

Tuesday, December 10, 2024
Virtual Platform
57 East 1st Street
4:30 PM

A meeting of the Design Review Board was held at 4:30 p.m.

MEMBERS PRESENT:

Chair Dane Astle
Vice Chair Justin Trexler
Boardmember Scott Thomas
Boardmember Paul Johnson
Boardmember Kyle Bell
Boardmember Ryan Circello
Boardmember Denise Dunlop

MEMBERS ABSENT:

STAFF PRESENT:

Cassidy Welch
Jennifer Merrill
Kellie Rorex
Joshua Grandlienard
Tulili Tuiteleleapaga-Howard
Noah Bulson
Vanessa Felix

OTHERS PRESENT:

(* indicates Boardmember or staff participated in the meeting using audio conference equipment)

1 Call meeting to order.

Chair Astle welcomed everyone to the meeting at 4:30 PM.

2 Consider the Minutes from the November 12, 2024, Design Review Board Meeting.

A motion to approve the Minutes from the November 12, 2024, Design Review Board Meeting was made by Boardmember Thomas and seconded by Vice Chair Trexler.

Vote: 7 – 0

Upon tabulation of votes, it showed:

AYES – Astle – Trexler – Thomas – Johnson – Bell – Circello – Dunlop

NAYS – None

ABSENT – None

ABSTAINED – None

3 Discuss and provide direction on the following Preliminary Design Review cases:

- 3a DRB24-00979 - "Downtown Revitalization – 45-47 W. Main St.," 0.1± Acres** located at 45-47 West Main Street. This request will allow for Design Review for the removal of the colonnade and restoration / renovation of the building facades. Teichman 45 West Main, LLC, Owner; Bryce Albretsen, City of Mesa, Applicant. (District 4).

Staff planner Kellie Rorex presented the case.

See attached presentation.

Staff planner Kellie Rorex summarized the case:

- No comments

- 3b DRB24-00980 - "Downtown Revitalization - 113 W. Main St.," 0.1± Acres** located at 113 West Main Street. This request will allow for Design Review for the removal of the colonnade and restoration / renovation of the building facade. KDG WED, LLC, Owner; Bryce Albretsen, City of Mesa, Applicant. (District 4).

Staff planner Kellie Rorex presented the case.

See attached presentation.

Staff planner Kellie Rorex summarized the case:

- No comments

- 3c DRB24-00981 - "Downtown Revitalization – 117-119 W. Main St.," 0.1± Acres** located at 117 and 119 West Main Street. This request will allow for Design Review for the removal of the colonnade and restoration / renovation of the building facades. Teichman 117 West Main, LLC, and Teichman 119 West Main, LLC, Owners; Bryce Albretsen, City of Mesa, Applicant. (District 4).

Staff planner Kellie Rorex presented the case.

See attached presentation.

Staff planner Kellie Rorex summarized the case:

- No comments

- 3d DRB24-00982 - "Downtown Revitalization - 149 W. Main St.," 0.1± Acres** located at 149 West Main Street. This request will allow for Design Review for the removal of the colonnade and restoration / renovation of the building facade. JERBEC LLC, Owner; Bryce Albretsen, City of Mesa, Applicant. (District 4).

Staff planner Jennifer Merrill presented the case.

See attached presentation.

Staff planner Jennifer Merrill summarized the case:

- EIFS is not a durable material and is not recommended for the bottom portions of the columns, especially at the corner. Replace with plaster / 3-coat stucco
- Future storefronts, when opened, will look nice. Confirmed that all three storefronts will be recessed 3-4 inches behind the front face of the columns
- Provide a metal awning rather than fabric
- Confirmed that the center storefront, behind the awning, will be grey EIFS
- Provide another column, on the east elevation, to align with the end of the cornice, and provide a panel painted 'thin ice' between the columns to match the front façade.

- 3e DRB24-00983 - "Downtown Revitalization - 155 W. Main St.," 0.2± acres** located at 155 West Main Street. This request will allow for Design Review for the removal of the colonnade and restoration / renovation of the building facade. DT Mesa Holdco II LLC, Owner; Bryce Albretsen, City of Mesa, Applicant (District 4).

Staff planner Jennifer Merrill presented the case.

See attached presentation.

Staff planner Jennifer Merrill summarized the case:

- Wrap tile on the west elevation further than 12-inches
- Add visual interest to the blank walls
- Paint the flashing and other exposed materials dark to match the tile

- 4 Discuss and make a recommendation to City Council on the following Design Review Cases:**

- 4a DRB23-00692 - "Medina Station," 61± acres** located at the southeast corner of East Southern Avenue and South Signal Butte Road. Design Review for the Medina Station Design Guidelines. Bela Flor Holdings, LLC, Owner; Reese Anderson, Pew & Lake, PLC, Applicant. (District 5).

Staff planner Cassidy Welch presented the case.

See attached presentation.

Staff planner Cassidy Welch summarized the case:

- Review opportunities for water harvesting in connection with the hardscape

A motion to approve and make a recommendation to the City Council was made by Vice Chair Trexler and seconded by Boardmember Thomas.

Vote: 7 – 0

Upon tabulation of votes, it showed:

AYES – Astle – Trexler – Thomas – Johnson – Bell – Circello – Dunlop

NAYS – None

ABSENT– None

ABSTAINED – None

5 Discuss and provide direction on the following Preliminary Design Review cases:*

- 5a DRB24-00406 - "Skilled Nursing Facility,"** 2.1± acres located approximately 1,770 feet east of the northeast corner of North Higley Road and East Main Street. Design Review for a Skilled Nursing Facility. (District 2).

Staff planner Jennifer Merrill presented the case.

See attached presentation.

Staff planner Jennifer Merrill summarized the case:

- Please update the actual tile color to match the color provided on the rendering.
- Main Entry needs to be made more prominent. Several suggestions were provided:
 - De-emphasize the other doors
 - Add a vibrant/bold color to the entry
 - Expand the glass storefront beyond the entry doors
 - Enhance the canopy over the door
 - Provide large specimen trees at the entry
- Landscaping
 - Shift the trees along Main Street to provide more shade for the public sidewalk and the walkway along the south side of the building

- Verify the plant species in the retention basin can withstand the anticipated pooling water
- Cascalote will appear short next to the building; a taller species will help provide shade along the walkway

5b DRB24-00813 - "Hawaiian Bros," 0.5± acres located at 1440 West Southern Avenue. Design Review for a Limited-Service Restaurant with Drive-Thru Facilities. Unified Southern CJ, LLC, Owner; Tim Flynn, Stine Enterprises, Inc., Applicant. (District 3).

Staff planner Tulili Tuiteleleapaga-Howard presented the case.
See attached presentation.

Staff planner Tulili Tuiteleleapaga-Howard summarized the case:

- Ensure the teal/turquoise EIFS has a smooth sand finish

5c DRB24-00823 - "The Nox," 6.2± acres located approximately 2,900 east of the northeast corner of East Ray Road and South Power Road. Design Review for a Large Scale Commercial Recreation development. GIA 394 LLC, Owner, Vince Di Bella, Adaptive Architects, Applicant (District 6).

Staff planner Joshua Grandlienard presented the case.
See attached presentation.

Staff planner Joshua Grandlienard summarized the case:

- Provide order to the design of the different brick colors
- Provide a more prominent entry feature

5d DRB24-00860 - "McDonald's - Power and Elliot," 0.73± acres approximately 200 feet from the southeast corner of East Elliot Road and South Power Road. Design Review for a Limited Service Restaurant with Drive-thru Facilities. Avalon Ranch, LLC, Owner; Alex Hayes on behalf of Withey Morris, PLC, Applicant. (District 6).

Staff planner Noah Bulson presented the case.
See attached presentation.

Staff planner Noah Bulson summarized the case:

- Consider matching the color of the drive-thru and entry canopies
- Consider flattening the angle of the drive-thru canopy
- Consider adding a shade feature to the amenity area

- 5e DRB24-00921 - "Marriot StudioRes Power Road,"** 2.5± acres site at 5341 S Power Road. Design Review for a Hotel. Kelly Bell, Applicant, Concord WP COL MESA LLC, Owner (District 6).

Staff planner Joshua Grandlienard presented the case.
See attached presentation.

Staff planner Joshua Grandlienard summarized the case:

- Raise the wood element on center portion
- Carry the returns on the parapet
- Internalize the downspouts
- Make the Porte Cochere more prominent

- 5f DRB24-01010 - "Medina Station Freeway Landmark Monument,"** 61± acres located at the southeast corner of East Southern Avenue and South Signal Butte Road. Design Review for a Freeway Landmark Monument. Bela Flor Holdings, LLC, Owner; James Rogers, Davis Signs & Graphics, Applicant. (District 5).

Staff planner Cassidy Welch presented the case.
See attached presentation.

Staff planner Cassidy Welch summarized the case:

- Revisit the design and form to be more consistent with the Medina Station Design Guidelines
- Provide additional material that is consistent with the Medina Station Design Guidelines

- 6 Adjournment:** Boardmember Circello moved to adjourn the meeting and was seconded by Boardmember Bell. Without objection, the meeting was adjourned at 7:05 PM.

Respectfully submitted,

Mallory Ress

Mallory Ress, Senior Planner



DRB24-00979

Downtown Façade

45-47 W. Main



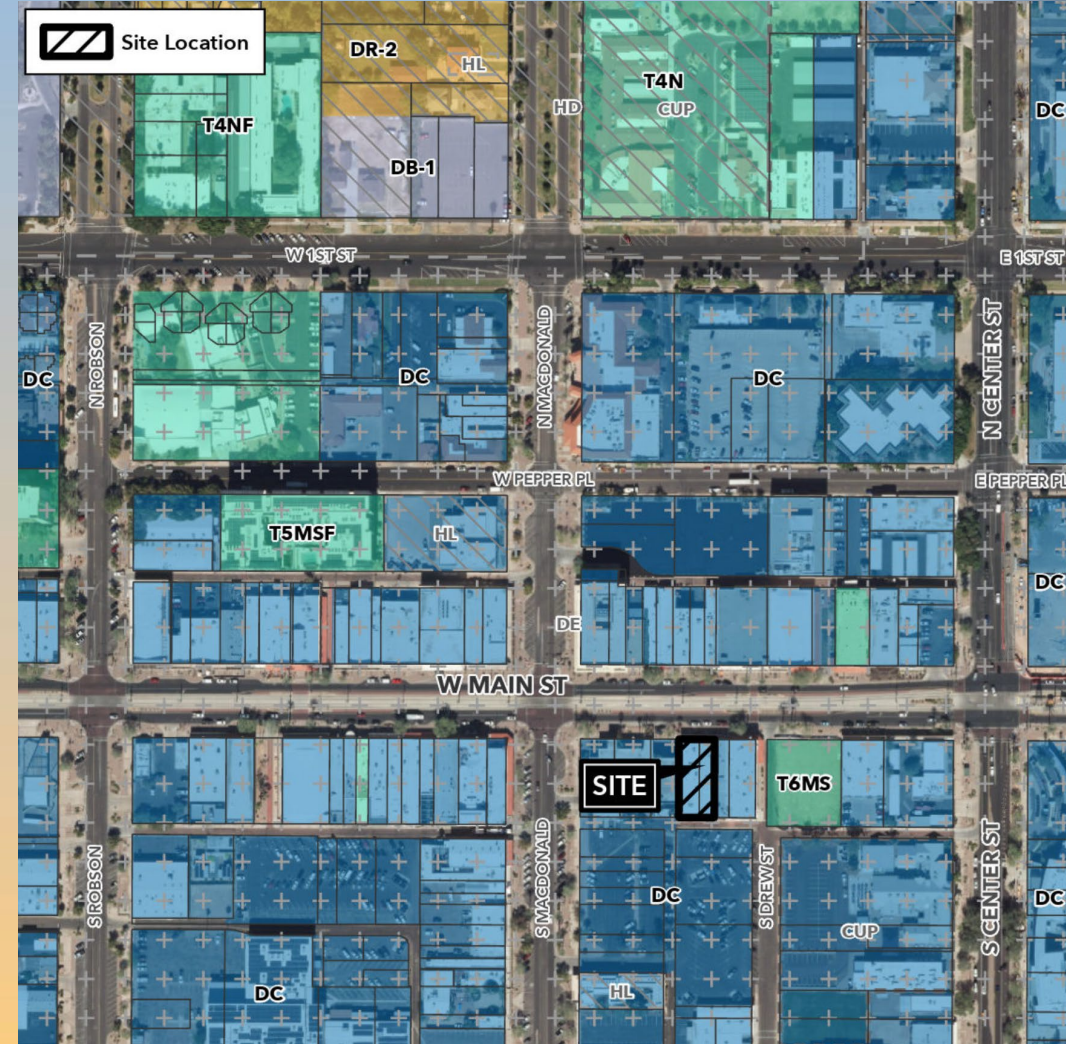
Request

- Design Review
- Downtown façade improvement to existing storefront





- South side of Main Street
- West of Center Street
- East of Country Club Drive





Site Photo

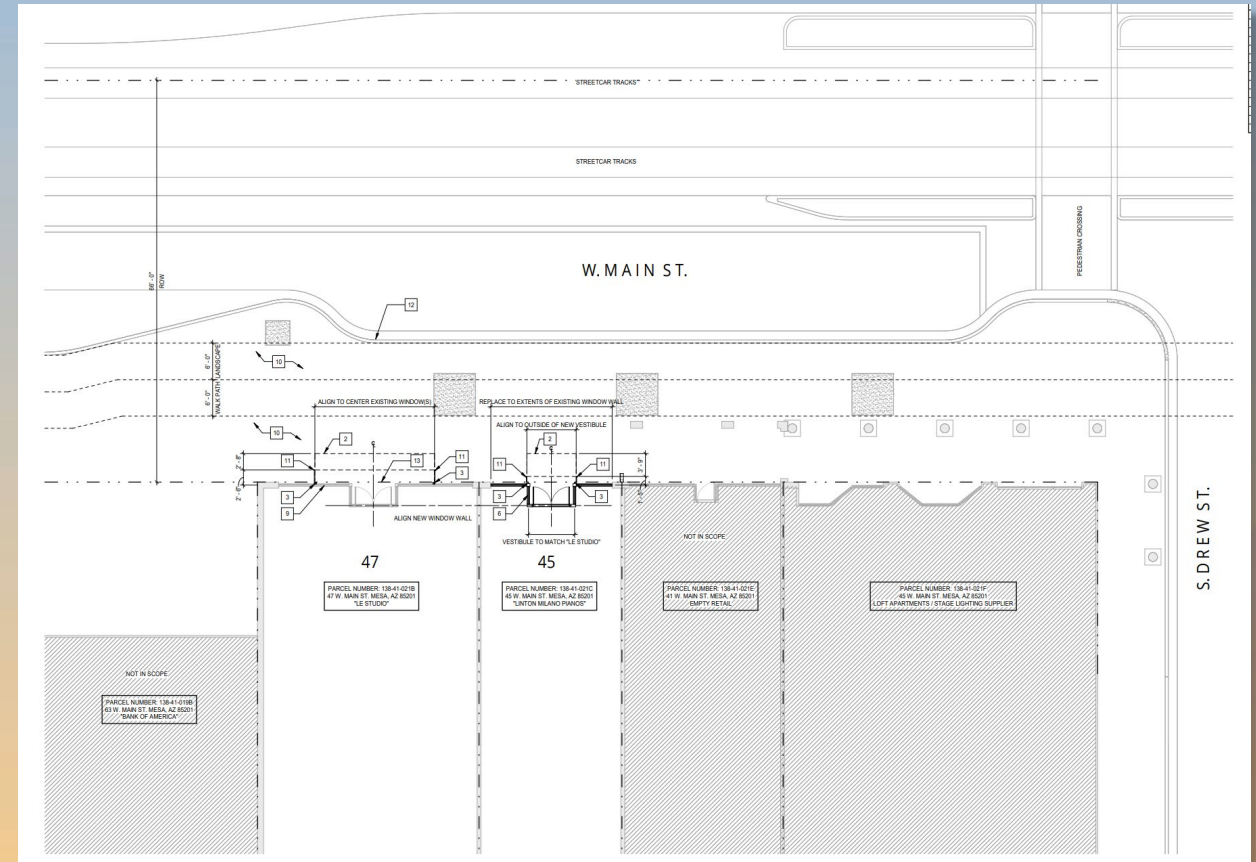


Looking south from Main Street



Site Plan

- Remove existing colonnade
- Demo existing window wall and door
- Demo pavers at entry and replace with matching hardscape
- Add new overhead canopy





