

## **Design Review Board**

---



### *Minutes*

**May 14, 2019  
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:**

J. Seth Placko – Vice Chair  
Sean Banda\*  
Randy Carter  
Jeanette Knudsen  
Scott Thomas

**Board Members Absent:**

Nicole Posten-Thompson – Chair

(\*Boardmember Banda participated in the meeting through the use of telephonic equipment until 5:45pm)

**Staff Present:**

Nana Appiah  
Tom Ellsworth  
Lesley Davis  
Wahid Alam  
Charlotte Bridges  
Veronica Gonzalez  
Ryan McCann  
Cassidy Welch  
Rebecca Gorton

**Others Present:**

Others Present

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

**Design Review Board – Work Session Minutes  
May 14, 2019**

**A.1. DRB18-00923                      Within the 1400 block of South Crismon Road (west side)**

**LOCATION/ADDRESS:**            Located west of the northwest corner of Crismon Road and U.S. 60  
**REQUEST:**                      This is a review of a hotel and landscape plan for a commercial center  
**COUNCIL DISTRICT:**            District 6  
**OWNER:**                          Virtua Crismon Hotel, LLC  
**APPLICANT:**                    Jack Gilmore, Gilmore Planning & Landscape Architecture  
**STAFF PLANNER:**                Lisa Davis, AICP

**Discussion:** Staffmember Lisa Davis introduced the project to the Board.

The applicant, Jack Gilmore of Gilmore from Planning and Landscape Architecture at 2211 N 7<sup>th</sup> Street in Phoenix presented the project to the Board.

Boardmember Carter

- Thought the building was well articulated and liked the layering
- He thought the light grey portion of the building was severe and could be softened
- The colors are nice
- The main entry to the hotel is more understated compared to the Design Guidelines established for the project
- Stated that the space at the main entry behind the Porte Cochere should be enhanced to be in compliance with the Design Guidelines

Boardmember Thomas

- Thought they needed larger trees at the west side of the building that are more in scale with the proposed size of the building

Boardmember Banda

- Thought it was a handsome building
- Concerned with the amount of EFIS and suggested that the vertical element shown as P1 (Roycroft Pewter) should be a different material such as concrete
- Asked for clarification on the vertical light element

Boardmember Knudsen:

- Clarified the yellow elements shown on the building are light elements

Vice Chair Placko

- Stated that he thought the plant palette was solid
- He had a concern with the Chilean Mesquite at the Norwest corner of the building conflicting with the covered parking

**Design Review Board – Work Session Minutes  
May 14, 2019**

**A.2. DRB19-00113                      1855 South Stapley Drive**

**LOCATION/ADDRESS:** Located north of the northeast corner of Stapley Drive and Baseline Road.

**REQUEST:** This is a review of a drive-thru restaurant addition to an existing building within Mesa Grand shopping Center located at 1855 S Stapley Drive.

**COUNCIL DISTRICT:** 3

**OWNER:** DSW Mesa Grand/Spectrum LLC

**APPLICANT:** Hunter Marcuson, DSW Commercial

**STAFF PLANNER:** Wahid Alam, AICP

**Discussion:** Staffmember Wahid Alam introduced the project to the Board.

The applicant, Hunter Marcuson, and his team representing DSW Commercial, 1795 E Skyline Drive, Suite 193, Tucson, AZ 85718 presented the project to the Board. Applicant mentioned that they are in discussion with Starbucks and California Fish as potential tenants.

**Boardmember Banda**

- Appreciates refacing the existing building
- Colors and the building design are dated perhaps 10-15 years old
- Would prefer a modern contemporary look/vibe.

**Boardmember Thomas**

- EIFS/ cement plaster with square reveals looks dated
- Likes green color but thinks too much of it is proposed
- Store fronts are consistent.

**Boardmember Carter**

- Prefers modern/contemporary look for both building design and color
- Wants modern contemporary color palette
- Suggested changing exterior existing light fixtures with moder contemporary ones that are compatible with the building design
- Does not have to match to the existing old shopping center that needs update
- As examples take a look at Mellow Mushroom and Back Yard Taco recently built in the same shopping center with modern look

**Boardmember Knudsen:**

- Thinks the pink/red columns clashes with the conflicting yellow/pink color base of the building
- Suggested to use new colors with same finish undertones, the proposed ones are not conducive to each other
- Does not care for the proposed green.

**Vice Chair Placko**

- Likes proposed plant palette.

