



## **Design Review Board**

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### *Minutes*

**July 2, 2014  
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 4:31 p.m.

**Board Members Present:**

Eric Paul – Chair  
Brian Sandstrom – Vice Chair  
Tracey Roedel  
Nicole Thompson  
Sean Banda

**Staff Present:**

John Wesley  
Angelica Guevara  
Kim Steadman  
Julia Kerran  
Lisa Davis  
Wahid Alam  
Kaelee Wilson  
Kevin Meyers

**Board Members Absent:**

Greg Lambright  
Taylor Candland

**Others Present:**

Heather Anderson  
Stephen Krager  
Tome Steimel  
Kenn Francis

- A. Discuss and Provide Direction Regarding Design Review cases:

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**CASE:**           **DR14-012 – 3 Tenant Building – Continued from the May 7, 2014 Meeting**  
1335 South Alma School Road (District 3), Review of a new multi-tenant retail building. Victor Olson, Phoenix Design Group, LLC, applicant; Single Tenant Retail, LLC, owner. (PLN2014-00121)

**Staff Planner: Wahid Alam**

**Discussion:**

Staff member, Wahid Alam, presented the case to the Board.

Chair Paul:

- Verified that there was an opening of the perimeter wall is to the patio
- Verified that the pale olive color in the design is located
- Liked the balance, material variations and striations
- Verified that the exterior materials are stucco, steel and travertine tile

Vice Chair Sandstrom:

- Verified that the efface and parapet combination created a seamless box on the roof

Boardmember Banda:

- Verified that the outdoor lighting is mainly wall sconces and LED light fixtures are used for patio dining
- Stated that the use of diverse material was a good idea
- Verified that the electrical service entrance section is integrated into the recess at the rear of the building and is to be painted the same color as the building.
- Verified that the travertine tile is laid out in a square pattern to look like a solid piece of travertine

Boardmember Thompson:

- Verified that shade design for the south patio includes window coverings, umbrellas and mature mesquite trees
- Verified that the structure surrounding the patio is a low fence
- Liked the green screens
- Verified that all the roof mounted air conditioning equipment will be on the roof and screened by the parapet walls
- Appreciated that an abandon and eye sore building was going to be replaced
- Liked the 3D look and the individual letters of the signs
- Verified that there were no extension joints in the efface

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**CASE:**           **DR14-019 – Chassis Tech/Airbagit**  
260 South Hibbert Road (District 4) Review of warehouse addition. Mark Lymer, architect, Marc Architecture applicant; Joe Morrow, owner. (PLN2014-00051)

**Staff Planner: Kim Steadman**

**Discussion:**

Staff member, Kim Steadman, presented the case to the Board.

**Chair Paul:**

- Verified where the drainage was and the depth of the retention basin
- Asked about the circulation for semis and other vehicles
- Verified the current use of the property

**Vice Chair Sandstrom:**

- Verified that the current location of the shipping containers is where the new warehouse will be
- Verified that the equipment on the roof will not be moved or changed
- Stated that there was a lot of area to work with
- Stated that it was a good addition overall
- Would like to see more wall articulation
- Stated that shadow coursing would not greatly affect the project cost
- Stated that retention is unaffected by the changes
- Stated that the property looked like a junk yard from the aerial

**Boardmember Banda:**

- Verified that the rail openings were no longer in use
- Stated that he was not a fan of opened shipping containers viewable by the public
- Verified the doors will be galvanized steel
- Suggested that the wall be softened with up lighting along the existing trees
- Suggested that a tree canopy along the wall would bring a nice change of color and break up the façade
- No change to the signage

**Boardmember Roedel:**

- Verified that the perimeter wall is existing
- Verified that the brick on the building is currently painted
- Verified that the doors will not be painted
- Stated that it was a small retention basin

**Boardmember Thompson:**

- Recused herself from this case

**Planning Director, John Wesley:**

- Stated that the Staff was concerned with the long flat wall
- Stated that although it is an industrial area it is adjacent to residential areas

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**CASE: DR14-020 – Broadway 101 Commerce Park Phase 3**  
NWC of South Dobson and West Broadway Roads (District 3) Review of Phase 3 of an industrial commerce park. Stephen Krager, Euthenics, applicant; Kenn Francis, PRA/LB llc, owner. (PLN2014-00289)

**Staff Planner: Wahid Alam**

**DISCUSSION:**

Staff member Wahid Alam presented the case to the board. Stated that Staff is concerned with the presence from Broadway and Dobson, does not continue the elevations and design of the previous phases and the lack of landscaping in the required setbacks.