Elevations





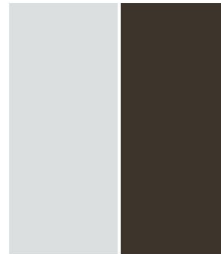
Elevations



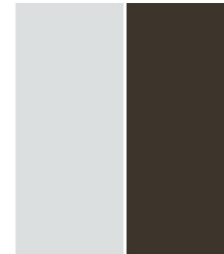


Material Board

EXTERIOR MATERIALS



MT-01
DESCRIPTION: Z-GIRT (OR SIMILAR)
LIGHT GAUGE LOUVERS TYP.
PRODUCT: B.O.D. PAC CLAD
PERFORMANCE COATING
FINISH/ COLOR: REGAL WHITE
614973; DARK BRONZE 614354



MT-02
DESCRIPTION: APPROX 6"x6" TUBE
STEEL FRAME WITH WELDED PLATE
STEEL SURROUND
PRODUCT: B.O.D. PAC CLAD
PERFORMANCE COATING
FINISH/ COLOR: REGAL WHITE
614973; DARK BRONZE 614354



MT-03
DESCRIPTION: SHEET METAL
FLASHING, METAL
ACCENTS, FENCE, GATES, PLANTERS
PRODUCT: B.O.D. PAC CLAD
PERFORMANCE COATING
FINISH/ COLOR: MATCH ADJACENT
OR DARK BRONZE 614354



PT-01
DESCRIPTION: PAINTED
SMOOTH FINISH STUCCO
PRODUCT: B.O.D. SHERWIN
WILLIAMS
FINISH/ COLOR: 6990
CAVIAR #4B4A4B



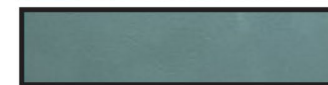
PT-02
DESCRIPTION: PAINTED
SMOOTH FINISH STUCCO
PRODUCT: B.O.D. SHERWIN
WILLIAMS
FINISH/ COLOR: 6002
ESSENTIAL GRAY #BBB8B9



PT-03
DESCRIPTION: PAINTED
SMOOTH FINISH STUCCO
PRODUCT: B.O.D. SHERWIN
WILLIAMS
FINISH/ COLOR: 7066 GRAY
MATTERS #A7AAA7



PT-04
DESCRIPTION: PAINTED
SMOOTH FINISH STUCCO
PRODUCT: B.O.D. SHERWIN
WILLIAMS
FINISH/ COLOR: 2848
ROYCROFT PEWTER
#6C7070



GL-01
DESCRIPTION: NEW STOREFRONT SYSTEM
PRODUCT: B.O.D. VIRACON VE3-2M
FINISH/ COLOR: MATCH EXISTING LE STUDIO OR TRE
BELLA



AL-01
DESCRIPTION: ALUMINUM FRAMING, WINDOW
WALL
PRODUCT: B.O.D. HIGH PERFORMANCE
FLUOROPOLYMER
FINISH
FINISH/ COLOR: MATCH EXISTING LE STUDIO OR
TRE BELLA



Findings

Staff is seeking your review and recommendation on the following:

- ✓ Proposed façade improvement

Staff welcomes any feedback



1. FRAME WALL INFILL WITH STUCCO FINISH
2. Z-GIRT (OR SIMILAR) LIGHT GAUGE LOUVERS TYP.
3. ~6X6 TUBE STEEL FRAME WITH WELDED PLATE STEEL SURROUND
4. WALL SCONCE(S)
5. NEW STOREFRONT SYSTEM
6. STUCCO BEHIND LOUVERS
7. EXISTING BRICK TO REMAIN, RESTORATION CLEANER WITH HAND BRUSH (TYP.)
8. "ROPE LIGHT" OR SIMILAR AROUND INSIDE OF FRAME TYP.
9. METAL PANEL INSIDE FRAME
10. EXISTING CORNICE TO REMAIN
11. POTTED PLANT
12. STUCCO OVER BRICK - CONNECTION TO BE MADE WITHIN GROUT TO PRESERVE EXISTING BRICK, TYP
13. PATCH/REPAIR - EXISTING PAINT TO BE REMOVED.





Context Photo



Status



Future



Current



Reviewed





DRB24-00980

Downtown Façade

113 W. Main



Request

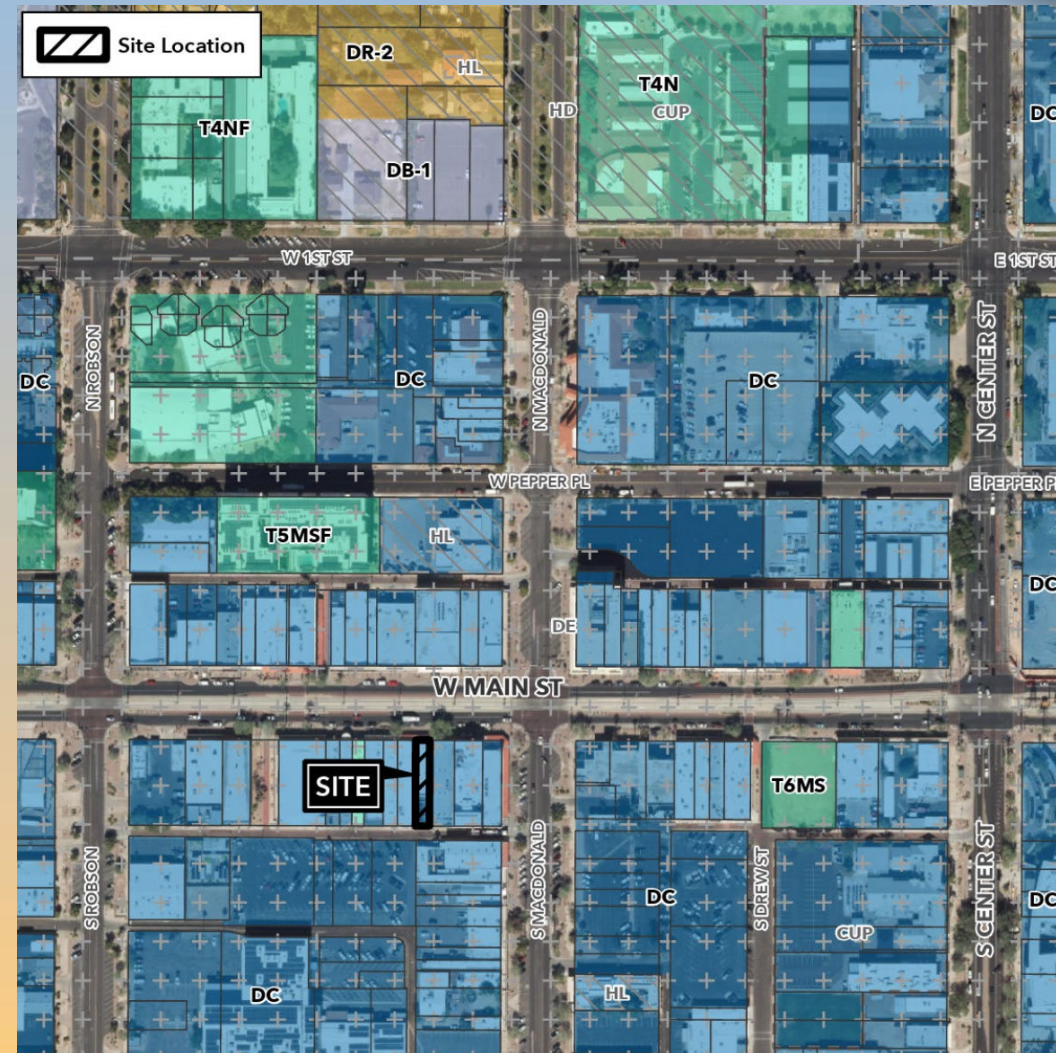
- Design Review
- Downtown façade improvement to existing storefront





Location

- South side of Main Street
- West of Center Street
- East of Country Club Drive





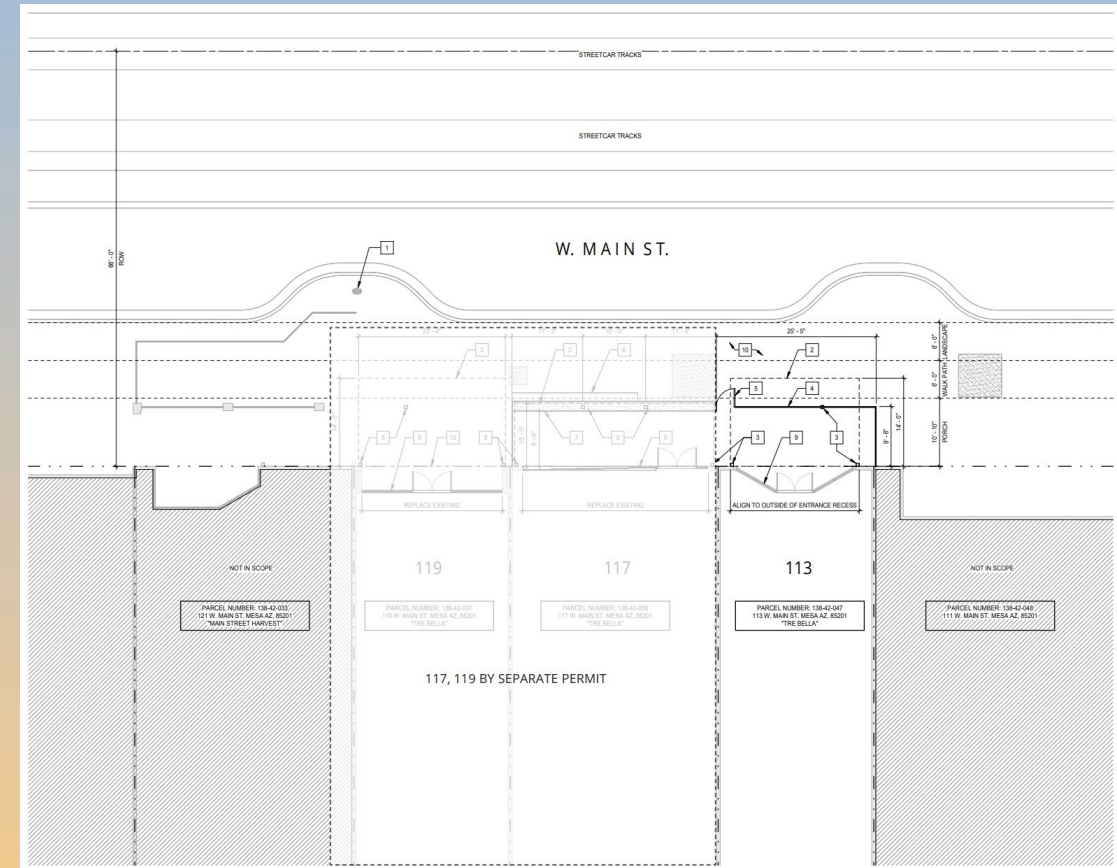
Site Photo



Looking south from Main Street



- Remove existing colonnade
- Stucco repair and patch hardscape to match
- New steel picket fence
- New overhead canopy





Elevations





Elevations



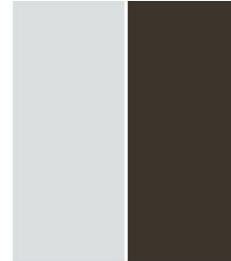


Material Board

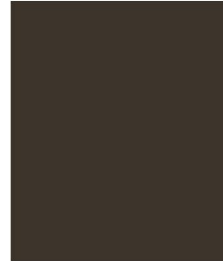
EXTERIOR MATERIALS



MT-01
DESCRIPTION: Z-GIRT (OR SIMILAR)
LIGHT GAUGE LOUVERS TYP.
PRODUCT: B.O.D. PAC CLAD
PERFORMANCE COATING
FINISH/ COLOR: REGAL WHITE
614973; DARK BRONZE 614354



MT-02
DESCRIPTION: APPROX 6"x6" TUBE
STEL FRAME WITH WELDED PLATE
STEEL SURROUND
PRODUCT: B.O.D. PAC CLAD
PERFORMANCE COATING
FINISH/ COLOR: REGAL WHITE
614973; DARK BRONZE 614354



MT-03
DESCRIPTION: SHEET METAL
FLASHING, METAL
ACCENTS, FENCE, GATES, PLANTERS
PRODUCT: B.O.D. PAC CLAD
PERFORMANCE COATING
FINISH/ COLOR: MATCH ADJACENT
OR DARK BRONZE 614354



PT-01
DESCRIPTION: PAINTED
SMOOTH FINISH STUCCO
PRODUCT: B.O.D. SHERWIN
WILLIAMS
FINISH/ COLOR: 6990
CAVIAR #4B4A4B



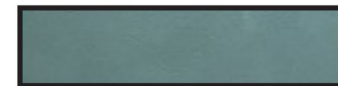
PT-02
DESCRIPTION: PAINTED
SMOOTH FINISH STUCCO
PRODUCT: B.O.D. SHERWIN
WILLIAMS
FINISH/ COLOR: 6002
ESSENTIAL GRAY #BEBB9



PT-03
DESCRIPTION: PAINTED
SMOOTH FINISH STUCCO
PRODUCT: B.O.D. SHERWIN
WILLIAMS
FINISH/ COLOR: 7066 GRAY
MATTERS #A7AAA7



PT-04
DESCRIPTION: PAINTED
SMOOTH FINISH STUCCO
PRODUCT: B.O.D. SHERWIN
WILLIAMS
FINISH/ COLOR: 2848
ROYCROFT PEWTER
#6C7070



GL-01
DESCRIPTION: NEW STOREFRONT SYSTEM
PRODUCT: B.O.D. VIRACON VE3-2M
FINISH/ COLOR: MATCH EXISTING LE STUDIO OR TRE
BELLA



AL-01
DESCRIPTION: ALUMINUM FRAMING, WINDOW
WALL
PRODUCT: B.O.D. HIGH PERFORMANCE
FLUOROPOLYMER
FINISH
FINISH/ COLOR: MATCH EXISTING LE STUDIO OR
TRE BELLA



