



## Design Review Board

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### *Minutes*

November 14, 2017  
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:**

Randy Carter- Vice Chair  
Bryan Sandstrom  
Tracy Roedel  
Nicole Posten-Thompson

**Staff Present:**

John Wesley  
Lesley Davis  
Wahid Alam  
Veronica Gonzalez  
Charlotte Bridge  
Cassidy Welch  
Mike Gildenstern

**Board Members Absent:**

Sean Banda - Chair (excused)  
Taylor Candland (excused)  
J. Seth Placko (excused)

**Others Present:**

John Meisner  
Scott Boduch  
Josh Oehler  
Sean Lake  
Lance Meinhold  
Dane Astle  
Jeff Koski  
Traver Jones  
Fred Woods  
Others

**Design Review Board – Work Session Minutes  
November 14, 2017**

A. Discuss and Provide Direction Regarding Design Review cases:

Vice Chair Carter welcomed everyone to the Work Session at 4:39 p.m.

**A.1. 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

**(Continued from October 10, 2017)**

**Discussion:** Staffmember Gonzalez gave a brief update on the project. Caroline Catiel (nee Mendes), 2821 S. Skyline, Unit #153, who expressed concern at the previous months meeting stated that she felt that the project has been improved, and specifically liked the buffer created between the houses and the concrete tile used. The applicant, John Meissner presented the project to the Board.

Vice Chair Carter

- Liked the modified project

Boardmember Sandstrom

- Liked the improved contemporary feel
- Felt that the color palette had been improved

Boardmember Roedel

- Liked the new chosen colors

Boardmember Posten-Thompson

- Liked the proposed enhanced fence feature along the southern edge of the property

**Design Review Board – Work Session Minutes  
November 14, 2017**

**A.2. 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

**(Continued from October 10, 2017)**

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

Vice Chair Carter

- Confirmed with the applicant that the doors without canopy covers were emergency exits
- Suggested that the canopy on the right side of the entry (east) be more colorful

Boardmember Sandstrom

- Appreciated the varied masonry pattern used on the wall

Boardmember Roedel

- Felt that the building was more “fun” than the last submittal, and liked the project

Boardmember Posten-Thompson

- Liked the added masonry
- Liked the added colors and the modern shape of the building
- Suggested that the canopy on the right side of the entry (east) to be thicker and more colorful

**Design Review Board – Work Session Minutes  
November 14, 2017**

**A.3. DRB17-00238                      2816 South Country Club Drive**

**LOCATION/ADDRESS:** Located on the SWC of Guadalupe Road and Country Club Drive  
**REQUEST:** This is a review of a drive-thru restaurant  
**COUNCIL DISTRICT:** District 3  
**OWNER:** Boss Real Estate Holdings, LLC  
**APPLICANT:** Arc One Associates  
**ARCHITECT:** Josh Oehler  
**STAFF PLANNER:** Wahid Alam

**Discussion:** Staffmember Alam gave a brief description of the project, and expressed concern over the over-abundance of stucco on the building. Suggested using nichia or solar fabric instead. Planning Director Wesley mentioned that Staff has encouraged the applicant to vary heights on the drive-thru and patio covers. The applicant, Josh Oehler presented the project to the Board.

Vice Chair Carter

- Concerned about the lack of detailing on the street-facing sides of the building
- Felt that it was a good building, but just needed a few tweaks, to appear more “fun”

Boardmember Sandstrom

- Felt that the proportions of the tower were too vertical for the width of the building, and created an off-putting elevation
- Felt that the tower looked tacked-on and contrived
- Felt that the western elevation was the best side, and the east elevation needed the most improvement, and encouraged some reworking of the project on the east side
- Proposed using metal like on the Dutch Bros. Coffee Drive-Thru at Fiesta Mall
- Cautioned against spindly columns
- Felt that the stucco wouldn't age well

Boardmember Roedel

- Confirmed that the attached signage will only be attached to the tower element

Boardmember Posten-Thompson

- Was concerned about the over-use of stucco, suggested using control joints to break up massing of stucco
- Suggested lowering the vertical element by “one stripe”
- Felt that the stucco would crack and would become a maintenance issue
- Suggested that the applicant incorporate the materials used in the drive-thru and patio covers on the bulk of the building
- Liked the general direction of the project

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

**Design Review Board – Work Session Minutes  
November 14, 2017**

**A.4. DRB17-00261                      The 6500 block of East McKellips Road (south side)**

**LOCATION/ADDRESS:**            Located west of the SWC of Power and McKellips Roads  
**REQUEST:**                      This is a review of a medical office development  
**COUNCIL DISTRICT:**            District 5  
**OWNER:**                         MS McKellips, LLC  
**APPLICANT:**                    Pew and Lake, PLC  
**ARCHITECT:**                    Sean Lake  
**STAFF PLANNER:**                Lesley Davis

**Discussion:** Staffmember Davis gave a brief description of the project. Staffmember Davis explained that the applicant is considering incorporating the signage as an extension of the architecture. The applicant, Wes Balmer presented the project to the Board.

