

Minutes

**May 10, 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:

Brian Sandstrom – Chair
Sean Banda – Vice Chair
Taylor Candland
Randy Carter
Tracy Roedel
Nicole Thompson

Board Members Absent:

Eric Paul

Staff Present:

John Wesley
Andrew Spurgin
Tom Ellsworth
Kim Steadman
Rebecca Gorton

Others Present:

Richard Dyer

Chair Sandstrom 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. DR16-011 Expansion of A.T. Still

LOCATION/ADDRESS: 5850 E. Still Circle
REQUEST: Review of an academic building and parking garage
COUNCIL DISTRICT: 2
OWNER: Kirksville College of Osteopathic Medicine
APPLICANT: Toby Rogers
ARCHITECT: Jeffrey Cutberth
STAFF PLANNER: Andrew Spurgin, AICP

Continue to June 14, 2016 Meeting per applicant request

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Item A.2. DR16-012 Building Expansion

LOCATION/ADDRESS: 1411 S. Power Road
REQUEST: Review of building expansion
COUNCIL DISTRICT: 6
OWNER: Granite Peak/Victoria Land Partners, LP
APPLICANT: Evergreen Devco
ARCHITECT: Vertical Design
STAFF PLANNER: Kim Steadman

Discussion:

Staff member Kim Steadman presented the case to the Board. The applicant stated that the entry will be relocated from the south end to the east end.

Vice Chair Banda

- Inquired if the lighting will be replaced. The applicant responded that it will be replaced with few LED fixtures than what is currently on the building

Chair Sandstrom

- Felt the design is keeping with the with the spirit of the architecture
- Requested the addition of more awnings
- Stated that if the Board prefers a more complimentary color palette, they should request it
- Requested the sea of beige be broken up with color
- Stated that the west elevation lacks lighting and is dependent upon street lights
- Requested west elevation have CMU with banding with lighting

Boardmember Thompson

- Requested bringing color D into the addition
- Stated the west elevation is lacking style

Boardmember Carter

- Felt there is more detail on the south elevation of the new addition and would like that detail brought to the north elevation
- Felt the addition is rather severe compared to the existing
- Stated an opportunity is missing to have lights through the canopies

Staff will work with applicant to finalize design

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Item A.3. DR16-013 New Senior Living Facility

LOCATION/ADDRESS: West of Ellsworth Road and north of Brown Road
REQUEST: Review of a senior living facility
COUNCIL DISTRICT: 5
OWNER: Bnfatto, LLC
APPLICANT: Wendy Riddell
ARCHITECT: Jana Bee Triplett
STAFF PLANNER: Kim Steadman

Discussion:

Staff member Kim Steadman presented the case to the Board.

Boardmember Thompson

- Felt it was attractive and likes the colors
- Stated she does not support the window AC units
- Felt it has a lodge look to the design
- Requested an additional material be used, not just stucco. Needs a different texture

Boardmember Roedel

- The gabled ends are too flat.
- Opposed to window units

Boardmember Candland

- Felt it is an attractive design
- Agreed the the gabled ends are too flat, especially facing Brown Rd.
- Stated he likes the exposed trusses on the cottages and would like it brought to the main building

Chair Sandstrom

- Felt the main building looks like a hotel
- Felt the design has a cheap look to it.
- Requested the window AC units be removed
- Especially for seniors, be sure lighting is adequate
- Stated the cottages have better detail than the main building
- Requested that the design come back to the Board for another work session

Boardmember Carter

- Stated the window AC units is not a concern
- Felt the north elevation lacks detailing like the front entry
- Stated the balconies are rigid and too vertical
- Felt the west elevation needs more articulation and additional detailing
- Suggested detail on the columns
- Suggested a desert uplands feel and look, not institutional

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- The building should blend into the nice desert landscape
- Felt the north and south elevations need more relief
- Suggested adding detailing from the cottages to the main building

Vice Chair Banda

- Suggested clapboard in the gables of the cottages
- Suggested adding lighting to speak to the architecture
- Felt the entry is long and needs more lighting to accent the building and walkway on the south side

The Board requested that the product be back to the Board for review with the changes discussed

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Item A.3. DR16-014 New Taco Bell

LOCATION/ADDRESS: 1131 S. Stapley Drive
REQUEST: Review of a proposed drive-thru restaurant
COUNCIL DISTRICT: 4
OWNER: Warren Hall, Stapley & Southern Partners, LLC
APPLICANT: Jeff Looker
ARCHITECT: Jeff Looker
STAFF PLANNER: Wahid Alam

Discussion:

Staff member Tom Ellsworth presented the case to the Board.

Chair Sandstrom

- Stated that the design looks plain
- Referred to the example of the Panda Express next door that did a good job
- Stated that the back of the building looks like a box
- Stated that Taco Bell placed all of the ornamentation on the front
- Requested the addition of reveals and green screen
- Suggested the design step up
- Requested some stepping on the south elevation which is not arbitrary
- Front has made a strong statement and there should be more on the sides

Boardmember Thompson

- Requested to step down the purple banding parapet
- Felt the Western façade is nice and modern

Boardmember Carter

- Stated this is an opportunity to explore an interesting design
- Suggested it be more enhanced such as the Ranch Market across the street.
- Suggested using a different color scheme than beige
- Would like to see some metal at the entrance and raise the glass
- Suggested bringing down parapet and add reveals in the back
- Suggested trellis on the side facing the drive-thru

Boardmember Candland

- Suggested adding green screen to the east elevation

Vice Chair Banda

- Suggested upgrading north and south elevation

Board discussed the requirement of a patio. Planning Director, John Welsey stated that an alternative to the patio would be some type of wall. The Board decided that an updated design

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will be sent electronically to each Board member for comments. Board members will respond within 24 hours of receiving the updated design. There will be no need to review at the next meeting.

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B. Call to Order

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

C. Consider the Minutes from the April 12, 2016 meeting

On a motion by Boardmember Roedel and seconded by Vice Chair Banda, the Board unanimously approved the April 12, 2016 minutes.

(Vote: 6-0, Absent, Boardmember Paul)

D. Discuss and take action on the following Design Review case:

None

E. Other Business

Item E.1. Presentation of Defining Quality Development draft.

John Wesley, Planning Director, presented an update to the draft of the Quality Development Guidelines discussed at last month's meeting. Points of discussion made by the Board include:

- Board requested that the word "expectations" be used
- The manageable energy cost in Element 5 is not necessary
- Boardmembers Thompson and Roedel requested the desert landscape section discuss more of a desert look, and not a small jungle
- Vice Chair Banda suggested a landscape theme area such as how DMB labels it

F. Adjournment

On a motion by Boardmember Carter and seconded by Boardmember Candland, the Meeting was adjourned at 6:40 pm.

(Vote: 6-0, Absent, Boardmember Paul)