Findings

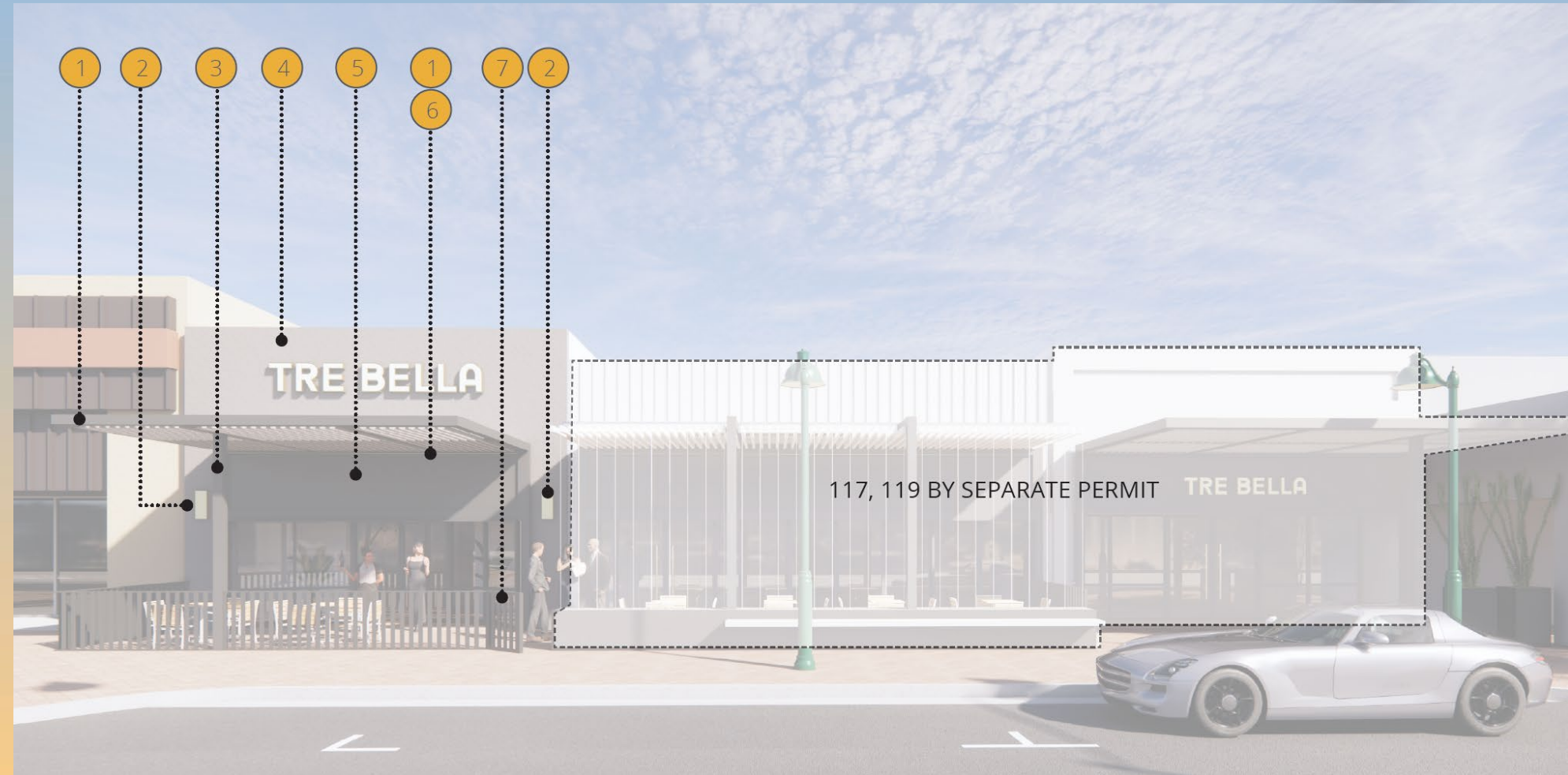
Staff is seeking your review and recommendation on the following:

- ✓ Proposed façade improvement

Staff welcomes any feedback



1. STEEL SHADE CANOPY SYSTEM
(~6X6 STEEL TUBE WITH LIGHT
GAUGE LOUVERS)
2. NEW WALL SCONCES
3. NEW STEEL COLUMNS TO
UTILIZE EXISTING FOOTINGS IF
POSSIBLE
4. REPAIR AND REPAINT STUCCO
TYP. ALL
5. METAL PANEL INSIDE FRAME
6. "ROPE LIGHT" OR SIMILAR
AROUND INSIDE OF FRAME TYP.
7. STEEL PICKET FENCE





Context Photos



Status



Future



Current



Reviewed





DRB24-00981

Downtown Façade

117-119 W. Main



Request

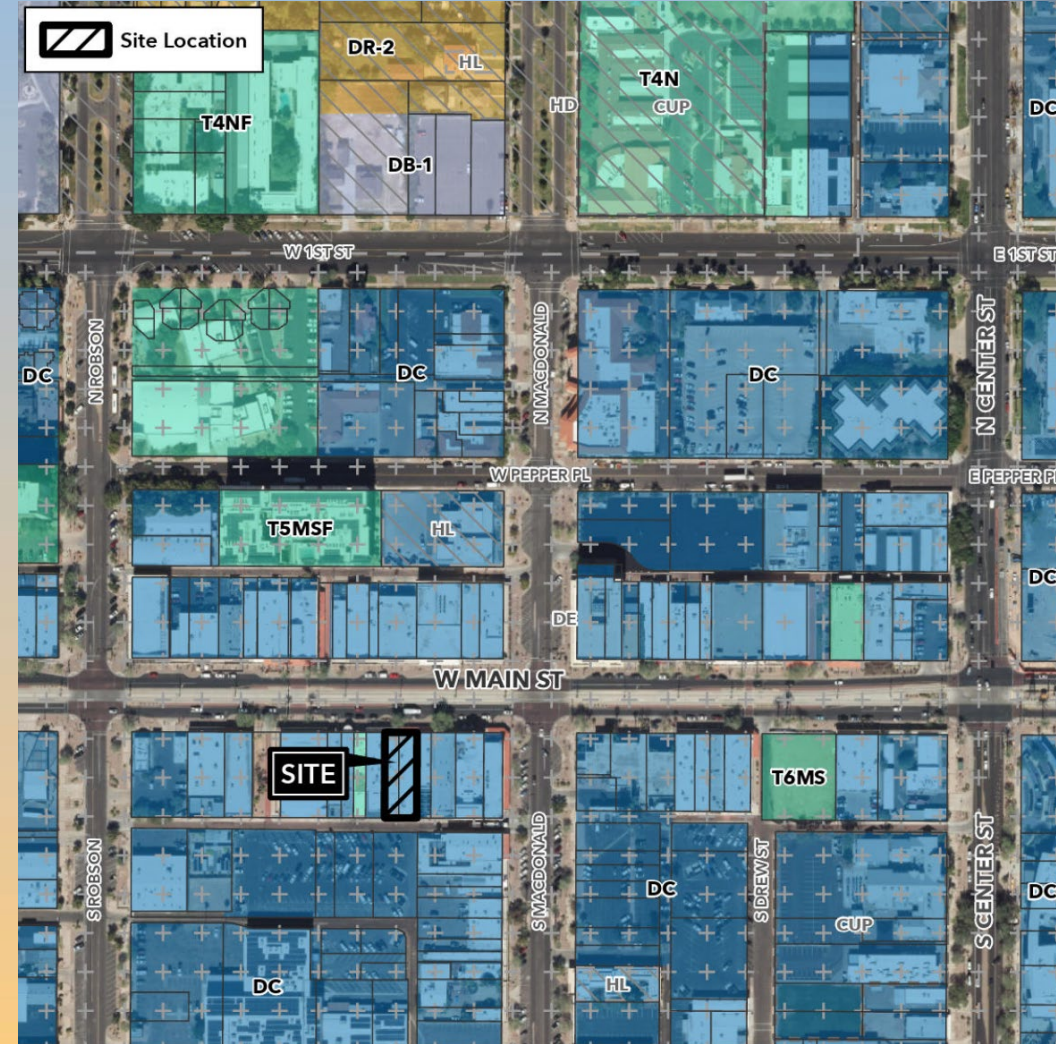
- Design Review
- Downtown façade improvement to existing storefront





Location

- South side of Main Street
- West of Center Street
- East of Country Club Drive





Site Photo

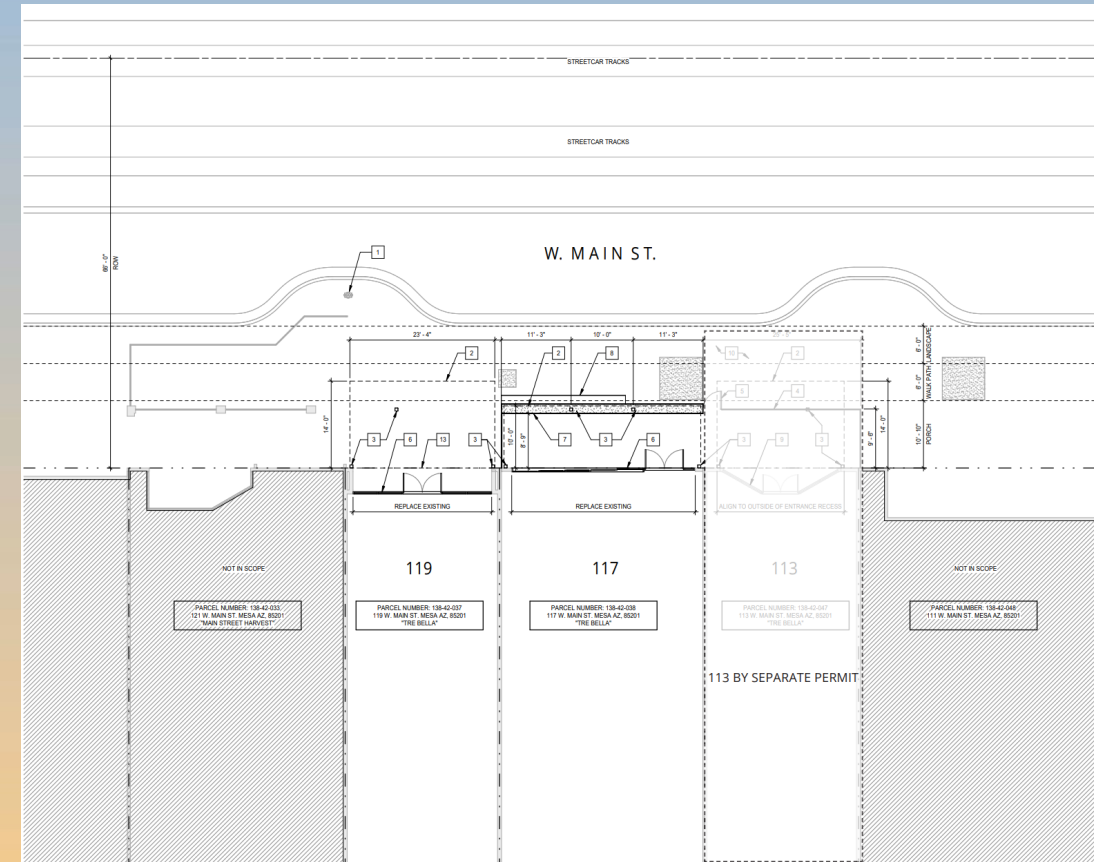


Looking south from Main Street



Site Plan

- Remove existing colonnade
- Demo existing storefront system and door
- Install new window wall system
- Install new overhead canopy
- Install new concrete bench and metal planters





Elevations





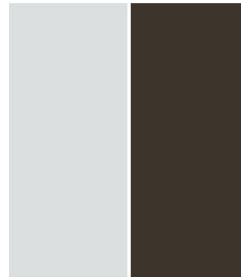
Elevations



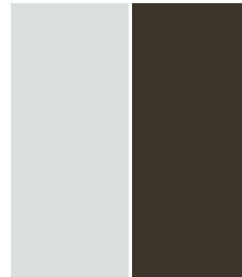


Material Board

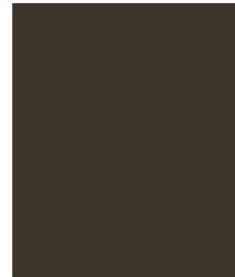
EXTERIOR MATERIALS



MT-01
DESCRIPTION: Z-GIRT (OR SIMILAR)
LIGHT GAUGE LOUVERS TYP.
PRODUCT: B.O.D. PAC CLAD
PERFORMANCE COATING
FINISH/ COLOR: REGAL WHITE
614973; DARK BRONZE 614354



MT-02
DESCRIPTION: APPROX 6"x6" TUBE
STEL FRAME WITH WELDED PLATE
STEEL SURROUND
PRODUCT: B.O.D. PAC CLAD
PERFORMANCE COATING
FINISH/ COLOR: REGAL WHITE
614973; DARK BRONZE 614354



MT-03
DESCRIPTION: SHEET METAL
FLASHING, METAL
ACCENTS, FENCE, GATES, PLANTERS
PRODUCT: B.O.D. PAC CLAD
PERFORMANCE COATING
FINISH/ COLOR: MATCH ADJACENT
OR DARK BRONZE 614354



PT-01
DESCRIPTION: PAINTED
SMOOTH FINISH STUCCO
PRODUCT: B.O.D. SHERWIN
WILLIAMS
FINISH/ COLOR: 6990
CAVIAR #4B4A4B



PT-02
DESCRIPTION: PAINTED
SMOOTH FINISH STUCCO
PRODUCT: B.O.D. SHERWIN
WILLIAMS
FINISH/ COLOR: 6002
ESSENTIAL GRAY #BEBBB9



PT-03
DESCRIPTION: PAINTED
SMOOTH FINISH STUCCO
PRODUCT: B.O.D. SHERWIN
WILLIAMS
FINISH/ COLOR: 7066 GRAY
MATTERS #A7AAA7



PT-04
DESCRIPTION: PAINTED
SMOOTH FINISH STUCCO
PRODUCT: B.O.D. SHERWIN
WILLIAMS
FINISH/ COLOR: 2848
ROYCROFT PEWTER
#6C7070



GL-01
DESCRIPTION: NEW STOREFRONT SYSTEM
PRODUCT: B.O.D. VIRACON VE3-2M
FINISH/ COLOR: MATCH EXISTING LE STUDIO OR TRE
BELLA



AL-01
DESCRIPTION: ALUMINUM FRAMING, WINDOW
WALL
PRODUCT: B.O.D. HIGH PERFORMANCE
FLUOROPOLYMER
FINISH
FINISH/ COLOR: MATCH EXISTING LE STUDIO OR
TRE BELLA



Findings

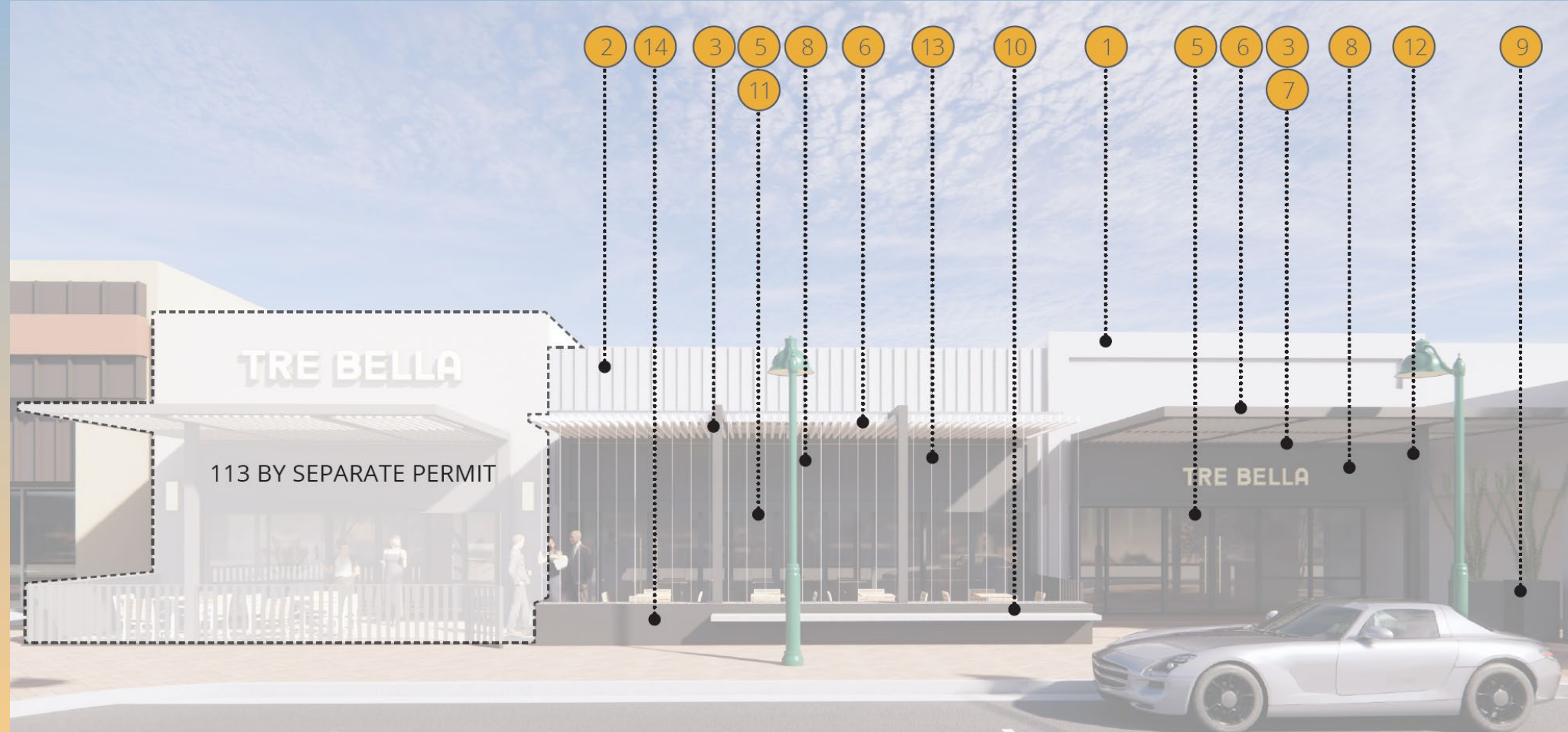
Staff is seeking your review and recommendation on the following:

