

## Design Review Board

---



### *Minutes*

March 19, 2019  
Mesa City Plaza – Room 170  
20 East Main Street  
4:30 PM

A work session of the Design Review Board was held at Mesa City Plaza – Room 170,  
20 East Main Street at 4:30 p.m.

#### **Board Members Present:**

Nicole Posten-Thompson - Chair  
J. Seth Placko – Vice Chair  
Sean Banda (excused during meeting)  
Randy Carter  
Jeanette Knudsen  
Scott Thomas

#### **Staff Present:**

Nana Appiah  
Tom Ellsworth  
Lesley Davis  
Wahid Alam  
Veronica Gonzalez  
Cassidy Welch  
Ryan McCann  
Angelica Guevara  
Jeffrey Robbins  
Mike Gildenstern

#### **Board Members Absent:**

None

#### **Others Present:**

Tina Heinbach  
Carolina Salgado  
Sean Lake  
Bryan Thomas  
Jack Gilmore  
Bryan McCormick  
Linda Haus  
Nick Sherman  
Others Present

## **Design Review Board – Work Session Minutes March 19, 2019**

Chair Posten-Thompson welcomed everyone to the Work Session at 4:33 p.m.

### **A.1. DRB18-00934                      Within the 2800 block of South Signal Butte Road (west side)**

<b>LOCATION/ADDRESS:</b>	Located south of Guadalupe Road on the west side of Signal Butte Road.
<b>REQUEST:</b>	This is a review of a self-storage facility
<b>COUNCIL DISTRICT:</b>	District 6
<b>OWNER:</b>	Walgreen Arizona Drug Co.
<b>APPLICANT:</b>	Garrett Development Corporation
<b>ARCHITECT:</b>	Tina Heinbach
<b>STAFF PLANNER:</b>	Wahid Alam

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

The applicant, Tina Heinbach, Garrett Development Corporation, 6900 E. Camelback Road, Scottsdale; presented the project to the Board.

Chair Posten-Thompson

- Wanted to see pop-outs, specifically on the south elevation
- Suggested using the green color on the top of the building
- Suggested using a horizontal trellis element on the south side, even if just black cladding
- Liked the sign, specifically the mesh piece in the middle, and suggested incorporating elements of the signage into the entry way

Boardmember Carter

- Stated that the building looked muted and unexciting
- Didn't like the lack of color
- Suggested using brighter colors on the roll-up doors
- Suggested using the green color on other architectural elements
- Suggested that the pop-outs be a minimum of 16" off the main façade, but preferably closer to 24"

Boardmember Banda

- Wanted to see the white planes pop out more to create deeper recesses to create visual interest

Boardmember Thomas

- Wanted to see pop-outs on the building
- Suggested using the mesh component of the sign as a landscape trellis

**Design Review Board – Work Session Minutes  
March 19, 2019**

**A.2. DRB19-00051                      Within the 9100 block of East Guadalupe Road (south side)**

**LOCATION/ADDRESS:**            Located west of Ellsworth Road on the south side of Guadalupe Road  
**REQUEST:**                      This is a review of a drive-thru restaurant  
**COUNCIL DISTRICT:**           District 6  
**OWNER:**                        Ustor-Eastmark, LLC  
**APPLICANT:**                  Marks Architects, Inc.  
**ARCHITECT:**                  Carolina A. Salgado  
**STAFF PLANNER:**              Cassidy Welch

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

The applicant, Carolina A. Salgado, Marks Architects, Inc., 2643 4<sup>th</sup> Ave., San Diego, CA; presented the project to the Board.

Chair Posten-Thompson

- Confirmed with the applicant that corrugated panels will be used on the façade of the building
- Stated that the lighting should be shielded
- Cautioned the applicant to make sure that there is no light trespass off of the site

Vice-Chair Placko

- Concerned that the Chilean Mesquite trees were planted in insufficiently-sized spaces, and recommended willow acacia and acacia aneura instead
- Concerned that the Chilean Mesquite trees were not a good choice in the southern parking lot

Boardmember Carter

- Stated that the light strip should be reduced on the building
- Liked the architecture

Boardmember Banda

- Suggested lighting the building from under the canopies
- Suggested using more enhanced/ornate lighting
- Suggested using 3500 Kelvin for lighting
- Liked the cylindrical lighting fixtures
- Stated that the wall pack lighting fixture don't match the architecture, and suggested using alternate materials
- Stated that the landscaping should better match the architecture

Boardmember Thomas

- Confirmed with the applicant that the light strip would be located on the blue tile/porcelain

**Design Review Board – Work Session Minutes  
March 19, 2019**

**A.3. DRB19-00062                      Within the 10200 block of East Pecos Road (south side)**

**LOCATION/ADDRESS:**            Located west of Signal Butte Road on the south side of Pecos Road  
**REQUEST:**                      Review of an industrial development  
**COUNCIL DISTRICT:**           District 6  
**OWNER:**                        Williams Gateway Land Investors LP/GFLP/ET AL  
**APPLICANT:**                  Pew & Lake, PLC  
**REPRESENTATIVE:**          Sean Lake  
**STAFF PLANNER:**              Wahid Alam

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

The applicants, Sean Lake, Pew & Lake, PLC, 1744 S. Val Vista, #217, and Andy Donnelly, 500 Old Dominion Way, Thomasville, NC; presented the project to the Board.