Vice Chair Carter

- Felt that the building was well-designed
- Felt that there was too much beige
- Felt that the contemporary elements should be enhanced with varying colors/materials
- Suggested incorporating a more horizontal panel
- Suggested adding more color to the project like the pop of color similar to the proposed blue wall

Boardmember Sandstrom

- Felt that the project was too beige
- Suggested lowering the areas identified as P2 on the elevation drawings
- Suggested replacing those areas with masonry in a striking color (possibly split-face masonry coursing)
- Proposed a different color, and to incorporate ground-face CMU to contrast with the other masonry
- Liked the entry, the varying planes, and the use of glass on the building
- Would like to see the architecture complement the existing built environment, not just blend in

Boardmember Posten-Thompson

- Confirmed with the applicant that acacia willow trees will be used on the border between the project and the adjacent properties
- Suggested using more masonry
- Suggested creating more contrast in the colors

**Design Review Board – Work Session Minutes  
November 14, 2017**

**A.5. DRB17-00294                      1411 South Country Club Drive**

**LOCATION/ADDRESS:** Located north of the NEC Country Club Drive and US60 Superstition Freeway  
**REQUEST:** This is a review of a carwash development  
**COUNCIL DISTRICT:** District 4  
**OWNER:** JJ Peterson Properties LLC  
**APPLICANT:** Larson Associates Architects, Inc  
**ARCHITECT:** Lance Meinhold  
**STAFF PLANNER:** Charlotte Bridges

**Discussion:** Staffmember Bridges gave a brief description of the project. The applicant, Lance Meinhold presented the project to the Board.

Vice Chair Carter

- Confirmed with the applicant that the vacuum canopy will be integrated with the architecture
- Suggested using a rectilinear space for the wash tunnel

Boardmember Sandstrom

- Suggested using the car wash at 1726 N. Country Club Drive with the “blue wave” design feature which integrates into the architecture as inspiration
- Suggested using a material other than metal in the wash tunnel, to avoid rusting
- Suggested incorporating design elements like the metal accents found on the Panda Express at Stapley Drive and Southern Avenue
- Suggested using a blue accent on the building, simulating soap suds so the building appears that it is being washed

Boardmember Roedel

- Felt that the architecture looked too “institutional”
- Confirmed with the applicant that the door next to the washbay is the SES room

Boardmember Posten-Thompson

- Liked the “blue-wave” entry feature at 1726 N. Country Club, and encouraged the applicant to use it as inspiration for this design
- Didn’t like the façade facing Hampton Avenue and Country Club Drive, and proposed varying heights and rooflines
- Would like to see a more “fun” design, like a steel entry structure that mimics the shape of the canopies

**Design Review Board – Work Session Minutes  
November 14, 2017**

**A.6. DRB17-00330                      The 8800 - 8900 blocks of East Main Street (south side)**

**LOCATION/ADDRESS:**                      Located west of the SWC of Loop 202 Red Mountain Freeway and Main Street (south side)  
**REQUEST:**                                      This is a review of an RV storage facility  
**COUNCIL DISTRICT:**                      District 5  
**OWNER:**    Roger D. Overson  
**APPLICANT:**                                      Architekton  
**ARCHITECT:**                                      Dane Astle  
**STAFF PLANNER:**                              Veronica Gonzalez

**Discussion:** Staffmember Gonzalez gave a brief description of the project. The applicant, Dane Astle presented the project to the Board.

Vice Chair Carter

- Confirmed with the applicant that they have not received any comments or concerns from the surrounding neighborhood
- Liked the project

Boardmember Sandstrom

- Confirmed with the applicant that the canopies will be constructed with a metal stud c-shaped track

Boardmember Roedel

- Stated that the residential-abutting wall needs to be landscaped

Boardmember Posten-Thompson

- Liked the building
- Stated that the residential-abutting wall needs to be landscaped
- Confirmed with the applicant that the RV canopies will measure 17' and 20'
- Confirmed with the applicant that they have not had the opportunity to have a neighborhood meeting yet
- Liked the materials, and the colors chosen
- Confirmed that canopies are white tops and base is white as well
- Confirmed that there is a 40' masonry block wall with dark grout joints planned for the parking area

**Design Review Board – Work Session Minutes  
November 14, 2017**

**A.7. DRB17-00325                      1222 South Crismon Road**

**LOCATION/ADDRESS:**            Located on the southwest corner of Crismon Road and Southern Avenue  
**REQUEST:**                        This is a review of a retail building with a drive-thru restaurant  
**COUNCIL DISTRICT:**            District 6  
**OWNER:**                            JP Morgan Chase NA  
**APPLICANT:**                      Archicon  
**ARCHITECT:**                      Jeff Koski/Jerry Plank  
**STAFF PLANNER:**                Cassidy Welch

**Discussion:** Staffmember Welch gave a brief description of the project. The applicant, Jerry Plank, presented the project to the Board.