- ✓ Proposed façade improvement

Staff welcomes any feedback



1. REPAIR AND REPAINT STUCCO
TYP. ALL
2. EXPOSE EXISTING
CORRUGATIONS
3. ~6X6 TUBE STEEL FRAME
4. WALL SCOFF(S)
5. NEW STOREFRONT SYSTEM
6. STEEL SHADE CANOPY SYSTEM
(~6X6 STEEL TUBE WITH LIGHT
GAUGE LOUVERS)
7. "ROPE LIGHT" OR SIMILAR
AROUND INSIDE OF FRAME TYP.
8. METAL PANEL INSIDE FRAME
9. METAL PLANTER BOXES
10. BENCH
11. SLIDING GLASS STOREFRONT
SYSTEM
12. NEW STEEL COLUMNS TO
UTILIZE EXISTING FOOTINGS IF
POSSIBLE
13. STEEL CABLES
14. STEEL PLANTER BOX





Context Photos



Status



Future



Current



Reviewed





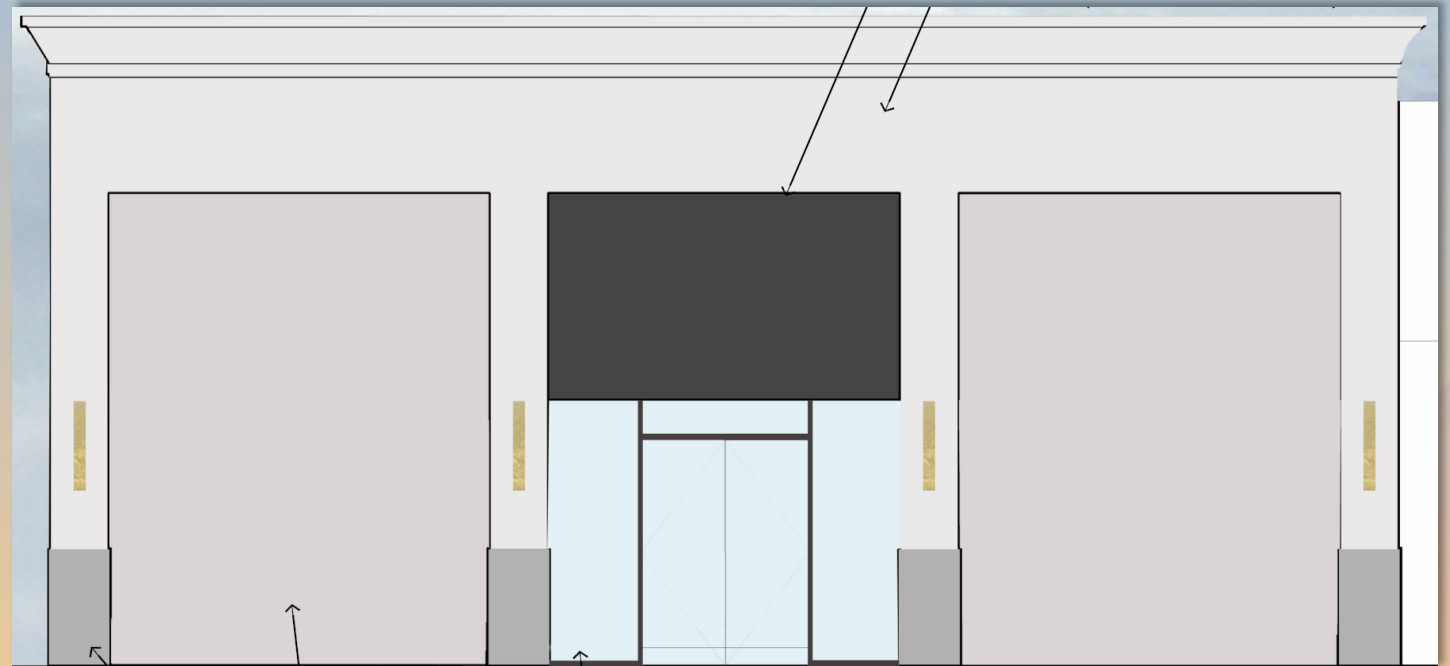
DRB24-00982

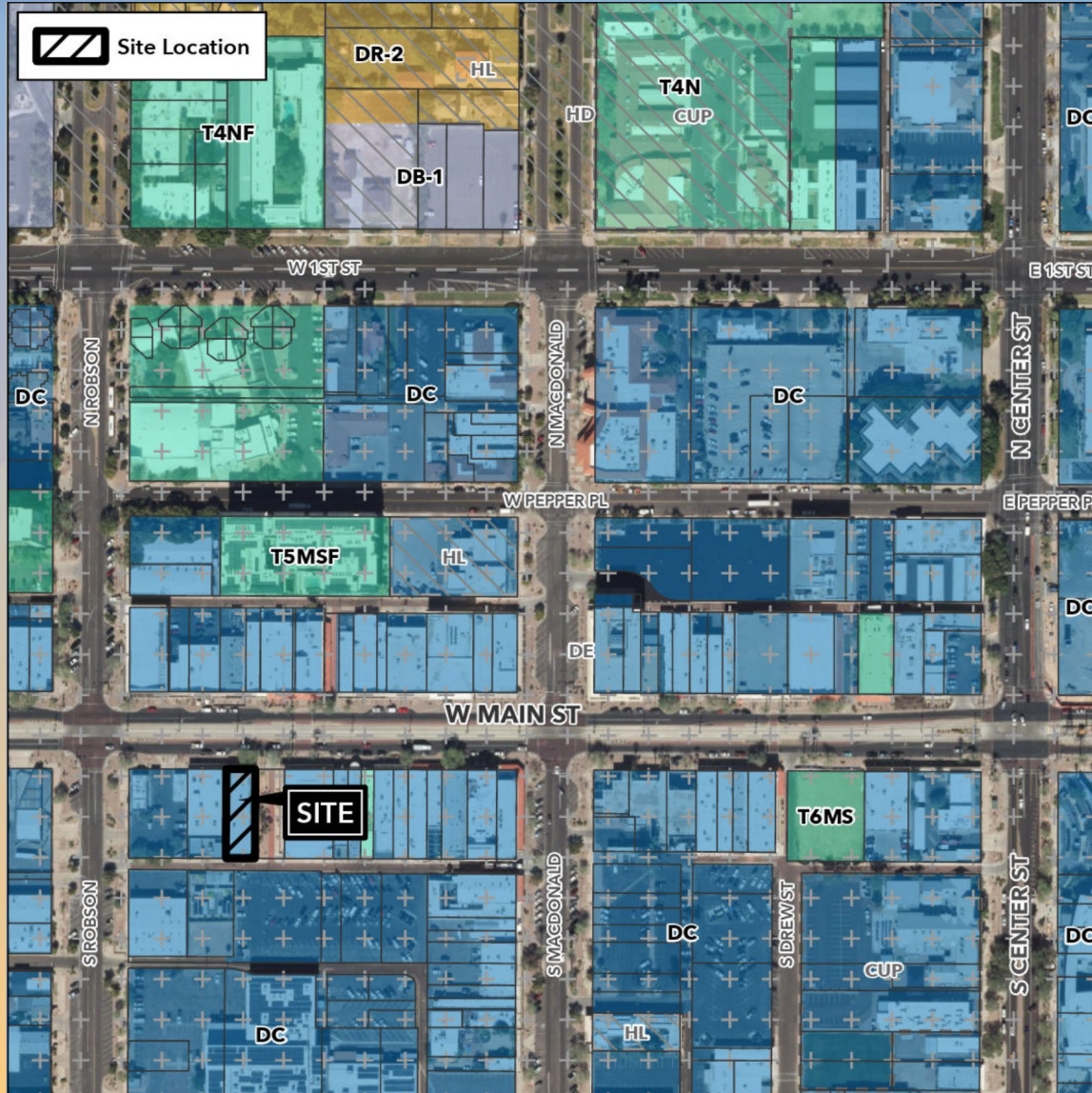
Downtown Façade 149 W Main



Request

- Design Review
- Downtown façade improvement





Location

- South side of Main Street
- West of Center Street
- East of Country Club Drive



Site Photo

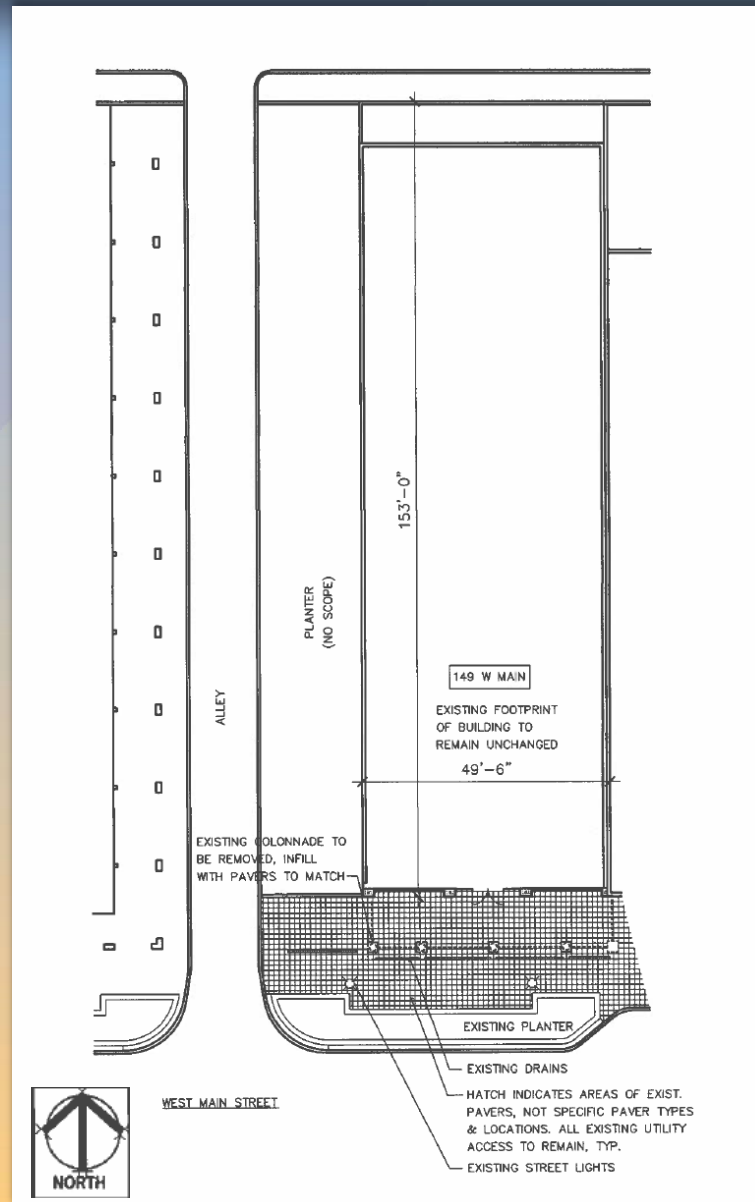


Looking south at the site from Main Street



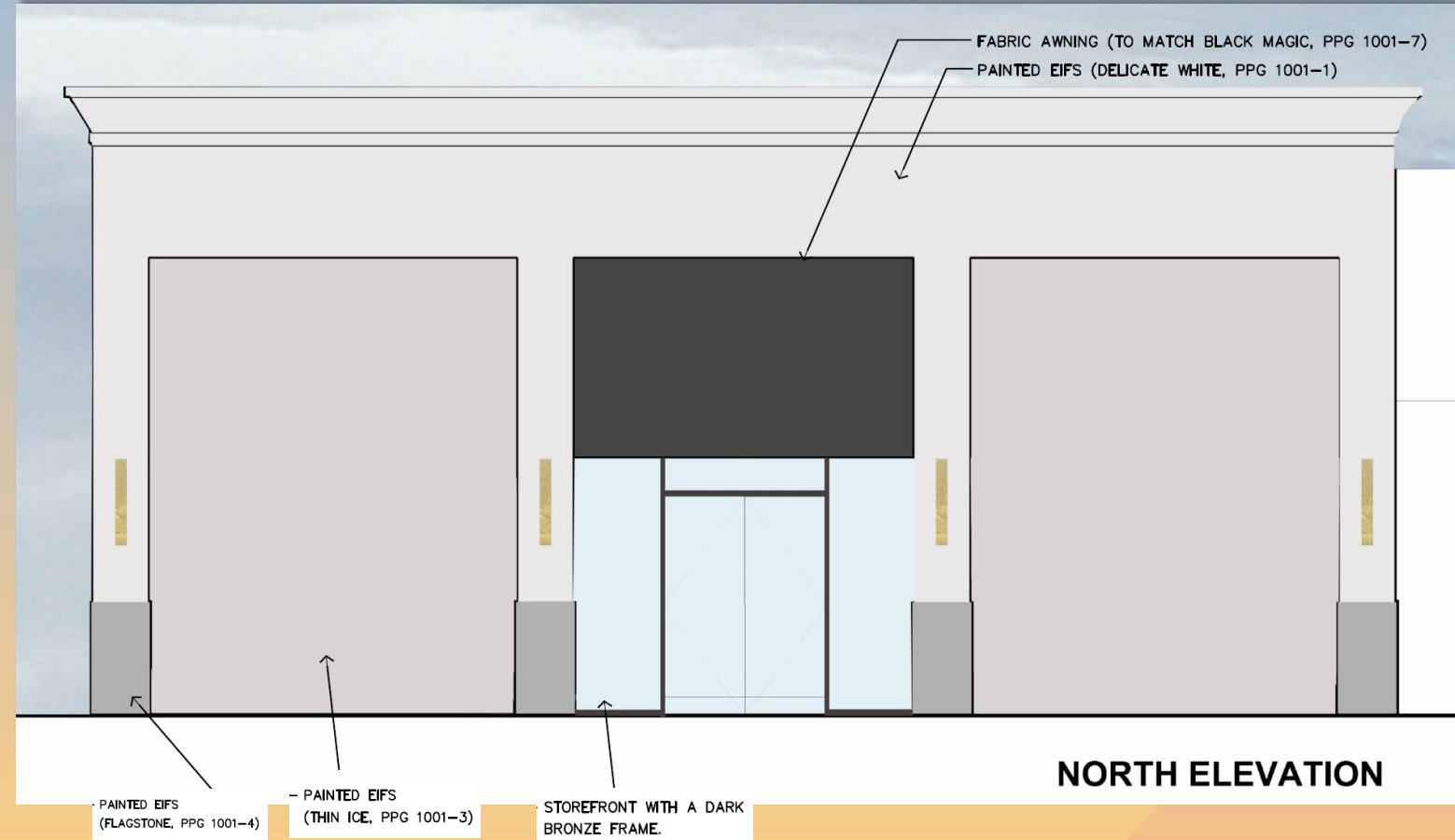
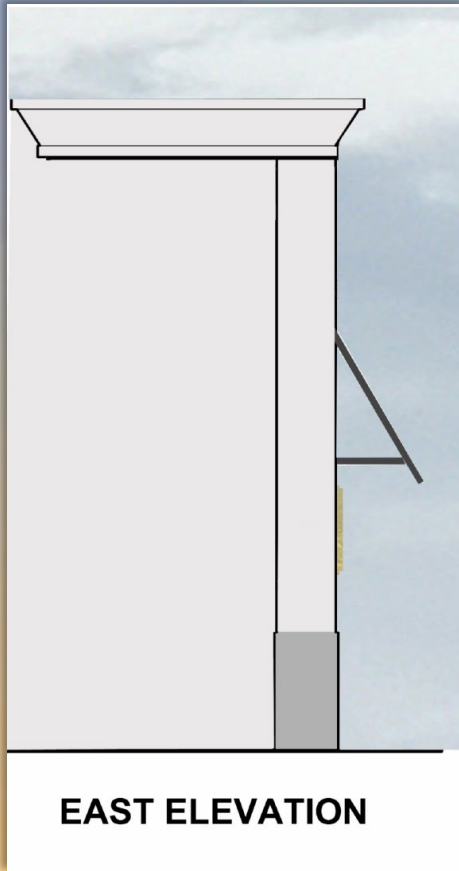
Site Plan