**Design Review Board – Work Session Minutes  
May 14, 2019**

**A.3. DRB19-00190                      Within the 7200 block of South Ellsworth Road (east side)**

**LOCATION/ADDRESS:** Located south of Pecos Road on the east side of Ellsworth Road  
**REQUEST:** This is a review of a convenience store with associated fuel station and car wash  
**COUNCIL DISTRICT:** District 6  
**OWNER:** NEC E&G, LLC  
**APPLICANT:** Jesse Macias, M3 Design  
**STAFF PLANNER:** Cassidy Welch

**Discussion:** Staffmember Cassidy Welch introduced the project to the Board.

The applicant, Jesse Macias, presented the project to the Board. The applicant mentioned the intention for a Contemporary Agrarian theme and Design Guidelines will be establish for future phases of development.

**Boardmember Banda**

- Liked the Modern Agrarian theme of the building and liked the design as a whole
- Appreciated the use of real materials
- Found there was too much smooth CMU
- Suggested looking to the building at Emerald & Warner for textured banding
- Found the North elevation to be the most interesting
- Felt some elements of a Modern Agrarian theme were captured and felt the design was on the right path
- Found the design to be too blocky
- Highlighted the Verrado corner store gas canopy. Suggested the development should utilize a similar unique canopy
- The lighting fixtures should capture the agrarian theme

**Boardmember Thomas**

- No comments

**Boardmember Carter**

- Did not care for the deisgn as a whole
- Found the north elevation to be the nicest
- Worried branding for Cobblestone is establishing design of larger develoment. Had concerns that the Modern Agrarian theme will be difficult to capture with industrial developments
- Felt the gable structure on the South elevation was too heavy and needed support
- Did not care for blue or red and suggested a revision
- Likes the structure on the North elevation and suggested to incorporate it into the remaining elevations
- Doesn't feel the proposed design fits the Mayor's or City Council's vision for the area
- Can have agrarian feel with more upscale and modernistic influences
- Needs softening and interest
- Likes Sean's comments on the textured block
- The parapet should be treated differently
- Center the car wash entrance on the West elevation

## Design Review Board – Work Session Minutes May 14, 2019

- Needs redesign

Boardmember Knudsen:

- Liked the color palette

Vice Chair Placko

- Landscape palette is limited
- There is a dominance of the acacia – too gray
- Entrance planters look wimpy. Suggested trying palo blanco – will have the desired height from day 1
- Oak tree on south side of the trash enclosure is too cramped

**Design Review Board – Work Session Minutes  
May 14, 2019**

**A.4. DRB19-00196                      2001 North Country Club Drive**

**LOCATION/ADDRESS:**            Located at the northeast corner of Country Club Drive and McKellips Road  
**REQUEST:**                        This is a review of a drive-thru restaurant  
**COUNCIL DISTRICT:**            District 1  
**OWNER:**                            Sliskovich Properties  
**APPLICANT:**                    Adam Baugh, Withey Morris  
**STAFF PLANNER:**                Charlotte Bridges

**Discussion:** Staffmember Charlotte Bridges introduced the project to the Board and stated that staff recommends the detached sign meet the design guidelines of the new Sign Ordinance.

The applicant, Adam Baugh, Withey Morris, 2525 East Arizona Biltmore Circle A212, Phoenix, presented the project to the Board. Applicant mentioned that the architect incorporated the Board's comments from previous McDonald's projects into the elevations for this exterior remodel of this McDonalds.

Boardmember Banda

- Liked that architectural elements for previous cases have been incorporated into elevation designs.
- Agreed that the detached sign should be modernized and must comply with Sign Code design guidelines

Boardmember Knudsen:

- Thought the color palette was too dark. Would like to see a lighter color palette.

Boardmember Carter

- Appreciated that the design comments from previous McDonald's reviews were incorporated into the elevations for this remodel.
- Concerned that it looks like all the other McDonalds
- Would like to see a "pop" of color introduced into the color palette
- Recommended that the architecture for future McDonald's projects have more articulation to distinguish them from previous approvals.
- Would like to see a more "edgy" and/or flamboyant design.

Boardmember Thomas

- Appreciated the updates incorporated into the architectural design

Vice Chair Placko

- Recommended that a surface structured soil be added to the tree diamonds adjacent to McKellips Road
- Recommended that a tree type with a vertical canopy shape be substituted for the Cathedral Oaks along the east property line

**Design Review Board – Work Session Minutes  
May 14, 2019**

**A.5. DRB19-00198                      Within the 3200 through the 3500 blocks of South Crismon Road (east side)**

**LOCATION/ADDRESS:**            Located north of Elliot Road on the east side of Crismon Road  
**REQUEST:**                        This is a review of a data center  
**COUNCIL DISTRICT:**            District 6  
**OWNER:**                            Hawk Ventures, LLC  
**APPLICANT:**                    Brian Marsh, Hawk Ventures, LLC  
**STAFF PLANNER:**                Veronica Gonzalez

**Discussion:** Staffmember Veronica Gonzalez introduced the project to the Board.

The applicants, Kofi Addo and Robert Mehall, Jacobs Engineering, 1999 Bryan St., Ste. 1200, Dallas, TX presented the project to the Board.