Vice Chair Carter

- Felt that the building was too flat, and suggested varying the height of the parapet
- Proposed changing the shape of the sign, and possibly attaching it to the building
- Suggesting raising the Starbucks sign and lower the other signage

Boardmember Sandstrom

- Didn't like the proposed signage
- Didn't like the upper volume of space on the building
- Suggested using lighting to add flair to the upper volume of space
- Encouraged the applicant to fit the building better into the context of its surroundings

Boardmember Roedel

- Proposed using different material for the monument sign



**Design Review Board – Work Session Minutes  
November 14, 2017**

**A.8. DRB17-00355                      The 1600 block of North Higley Road (west side)**

**LOCATION/ADDRESS:**                      Located south of the SWC of McKellips and Higley Roads (west side).  
**REQUEST:**                                      This is a review of an office/warehouse development  
**COUNCIL DISTRICT:**                      District 5  
**OWNER:**    Jocko Development, LLC  
**APPLICANT:**                                      LGE Design Group  
**ARCHITECT:**                                      Ben McRae/Vince Dalke  
**STAFF PLANNER:**                              Cassidy Welch

**Discussion:** Staffmember Welch gave a brief description of the project. The applicant, Vince Dalke presented the project to the Board

Boardmember Sandstrom

- Suggested using more color on the building, and liked Boardmember Posten-Thompson’s suggestion of using orange on the canopies
- Suggested mono-point foam liner for the exterior
- Suggested a more modern lighting palette such as pin-lighting to compliment the proposed mono-point foam liner

Boardmember Posten-Thompson

- Liked that the louvers are planned to be lit at night
- Suggested using orange on the entry canopy
- Suggested more color on the building
- Suggested lighting up the most visible corner to the street

**Design Review Board – Work Session Minutes  
November 14, 2017**

**A.9. DRB17-00356                      The 5000 block of East Indigo Street (south side)**

**LOCATION/ADDRESS:**                      Located south of the SWC of McKellips and Higley Road Roads (south side).  
**REQUEST:**                                      This is a review of an office/warehouse development  
**COUNCIL DISTRICT:**                      District 5  
**OWNER:**    Jocko Development, LLC  
**APPLICANT:**                                  LGE Design Group  
**ARCHITECT:**                                      Ben McRae  
**STAFF PLANNER:**                              Cassidy Welch

**Discussion:** Staffmember Welch gave a brief description of the project. The applicant, Vince Dalke presented the project to the Board

Boardmember Sandstrom

- Suggested that the metal louvers be a different sheen to accentuate the building better, and to complement the formliner breaks on the building
- Liked the champagne color on the building
- Proposed using LED strip lighting on the building

**Design Review Board – Work Session Minutes  
November 14, 2017**

B. Call to Order

Vice Chair Carter called the meeting to order at 6:12 pm

C. Consider the Minutes from the October 10, 2017 meeting

On a motion by Boardmember Posten-Thompson and seconded by Boardmember Sandstrom, the Board unanimously approved the October 10, 2017 minutes.

(Vote: 4-0) (Chair Banda, Boardmembers Candland and Placko excused)

D. Discuss and review the following Design Review cases for action at the November 14, 2017 Meeting:

None

E. Other Business:

**Design Review Board – Work Session Minutes  
November 14, 2017**

**E.1. 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

**(Continued from October 10, 2017)**

**Discussion:** Staffmember Davis gave a brief description of the project. Planning Director, John Wesley mentioned that Staff encouraged the applicant to add some colorful awnings over the windows in the middle component of the project to enhance the facade. The applicant, Fred Woods presented the project to the Board.

Vice Chair Carter

- Liked the contemporary look of the project

Boardmember Sandstrom

- Concerned that the siding does not reach above the lower floors to integrate with the overly-large stucco volumes in the upper levels
- Proposed using shiplap for siding
- Liked the architecture, gates, projections, but felt that the project needed a little more
- Proposed using sconce lighting on the middle area, possibly pencil lights for a narrow beam
- Suggested integrating the gate structure at the lower level into the architecture for the upper floors
- Would like to see more definition, and wanted to view the material packet

**Design Review Board – Work Session Minutes  
November 14, 2017**

**Item E.2** Receive a presentation regarding a Themed Installation at the Arizona Museum of Natural History from Jennifer Donahue, Senior Civil Engineer

F. Adjournment

Meeting was adjourned.

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