- Remove existing colonnade and face of building
- Replace face of building
- Install new storefront and fabric shade canopy





Elevations





Material Board



Black Magic
PPG1001-7

CANOPY COLOR
BLACK MAGIC
PPG 1001-7



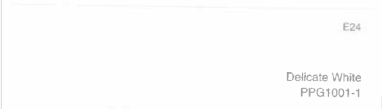
Flagstone
PPG1001-4

STUCCO, PAINTED
FLAGSTONE
PPG 1001-4



Thin Ice
PPG1001-3

STUCCO, PAINTED
THIN ICE
PPG 1001-3



E24
Delicate White
PPG1001-1

STUCCO, PAINTED
DELICATE WHITE
PPG 1001-1



PROPOSED WALL SCONCE

GH2 PRESERVATION ARCHITECTS
1301 S. ALMA SCHOOL RD
STE. 100
MESA, AZ 85210
(480) 839-1343
GH2.COM

OTHER: ISSUE DATES NO. / DESCRIPTION / DATE		CITY OF MESA ENGINEERING DEPARTMENT	
INTERIM REVIEW ONLY THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION NOT FOR CONSTRUCTION		SHIRAZ FACADE REHAB 149 WEST MAIN STREET MESA, AZ 85210	
DRAWN BY: [blank] CHECKED BY: [blank] APPROVED BY: [blank]		FINISH BOARD SHEET F-1	
PROJECT: [blank] DATE: [blank] DRAWN BY: [blank]		DATE: [blank] DRAWN BY: [blank]	



Findings

Staff is seeking your review and recommendation on the following:

- ✓ Proposed façade improvement

Staff welcomes any feedback



Context Photos





Historical Photo



Status



Future



Current



Reviewed





DRB24-00983

Downtown Façade

155 W. Main



Request

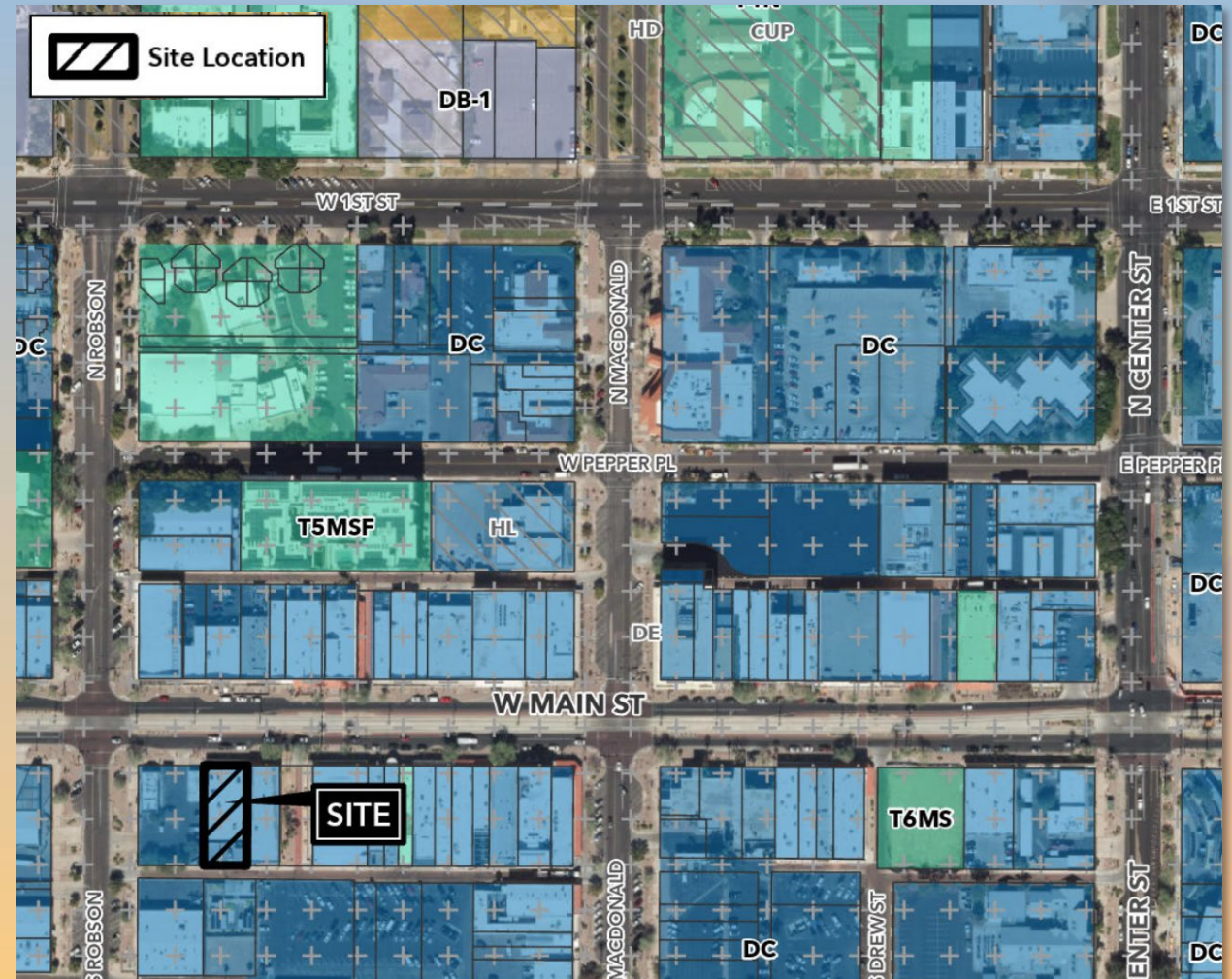
- Design Review
- Downtown façade improvement to existing storefront





Location

- South side of Main Street
- West of Center Street
- East of Country Club Drive





Site Photo

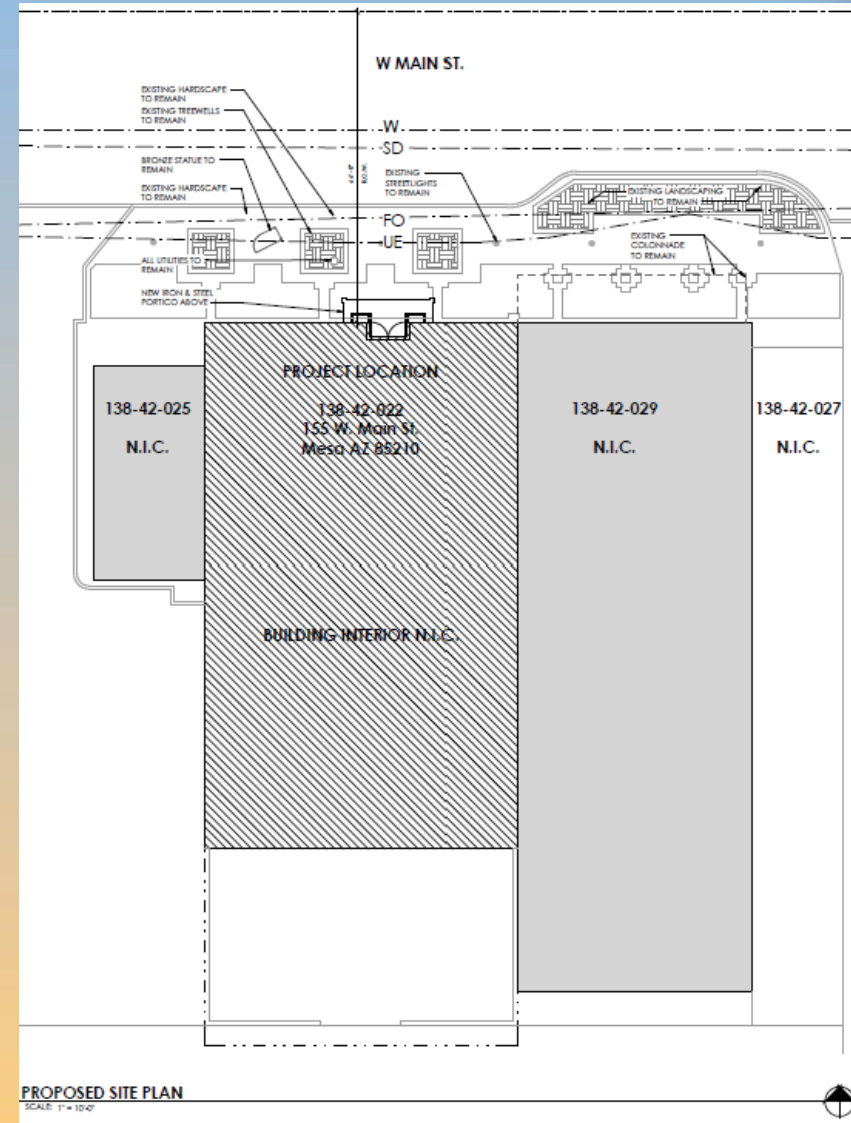


Looking south from Main Street



Site Plan

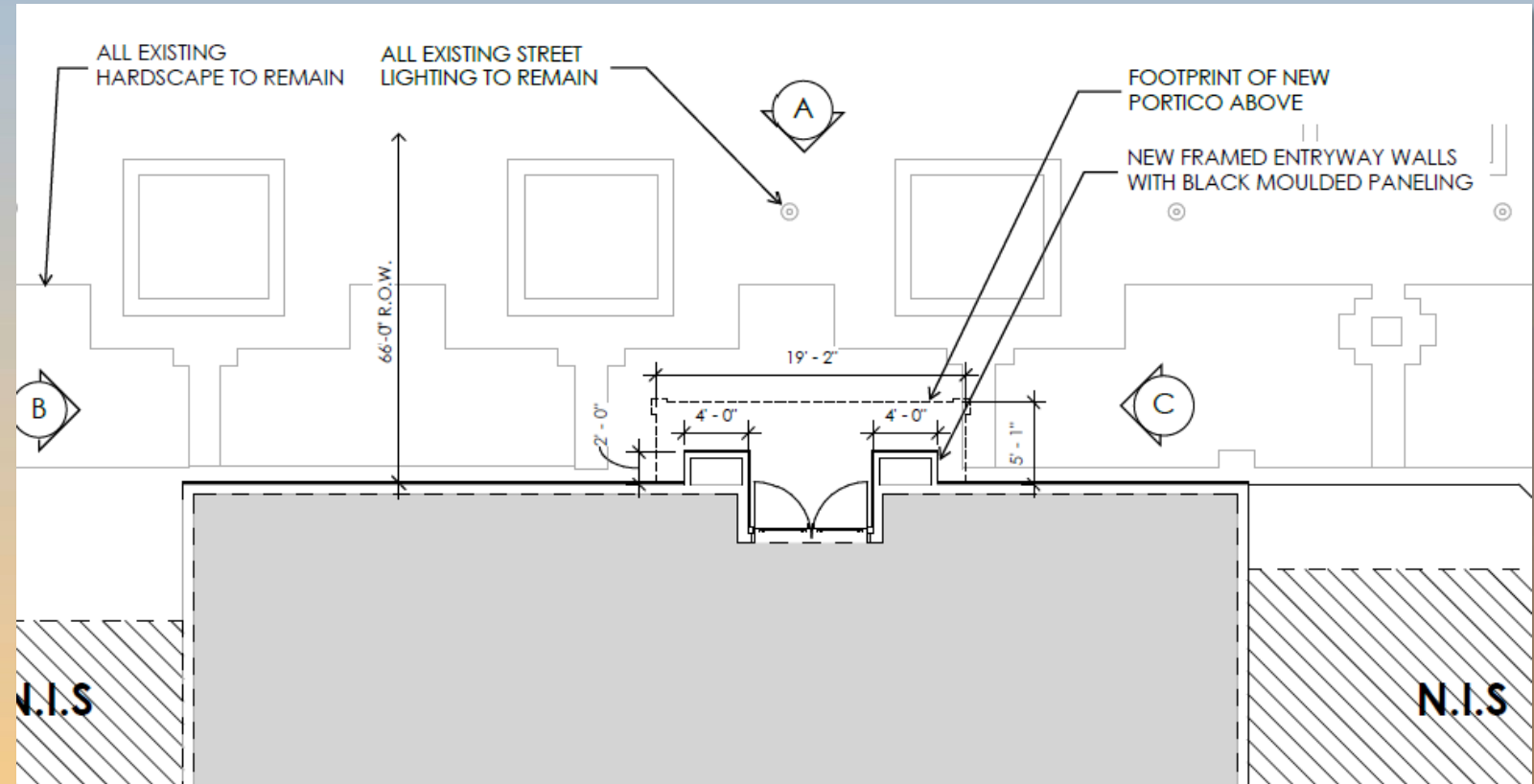
- Remove existing colonnade and entry
- Install new iron and steel portico at entry