Chair Posten-Thompson

- Confirmed with Staff that masonry walls are only required when in public view
- Liked the amount of landscaping used on the project
- Stated that this Board has always encouraged internalizing downspouts, or possibly minimizing them
- Didn't like the "yellow mustard" color used, suggested using some of the colors in the company's logo
- Suggested striping the canopies with a green color
- Didn't like the monument sign, liked the idea of a round monument sign

Vice-Chair Placko

- Cautioned the applicant with using live oaks in the employee parking lot up front, due to the sap that they produce
- Suggested adding color to the monument sign

Boardmember Carter

- Liked Staff's comment about returning the masonry wall to the sides
- Didn't like the external downspouts
- Stated that the parapets should sufficiently screen the rooftop mechanical units
- Confirmed with the applicant that only the office area to the front of the property would have HVAC
- Suggested using integral color masonry block on the façade

Boardmember Banda

- Stated that the pre-finished metal structure to the rear of the building looked glaring
- Didn't like the "cobra head" lights used on the project, and the applicant agreed to work to minimize their impact
- Suggested a round monument sign

**Design Review Board – Work Session Minutes  
March 19, 2019**

**A.4. DRB19-00065                      Within the 5600 block of South Power Road (east side)**

**LOCATION/ADDRESS:**            Located north of Williams Field Road on the east side of Power Road  
**REQUEST:**                      This is a review of an automotive repair shop  
**COUNCIL DISTRICT:**           District 6  
**OWNER:**                         Christian Brothers Automotive  
**APPLICANT:**                  Stewart & Reindersma Architecture, PLLC  
**ARCHITECT:**                    Bryan Thomas  
**STAFF PLANNER:**              Wahid Alam

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

The applicant, Bryan Thomas, Stewart + Reindersma Architecture, 5450 E. High St., #200, Phoenix; presented the project to the Board.

Chair Posten-Thompson

- Suggested using horizontal bands in the stucco as seen on the adjacent Gilbert Hospital across Power Road
- Suggested addressing bays with a little bit of a shed roof
- Suggested taking inspiration from the Gilbert Hospital across Power Road
- Suggested using architecturally integrated signage

Vice-Chair Placko

- Stressed the importance of planting the sweet acacia trees to accommodate pedestrian activity
- Suggested using desert willow trees at the entry

Boardmember Carter

- Didn't like the architecture, looked too "1970's"
- Stated that the architecture needed to be upgraded
- Stated lowering the parapet on top of the service area
- Suggested eliminating the pitched roof
- Suggested adding canopies above the entry doors
- Suggested breaking up the large brown panel with possibly a lighter brown color
- Confirmed with the applicant that the façade is somewhat recessed
- Stated that the building doesn't necessarily match the architecture around it, it should be improved
- Suggested using a more contemporary style architecture

**Design Review Board – Work Session Minutes**  
**March 19, 2019**

Boardmember Banda

- Suggested simplifying the façade
- Suggested using a shallower pitch, suggested tying it back into the structure
- Suggested using a double wall on the front façade to create a sill
- Didn't like the "colonial" wrought iron lighting fixture
- Suggested using lighter hues/colors for lighting
- Stated that the proposed signage may not be compliant with the Sign Code

Boardmember Thomas

- Confirmed that the rooftop mechanical equipment will be effectively screened
- Suggested using a shallower pitch, suggested tying it back into the structure
- Confirmed with the applicant that a split face quarried stone veneer was being proposed, and that this information should be reflected in the plans

**Design Review Board – Work Session Minutes  
March 19, 2019**

**A.5. DRB19-00068**                      **Within the 500 block of North Ellsworth Road (west side) and the 9100 block of East Decatur Road (South Side)**

**LOCATION/ADDRESS:**              Located north of University Drive on the west side of Ellsworth Road  
**REQUEST:**                          This is a review of a residential development  
**COUNCIL DISTRICT:**              District 5  
**OWNER:**                              Ellsworth-University, LLC  
**APPLICANT:**                        Pew & Lake, PLC  
**REPRESENTATIVE:**              Sean Lake  
**STAFF PLANNER:**                  Evan Balmer

**Discussion:** Staffmember Balmer introduced the project to the Board.

The applicant, Sean Lake, Pew & Lake, PLC, 1744 S. Val Vista, #217; presented the project to the Board.