Chair Paul:

- Agreed that it was a nice element to keep the same landscape look throughout the park
- Stated that continuity between the phases is important
- Stated with that the accentuating elements of Phase 3 should be more pronounced given the buildings are larger than the other phases

Vice Chair Sandstrom:

- Asked why this project turns everything inward
- Stated that the street medians break up the traffic flow in the area
- Stated that there are no buildings along the street frontage
- Verified that Parcel 2 is slated to be an extended tunnel carwash or pad
- Verified the developers plan for screening
- Verified that the property will be fenced off to prevent trespassers
- Suggested that the project be dressed up to set precedence for future development in the area
- Concerned with the look around Dobson Road
- Stated that this is a great opportunity to make the area more pedestrian friendly
- Suggested that the side walk be wider with landscaping along the street and sidewalks
- Suggested that the project be dressed more as link between the Fiesta District and the new Cubs Stadium
- Suggested that the path through the project is varied to be more pedestrian friendly
- Stated that the Board's major concerns with the project are parapet heights, lighting, color and dressing up Dobson
- Liked the entrance
- Would like to see what the Board's comments do to improve the project
- Would like to see the same colors used in Phase 3 as were used in Phase 1 and 2
- Suggested that the corners be bumped out, use previous color palette and work with the City to dress up Dobson, then the Board should be good with the project

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### Boardmember Banda:

- Concerned with the relationship between the adjacent buildings
- Concerned with the large massed building facing a major street
- Suggested that the building is pushed back away from Dobson Road
- Verified that the building is 60' away from Dobson
- Verified that semis do not park directly up against the building
- Stated that there are no changes to the plane of the building facing Southern Avenue
- Suggested that up lighting is added
- Like that the biggest mass is not facing Dobson
- Stated that the entrance has a lot to give the site
- Verified that the same lighting standards will be employed at Phase 3 as the other Phases
- Verified that the down drains are the dark color
- Verified that the corner elements extend three feet from the building
- Suggested that the corner elements be extended to 8' to create more depth
- Would like to see the entrance element one more time

### Boardmember Roedel:

- Thought that the green proposed for Phase 3 was the same that was used in the other phases
- Agreed with Boardmember Sandstrom that the Board should not delay the project

### Boardmember Thompson:

- Verified that the actual building colors are represented by the paint chips
- Verified that the colors match the existing buildings of Phase 1 and 2
- Stated it all looks very monotone
- Appreciated the elements and trees
- Suggested colors to add contrast
- Verified that the public would not see landscaping along the rail road tracks
- Verified that there is warehousing directly to the north of the project and railroad
- Verified the only lighting away from the buildings will be in the parking lot lights only
- Stated that she wants to see something nice while driving down Dobson Road
- Verified that the landscaping mimics the other phases
- Stated that she trusted the City and Planning Staff to use the Board's comments to solidify the exterior elements of the project

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- B. Call to Order  
Chair Paul called the meeting to order at 6:07 p.m.
- C. Approval of the Minutes of the June 4, 2014 Meeting  
Due to the lack of a quorum, of attendees from June 4, 2014 meeting, the approval of the minutes is continued to the August 12, 2014 meeting.
- E. Other Business:
1. Planning Director, John Wesley stated the City of Mesa Annual report is now available online.
  2. Boardmember Sandstrom suggested that the Board should start addressing where satellite dishes will be placed in new condominium complexes and other developments
  3. Welcome to and introductions of the new Boardmembers Nicole Thompson and Sean Banda.
- F. Adjournment  
The meeting adjourned at 6:13 p.m.

Respectfully submitted,

Julia Kerran  
Planning Assistant

jk