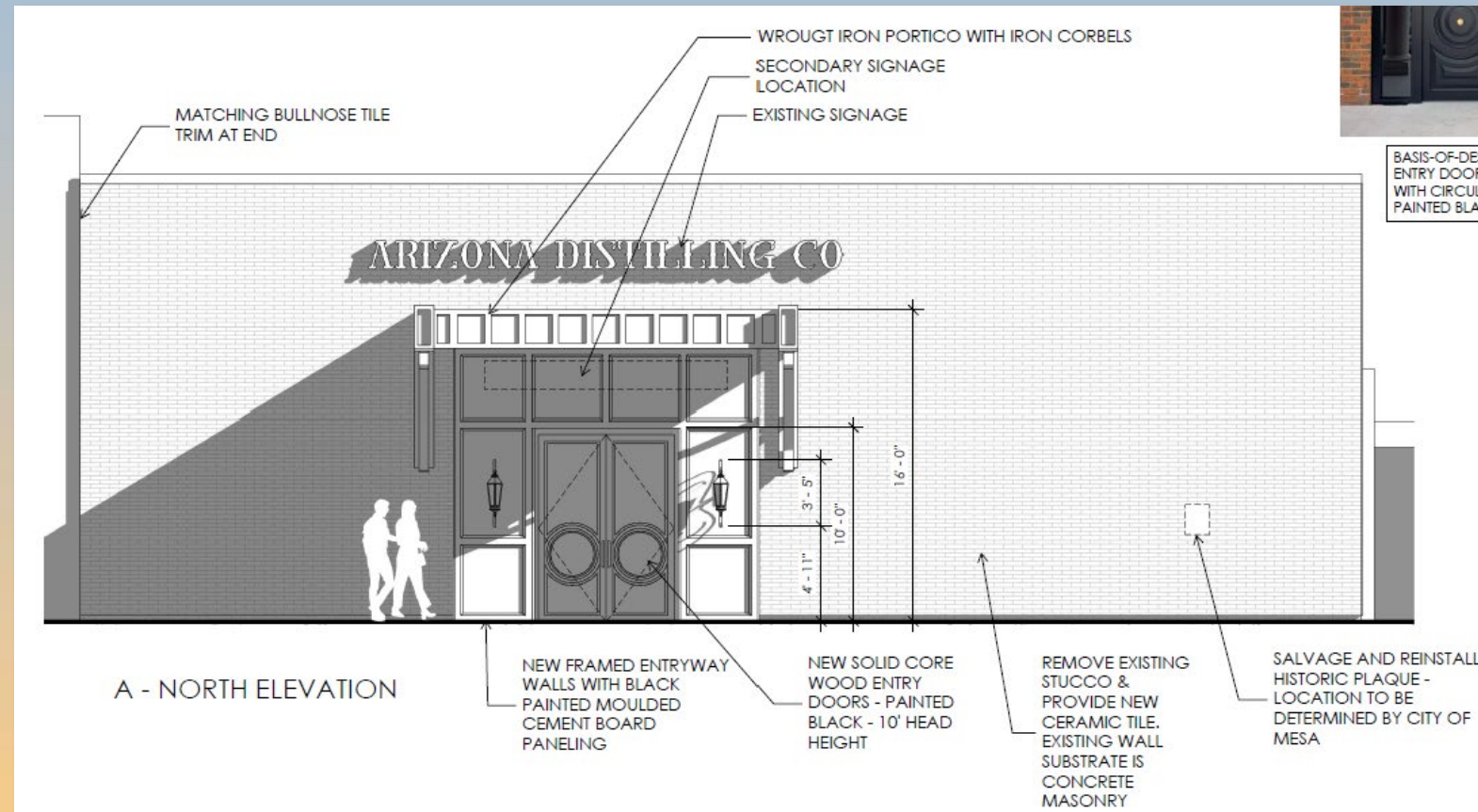
Floor Plan

- New entryway walls with black moulded paneling



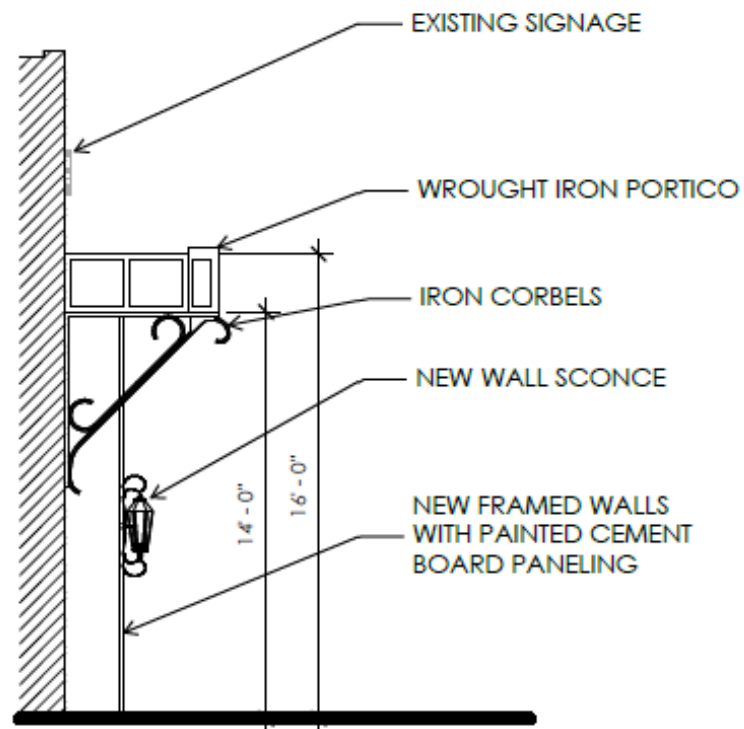


Elevations

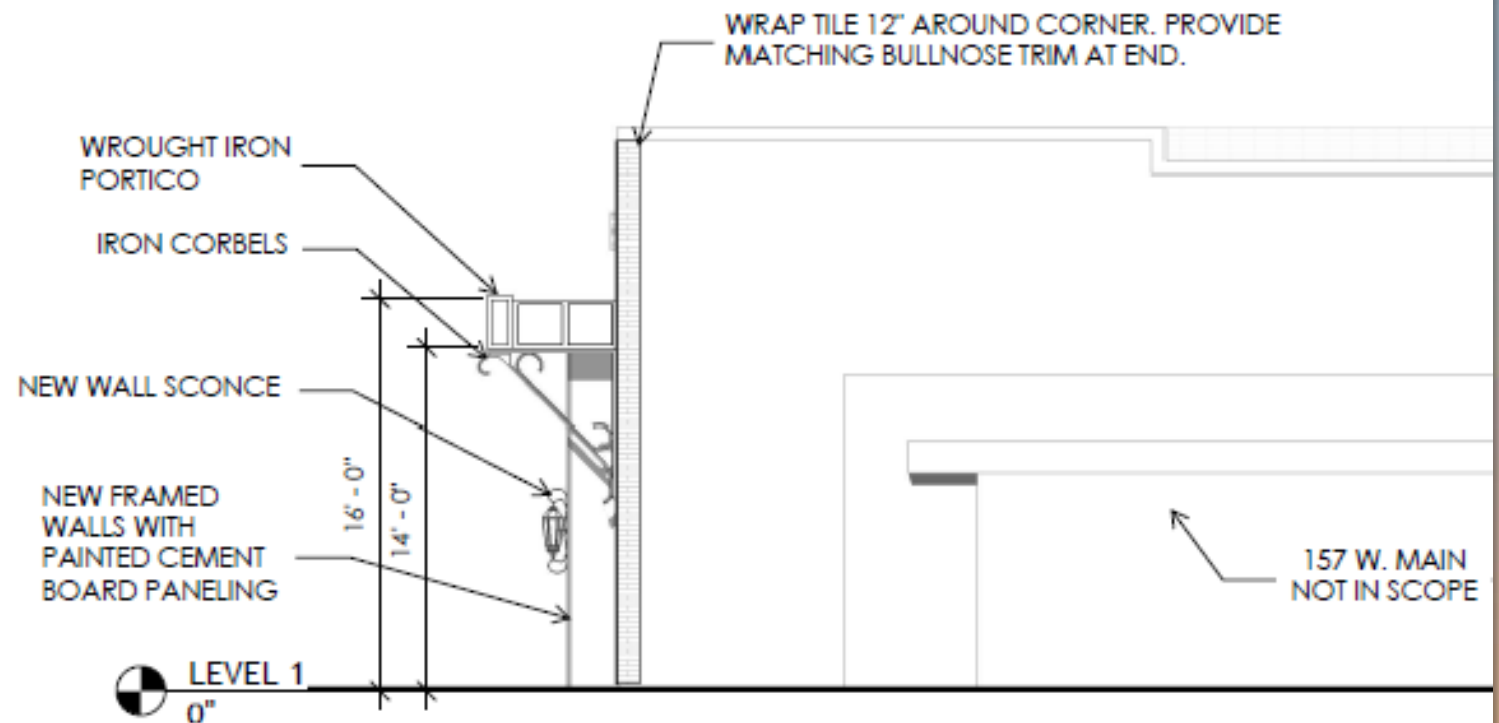




Elevations



B - EAST ELEVATION



C - WEST ELEVATION



Rendering





Material Board & Light Fixture





Findings

Staff is seeking your review and recommendation on the following:

- ✓ Proposed façade improvement

Staff welcomes any feedback



Context Photo



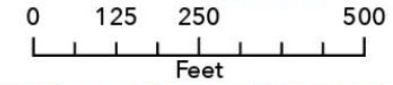
Design Review Vicinity Map: Downtown Façade Improvement Projects

Status

- Future
- Current
- Reviewed

Current Cases:

DRB24-00979 (45/47 W Main St) DRB24-00982 (149 W Main St)
 DRB24-00980 (113 W Main St) DRB23-00983 (155 W Main St)
 DRB24-00981 (117/119 W Main St)





DRB23-00692 Medina Station Design Guidelines



Request

- Design Review
- Medina Station Design Guidelines





Location

- South of Southern Avenue
- East of Signal Butte Road
- North of US-60 Freeway





Zoning

- Existing: Limited Commercial with a Planned Area Development (LC-PAD)
- Proposed: Planned Employment Park with a Planned Area Development (PEP-PAD)





Site Photos

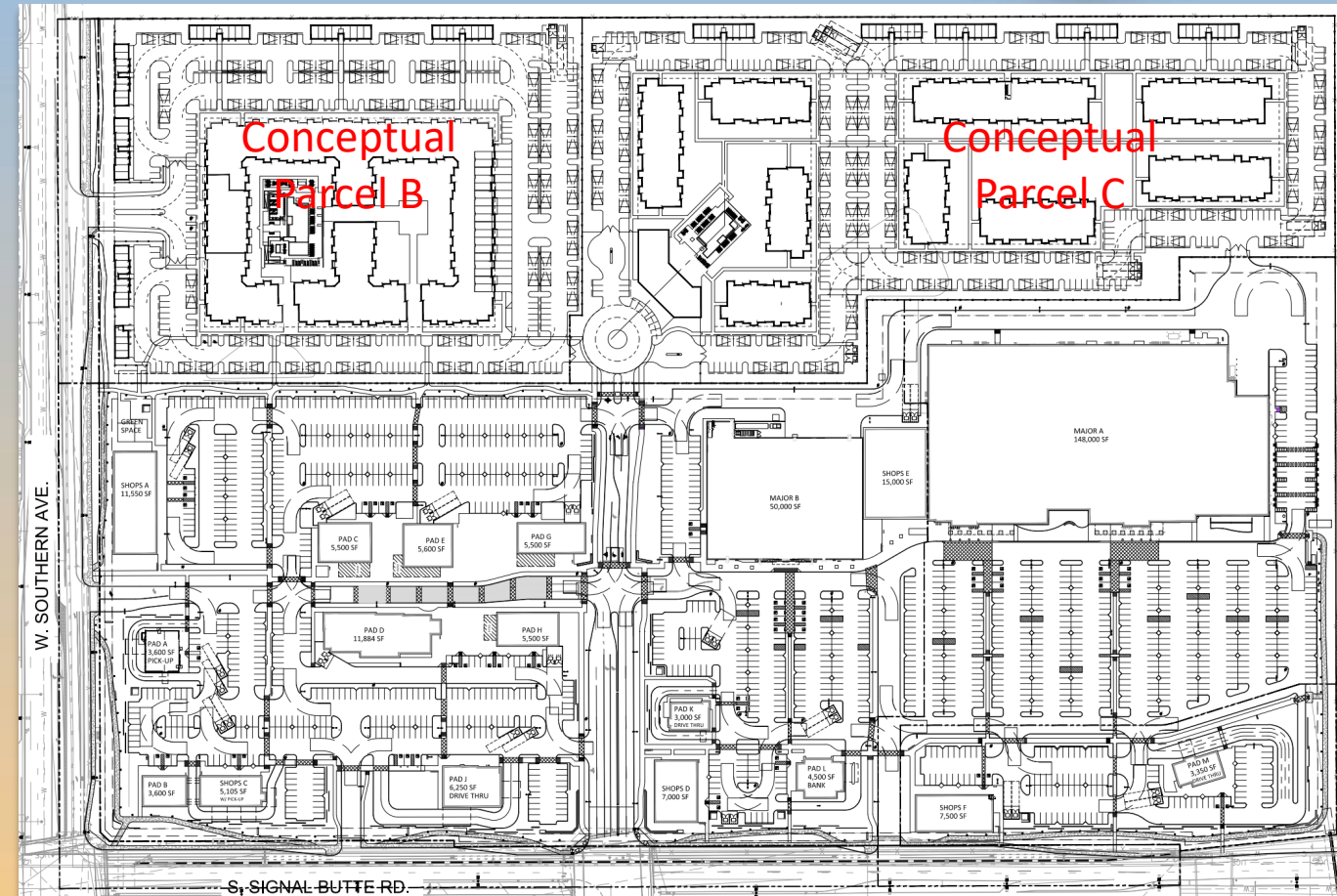


Looking east towards the site



Site Plan

- Final site plan for commercial
- Conceptual for multiple residence
- 305,335 total square feet
- 1,332 parking spaces required;
1,472 spaces provided





Design Guidelines

- **Building Style**
 - Desert Modern
- **Pedestrian Circulation**
 - Primary and secondary connections, materials, landscaping, width
 - Perimeter walking path
- **Colors and Materials**
 - Primary, secondary & accents
 - Material minimums per building type










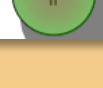



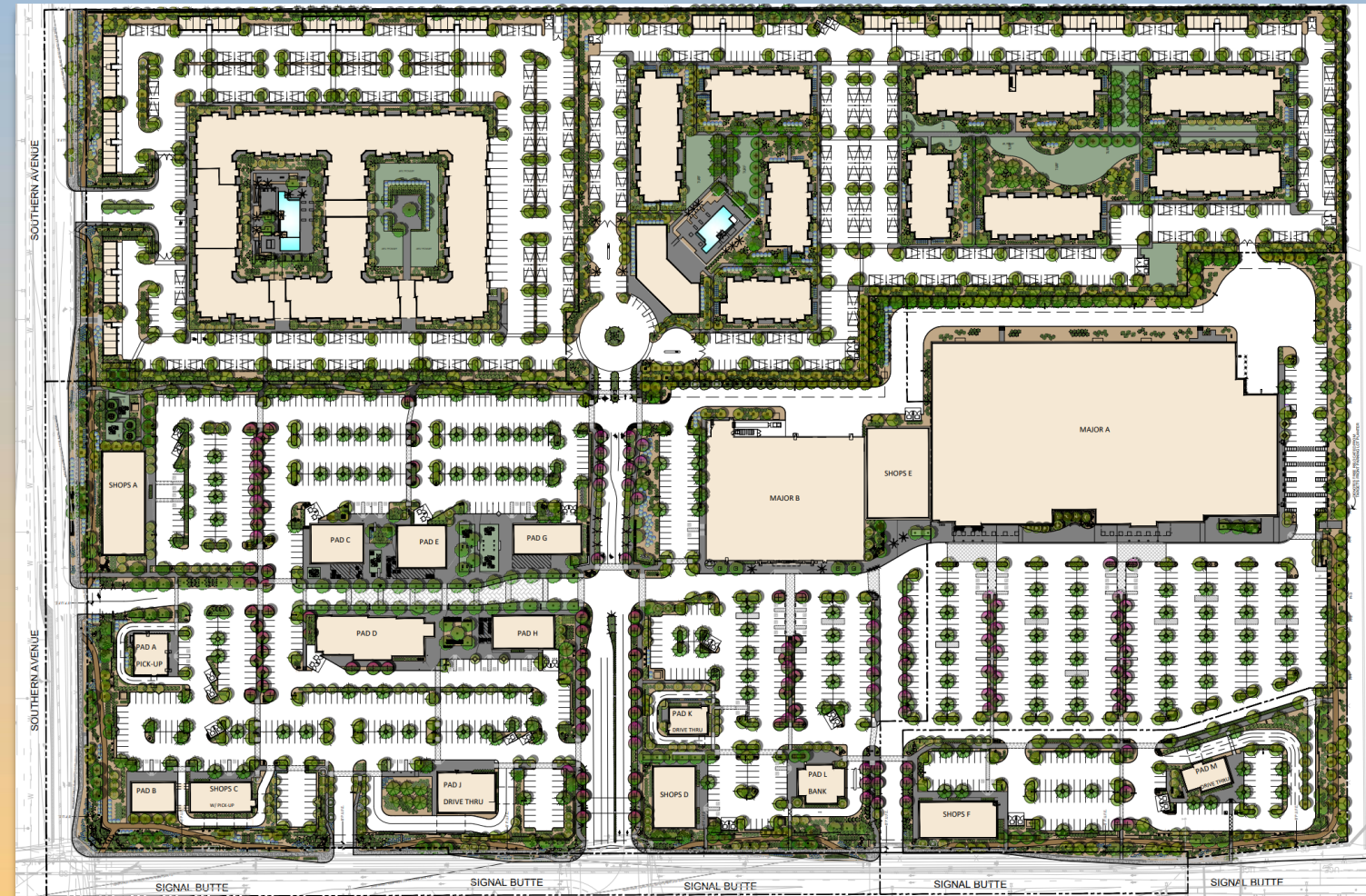
Design Guidelines

- **Architectural Features**
 - Minimum requirements per building type
 - Soffits and overhangs, shade trellises/awnings, entry statement, decorative screening, ornamental metals, etched/frosted glass, glazing, public art
- **Public Art**
 - Required for Restaurant Galley
- **Landscape Design**
 - Palette, hardscaping, outdoor amenity areas
- **Wall Design & Plan**
 - Consistent perimeter wall designs