Chair Posten-Thompson

- Was concern with the strip of dead space between houses and garages for safety reasons
- Questioned why covered parking wasn't shown, and stressed the importance of using enhanced covered parking structures that integrate with the architecture

Vice-Chair Placko

- Suggested connecting the livable space with the garages, just so an unusable landscaping area isn't created
- Was unable to confirm with applicants the difference in widths of sidewalks to denote the hierarchy of pedestrian routes, and if the grass was real or artificial
- Cautioned the applicant in terms of plant selections for sun exposed areas, and stressed the importance of planting sun-sensitive plants on north and east sides of buildings
- Cautioned the applicant to plant appropriately around pedestrian areas

Boardmember Carter

- Suggested that the garages needed to be enhanced, specifically the rear elevations of the garage
- Questioned the lack of dumpsters shown on the site plan
- Liked the architecture
- Wanted to see the architectural elements enhanced

Boardmember Banda

- Wanted to see more truth in materials
- Wanted to see enhanced details
- Wanted to see the architectural elements enhanced

**Design Review Board – Work Session Minutes  
March 19, 2019**

**A.6. DRB19-00072                      Within the 8000 block of East Ray Road (north side)**

<b>LOCATION/ADDRESS:</b>	Located west of Hawes Road on the north side of Ray Road
<b>REQUEST:</b>	This is a review of an industrial development.
<b>COUNCIL DISTRICT:</b>	District 6
<b>OWNER:</b>	Kay & Judy Toolson Joint Trust/ Crisko, LLC
<b>APPLICANT:</b>	Gilmore Planning & Landscape Architecture
<b>ARCHITECT:</b>	Jack Gilmore
<b>STAFF PLANNER:</b>	Cassidy Welch

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

The applicant, Jack Gilmore, Gilmore Planning & Landscape Architecture, 2211 N. 7<sup>th</sup> St., Phoenix; presented the project to the Board.

Chair Posten-Thompson

- Agreed that the darker “box” areas should break the parapet, either down or up, to break up the long plane
- Suggested that the elevation marked “D” on the rendering should be recessed back 4’, and the corners should be popped out entirely
- Stressed the importance of the landscaping being compatible with the adjacent buildings landscaping

Vice-Chair Placko

- Confirmed with the applicant that Chilean Mesquites are used in the grid pattern landscape design, as well as in the retention basin
- Confirmed with the applicant that desert willows were proposed along the street front, and desert willows and acacia aneuras along the west side of the building
- Suggested using as many landscape techniques as possible to mitigate the mass of the building

Boardmember Carter

- Stated that the darker “box” areas should break the parapet, either down or up, to break up the long plane

Boardmember Knudsen

- Agreed that the darker “box” areas should break the parapet, either down or up, to break up the long plane

Boardmember Thomas

- Proposed staggering the reveal lines



**Design Review Board – Work Session Minutes  
March 19, 2019**

**A.7. DRB19-00129**

**Within the 100 block of West Main Street (north side)**

<b>LOCATION/ADDRESS:</b>	Located west of Center Street on the north side of Main Street
<b>REQUEST:</b>	This is a review of a façade remodel for a brewery/restaurant
<b>COUNCIL DISTRICT:</b>	District 4
<b>OWNER:</b>	McCormick Twelve West LLC
<b>APPLICANT:</b>	Bryan McCormick
<b>ARCHITECT:</b>	Bryan McCormick
<b>STAFF PLANNER:</b>	Wahid Alam

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

The applicant, Bryan McCormick, presented the project to the Board.

Chair Posten-Thompson

- Liked the project

Boardmember Carter

- Confirmed with the applicant that raw metal railings will be used
- Liked the project

Boardmember Knudsen

- Liked the project

Boardmember Thomas

- Confirmed with the applicant that the railings will be allowed to rust naturally

**Design Review Board – Work Session Minutes  
March 19, 2019**

B. Call to Order

Chair Posten-Thompson called the meeting to order at 6:39 pm

C. Consider the Minutes from the February 12, 2019 meeting

On a motion by Boardmember Carter and seconded by Boardmember Knudsen, the Board unanimously approved the February 12, 2019 minutes.

**Vote:** 5-0  
Upon tabulation of vote, it showed:  
AYES – Posten-Thompson, Placko, Carter, Knudsen, Thomas  
NAYS – None

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

**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.**