The applicant identified that they would like to replace the Mexican Blue Palms shown on their plans with Date Palms for client preference. Vice Chair Placko noted the Mexican Blue is more unique, but it is fine to switch.

Boardmember Carter

- Vary from ½” to 1” to get more shadow line in the generator wall. Boardmember Thomas indicated that is a constructability issue.
- 720-feet of the same thing is a lot and could use something that varies. Perhaps something to break it up. Applicant noted that the form alternates.
- He thought they could insert a panel with a different texture such as hammered concrete to break it up and not interfere with structure of the panels.
- Would like to see deviation to sameness.
- Likes rest of the project.
- Would like to see variation in landscaping along generator wall to break up monotony.

Boardmember Thomas

- Asked how large are the squares in the pattern used in the tilt? The applicant indicated each is 3'-4'.
- Boardmember Placko asked if each square is a half inch in depth? The square pattern reveal is a half inch deep.
- Likes this architectural feature.
- Likes corrugated panels.

Boardmember Knudsen

- No comments

Vice Chair Placko

- Landscaping is unremarkable and repetitive along the 750' wall (ironwoods and palo verdes).
- Landscape could use more variation with clustering and movement.
- Plan is dramatic and he is excited about it.

## **Design Review Board – Work Session Minutes May 14, 2019**

- Clarified different sizes and textures for ground cover. Suggested incorporating texture and color change into photo simulation and varying the color and texture of the ground plane.
- Noted the big waves of pink muhly. Stated certain times of the year it is incredible, but perhaps supplement with a plant that looks good when it is not in bloom.
- Noted red bird of paradise is only a shrub, not a tree, in Phoenix.
- Suggested the large center island in the parking lot should have more than 2 desert willow trees. Stated the trees should be planted all the way down the middle or switch to a different plant to contrast the desert willows. Perhaps Blue Palo Verdes in the center island. Stated 3 or 4 more trees on north piece could be planted in the north piece.
- Stated desert willows are deciduous. Suggested adding an evergreen type tree in the parking area.
- Noted that a lot of the plant material is geared to only part of the year.
- Stated use of ground plane materials is inventive.



**Design Review Board – Work Session Minutes  
May 14, 2019**

**A.6. DRB19-00256**                      **Within the 3300 and 3400 blocks of South 80<sup>th</sup> Street (west side) and the 7900 block of East Prairie Avenue. (south side)**

**LOCATION/ADDRESS:**                      Located north of Elliot Road and east of Sossaman Road  
**REQUEST:**                                      This is a review of two industrial buildings  
**COUNCIL DISTRICT:**                      District 6  
**OWNER:**    Gateway Warner, LLC  
**APPLICANT:**                                  Jared Malong, Associated Architects  
**STAFF PLANNER:**                          Ryan McCann

**Discussion:** Staffmember Ryan McCann introduced the project to the Board.

The applicant, Jared Malong, Associated Architects, 6 East Palo Verde St., Suite 1 Gilbert, presented the project to the Board.

Vice Chair Placko

- Liked the plant palette chosen
- Did not have any concern regarding the landscape plan

Boardmember Carter

- Stated the project does not relate to the nearby Mesa Elliot Road Technology Corridor
- Stated that the architecture needs to be improved
- Suggested doing more than a metal building
- Stated it could be a metal building but would need to be of high quality and make a positive statement for the area
- Didn't like the color palette
- Suggested to create a building design that is modern and upscale due to proximity to technology corridor
- Didn't like the proposed pitched roof
- Suggested to use the design guidelines from the Mesa Elliot Road Technology Corridor and incorporate them into the design

Boardmember Thomas

- Suggested getting rid of the premanufactured building and moving to a full masonry building
- Stated the parapets do not feel incorporated into the building design

Boardmember Knudsen

- Stated concern with the lines of the building

**Design Review Board – Work Session Minutes  
May 14, 2019**

B. Call to Order

Vice Chair Placko called the meeting to order at 6:26 pm

C. Consider the Minutes from the April 9, 2019 meeting

On a motion by Boardmember Carter and seconded by Boardmember Thomas, the Board unanimously approved the April 9, 2019 minutes.

**Vote:** 4-0 (Chair Thompson and Boardmember Banda, absent)

Upon tabulation of vote, it showed:

AYES –Placko, Carter, Knudsen, Thomas

NAYS – None

D. Discuss and review the following Design Review cases for action at the May 14, 2019 Meeting:

NONE

E. Other Business:

NONE

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.**