Landscape Plan

LANDSCAPE LEGEND	
TREES	
	PROSOPIS HYBRID 'PHOENIX' -PHOENIX THORNLESS MESQUITE 24" BOX
	PISTACIA X RED PUSH PISTACHE 36" BOX
	PROSOPIS 'PHOENIX' -PHOENIX THORNLESS MESQUITE 36" BOX
	QUERCUS VIRGINIANA LIVE OAK 36" BOX (MATCHING HI-CANOPY)
	QUERCUS VIRGINIANA LIVE OAK 24" BOX (MATCHING HI-CANOPY)
	PHOENIX DACTYLIFERA DATE PALM (MATCHING) 20' T.F. DIAMOND CUT, STRAIGHT, NO AERIAL ROOTS SHOWING.
	ACACIA ANEURA MULGA (SRP/APS APPROVED) 24" BOX (MATCHING)
	CAESALPINIA CACALACO 'SMOOTHIE' CASCALOTE 24" BOX (MATCHING)
	FRAXINUS VELUTINA 'FAN-TEX' FAN-TEX ASH 24" BOX (MATCHING)





Findings

Staff is seeking your review and recommendation on the following:

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Complies with Design Review criteria

Staff recommends Approval with Conditions



DRB24-00406

Skilled Nursing Facility



Request

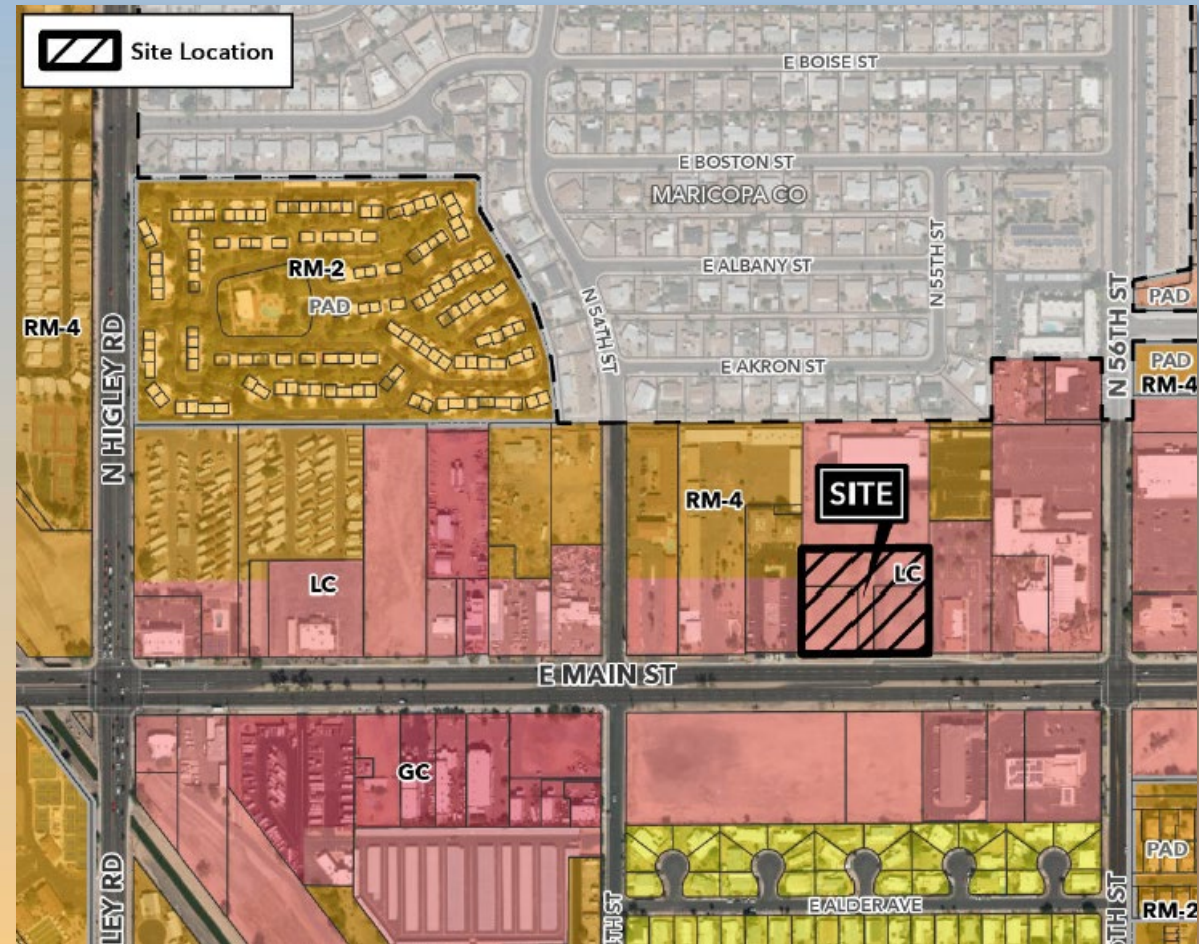
- Design Review
- To allow for a Skilled Nursing Facility





Location

- East of Higley Road
- North side of Main Street





Site Photo

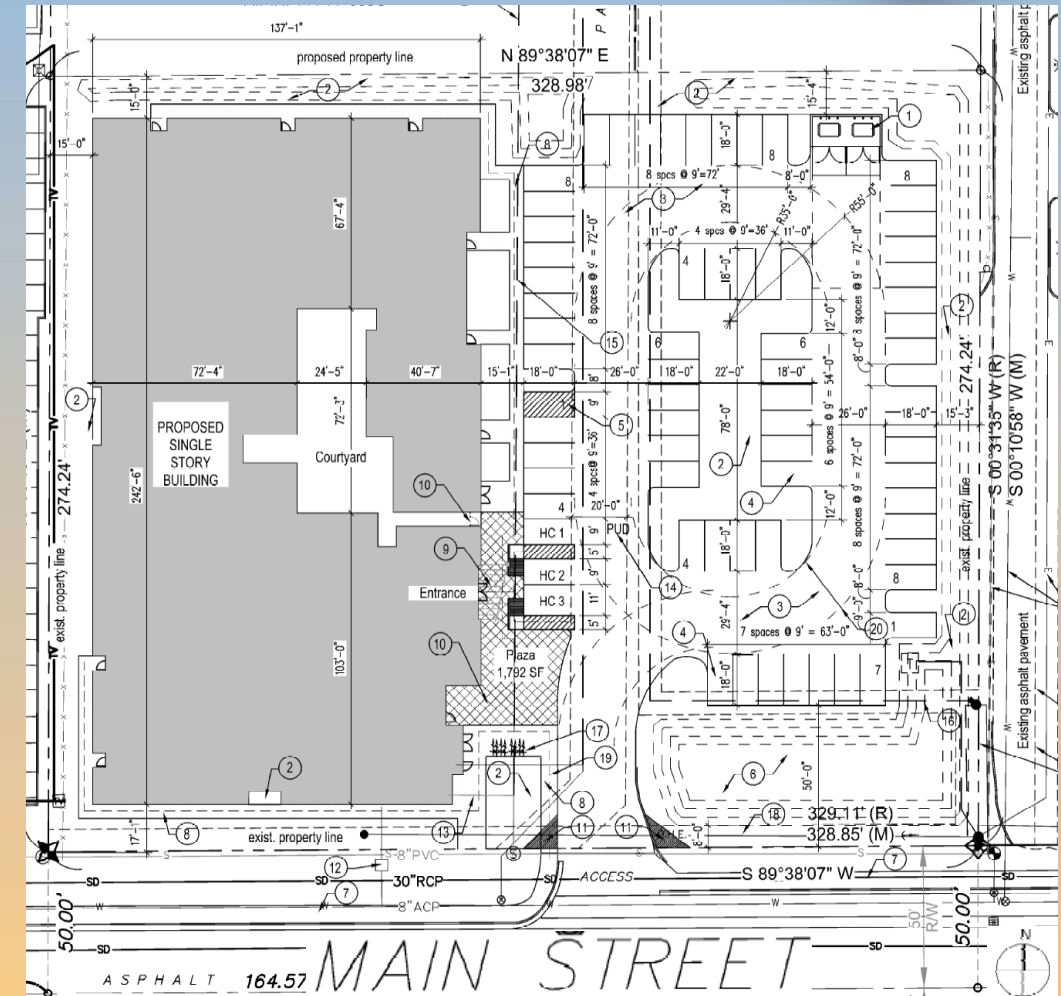


Looking north from Main Street



Site Plan

- New 29,995 sq ft building with courtyard
- Main entry on east side of building
- 84 total beds
- Parking on east half of site, with 68 parking stalls





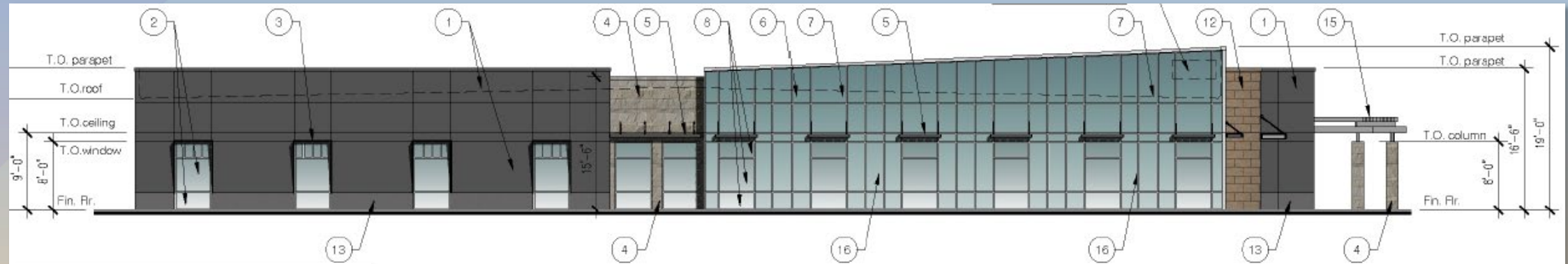
Landscape Plan

SYMBOL	BOTANICAL NAME - COMMON NAME
TREES	
	ACACIA ANEURA - MULGA TREE
	CAESALPINIA CACALACO 'SMOOTHIE' - THORNLESS CASCALOTE
	PISTACIA LENTISCUS - MASTIC TREE
	PROSOPIS HYBRID 'RIO SALADO' - THORNLESS MESQUITE
SHRUBS	
	CAESALPINIA PULCHERRIMA - RED BIRD OF PARADISE
	EREMOPHILA GLABRA SSP. CARNOSEA - WINTER BLAZE
	EREMOPHILA HYGROPHANA - BLUE BELLS
	LEUCOPHYLLUM LAEVIGATUM - CHIHUAHUA SAGE
	RUELLIA PENINSULARIS - DESERT RUELLIA
	SIMMONDSIA CHINENSIS - JOJOBA
ACCENTS	
	AGAVE AMERICANA - AMERICAN AGAVE
	AGAVE PARRYI - PARRY'S AGAVE
	BOUTELOUA GRACILIS - BLONDE AMBITION GRASS
	DASYLIRION WHEELERI - DESERT SPOON
	EUPHORBIA ANTISYPHILITICA - CANDELILLA
	MUHLENBERGIA RIGENS - DEER GRASS
GROUND COVERS	
	LANTANA X 'NEW GOLD' - NEW GOLD LANTANA
	LANTANA MONTEVIDENSIS - PURPLE TRAILING LANTANA
	DECOMPOSED GRANITE - 1" SCREENED, 2" MIN. DEPTH. COLOR 'PAINTED DESERT' BY ROCK PROS USA.

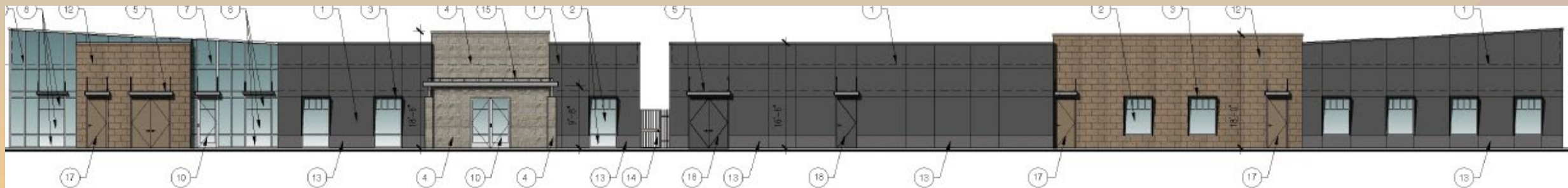




Building Elevations



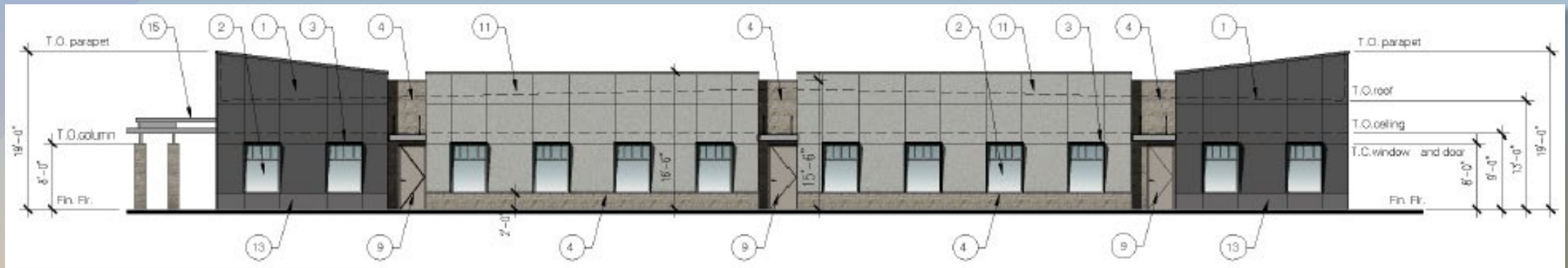
SOUTH EXTERIOR ELEVATION



EAST EXTERIOR ELEVATION



Building Elevations



NORTH EXTERIOR ELEVATION



WEST EXTERIOR ELEVATION



Site Rendering

Skilled Nursing Facility - Southeast Corner View





Site Rendering

Skilled Nursing Facility - Front Looking at the Entrance

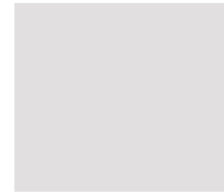




Colors and Materials



1
Aluminum Composite Panels
Alucobond
Exterior route & return system
Color: Dusty Charcoal II



2
Aluminum Windows
Clear Fixed Vision Glass
Kawneer
Color: Clear Anodized



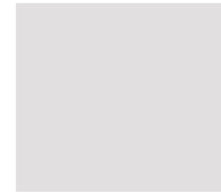
3
Metal Plade Shade Assembly
Dunn Edwards
Color: So Chic #DET 614



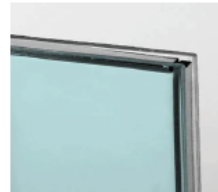
4
Stone Veener
Culture Stone
Hewn Stone
Color: Span



