OWNER:	Mesa United Way
APPLICANT:	Madalyn Starkey
ARTIST:	Karl Addison
STAFF PLANNER:	Kim Steadman

Discussion: The artist, Karl Addison, presented the project to the Board.

Nancy, a resident of the Washington-Escobedo Community, had questions about the mural.

Chair Banda

- Liked the mural, felt that it should not be considered signage

Boardmember Carter

- Felt that the existing signage on the site is a distraction to the mural, and confirmed that the painting would be moved away from the signage, so it would appear less cluttered

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E. Adjournment

On a motion by Boardmember Roedel and seconded by Boardmember Thompson, the meeting adjourned at 6:20 pm.

(Vote: 7-0)

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.**