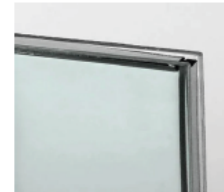
5
Metal Framed Canopy
with suspended supports
Dunn Edwards
Color: So Chic #DET 614



6
Aluminum Curtain Wall
Kawneer
Trifab Verzaglas 450
Color: Clear Anodized



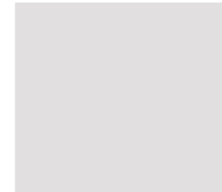
7
Spandrel Glass (Opaque) at
Curtain Wall
Vitro Architectural Glass
Performance Tinted Glass
Color: Azuria



8
Clear Vision Glass
Vitro Architectural Glass
Solarban 60 low-E
Color: Clear



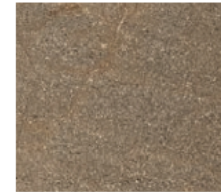
9
Exterior Door
Steel Clad Solid Core
Dunn Edwards
Color: Stieglitz Silver #DET 612



10
Exterior Storefront Door
Aluminum/Glass
Color: Clear Anodized



11
Exterior Insulating Finishing
System (EIFS)
Sto Corp.
Sto Thermo ci GPS
Color: Gray 16281 26



12
Porcelain Exterior Wall Cladding
Cladding Corporation
Ceramic 5 Porcelain Rainscreen
Size: 12"x24"
Color: Ocean Grey NE 13



13
Aluminum Composite Panel
Alucobond
Exterior route and return system
Color: Steel City Silver Mica



14
Steel Fence, Gate
Painted Steel
Dunn Edwards
Color: Stieglitz Silver #DET 612



15
Entrance Canopy
Painted Steel
Dunn Edwards
Color: Stieglitz Silver #DET 612



16
Tinted Glass (See through)
at Curtain Wall Below ceiling
Vitro Architectural Glass
Performance Tinted Glass
Color: Azuria



17
Exterior Door
Steel Clad Solid Core
Dunn Edwards
Color: Grage Halle #DET 695



18
Exterior Door
Steel Clad Solid Core
Dunn Edwards
Color: Sheet Metal #DE6356



Findings

Staff is seeking your review and recommendation on the following:

- ✓ Proposed building elevations and landscape design

Staff welcomes any feedback



DRB24-00813

Hawaiian Bros



Request

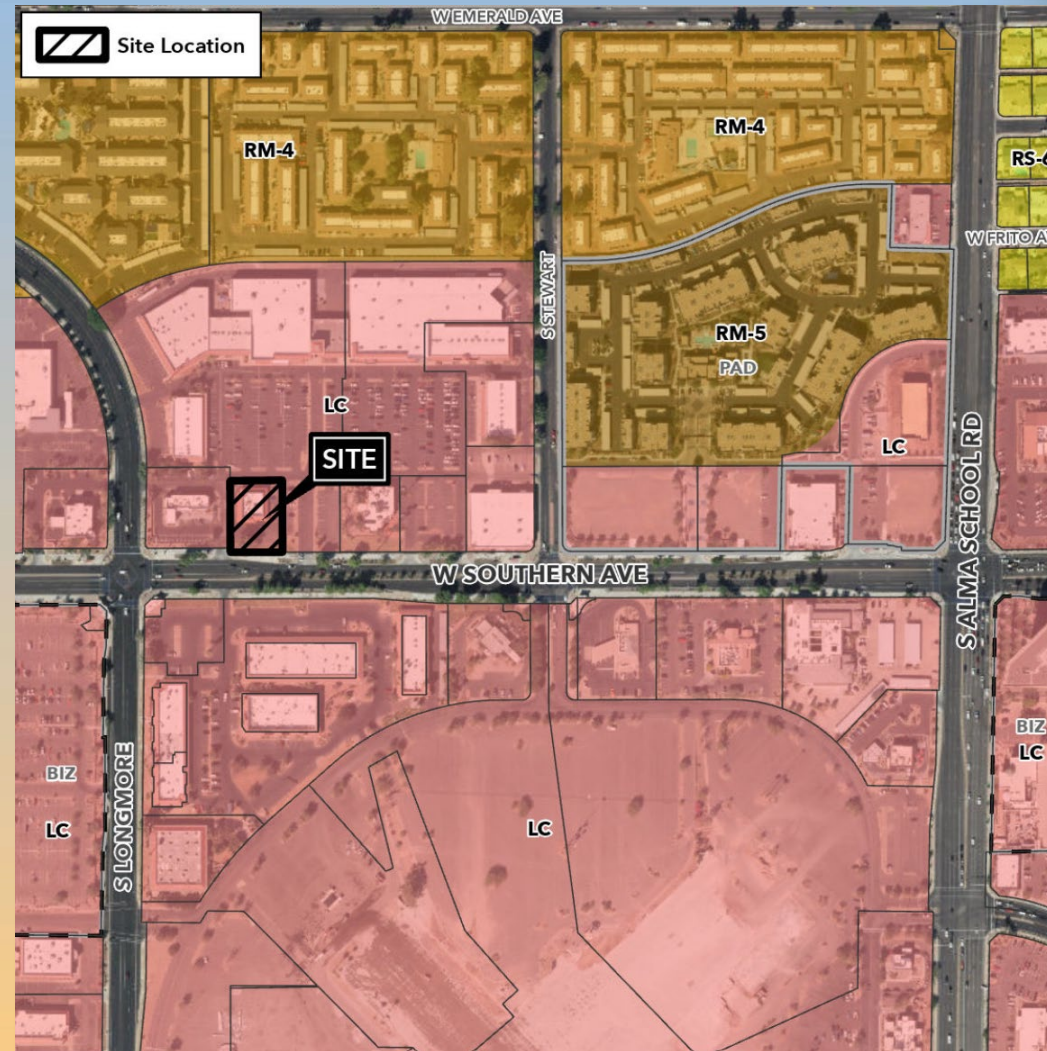
- Design Review
- For a Limited-Service Restaurant with Drive-Thru Facilities





Location

- North of Southern Avenue
- West of Alma School Road





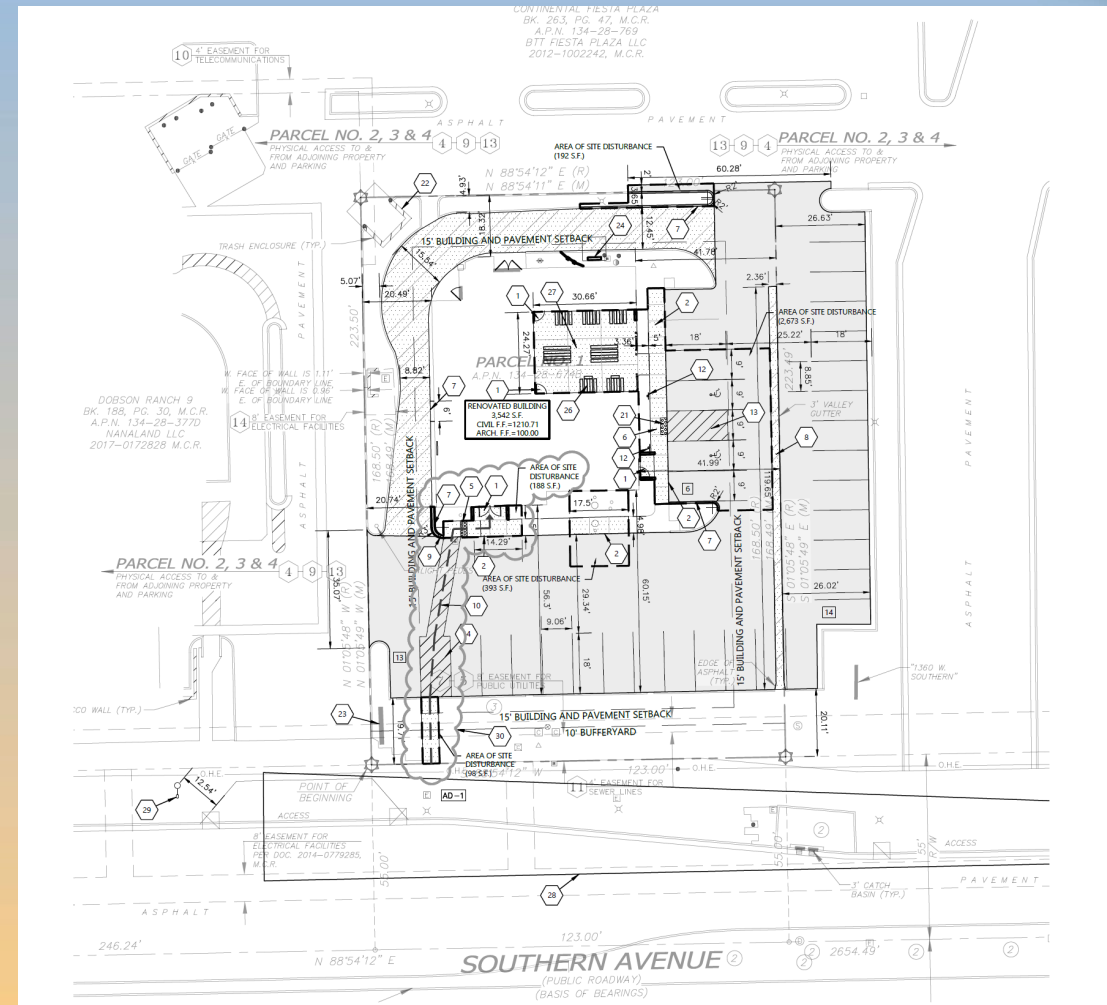
Site Photo



Looking north from Southern Avenue



- 3,542 sq. ft. building
- 757 sq. ft. outdoor patio
- 33 parking spaces

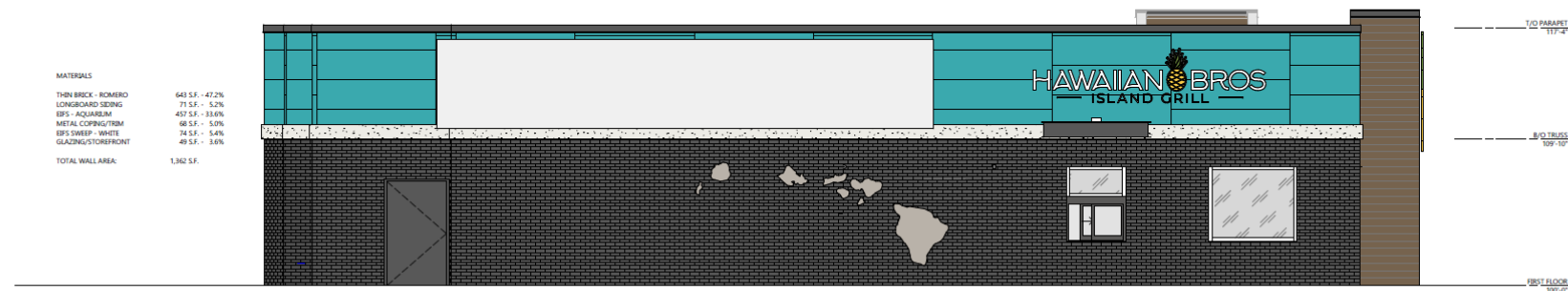




Elevations



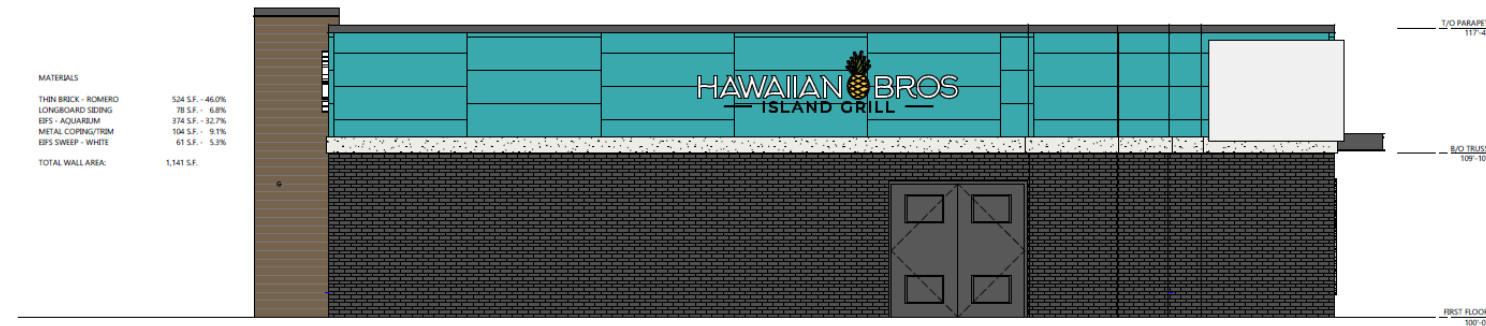
EAST ELEVATION
SCALE: 1/4" = 1'-0"



**(MCDONALDS)
WEST ELEVATION**
SCALE: 1/4" = 1'-0"

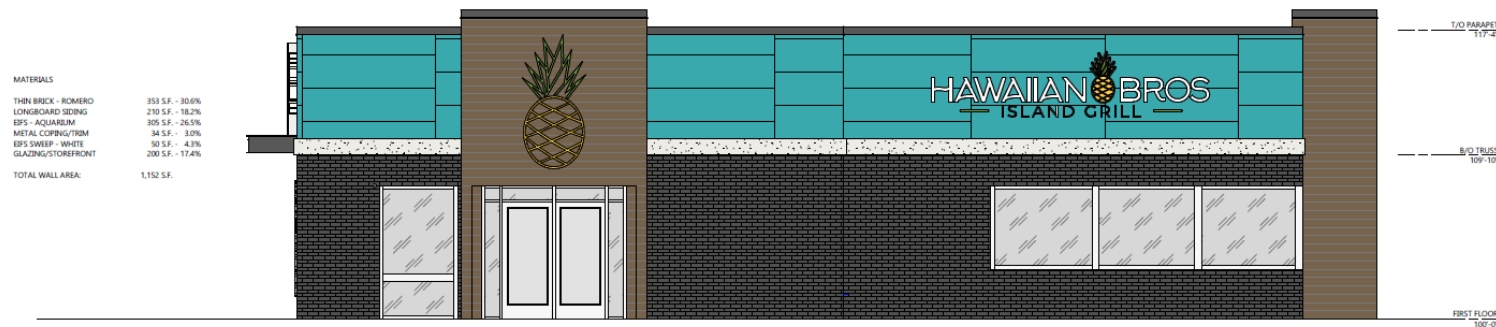


Elevations



NORTH ELEVATION

SCALE: 1/4" = 1'-0"



(W SOUTHERN AVE)

SOUTH ELEVATION

SCALE: 1/4" = 1'-0"



Color and Material Board

BUILDING MATERIALS

THIN BRICK VENEER
MFR: GLEN GERY
COLOR: ROMERO

THIN BRICK VENEER
MFR: GLEN GERY
COLOR: ASPEN WHITE

EIFS
MFR: STOCAS
COLOR: PAINTED SW6767 AQUARIUM

6" V-GROOVE SIDING
MFR: LONGBOARD
COLOR: DARK NATIONAL WALNUT

PAINT COLORS

PAINT
COLOR: SW7674 PEPPERCORN
LOCATION: METAL STRUCTURE

PAINT
COLOR: SW7674 PEPPERCORN
LOCATION: METAL COPING

EXCEL
ARCHITECTS • ENGINEERS • SURVEYORS

HAWAIIAN BROS
1440 WEST SOUTHERN AVE.
MESA, AZ 85202



Renderings





Renderings





Alternative Compliance

- ✓ MZO Section 11-6-3-B.5(F) *Materials and Colors*: Accent colors shall cover no more than five percent (5%) of street-facing facades.



Findings

Staff is seeking your review and recommendation on the following:

- ✓ Proposed building elevations
- ✓ Alternative compliance for building materials

Staff welcomes any feedback



DRB24-00823

The Nox



Request

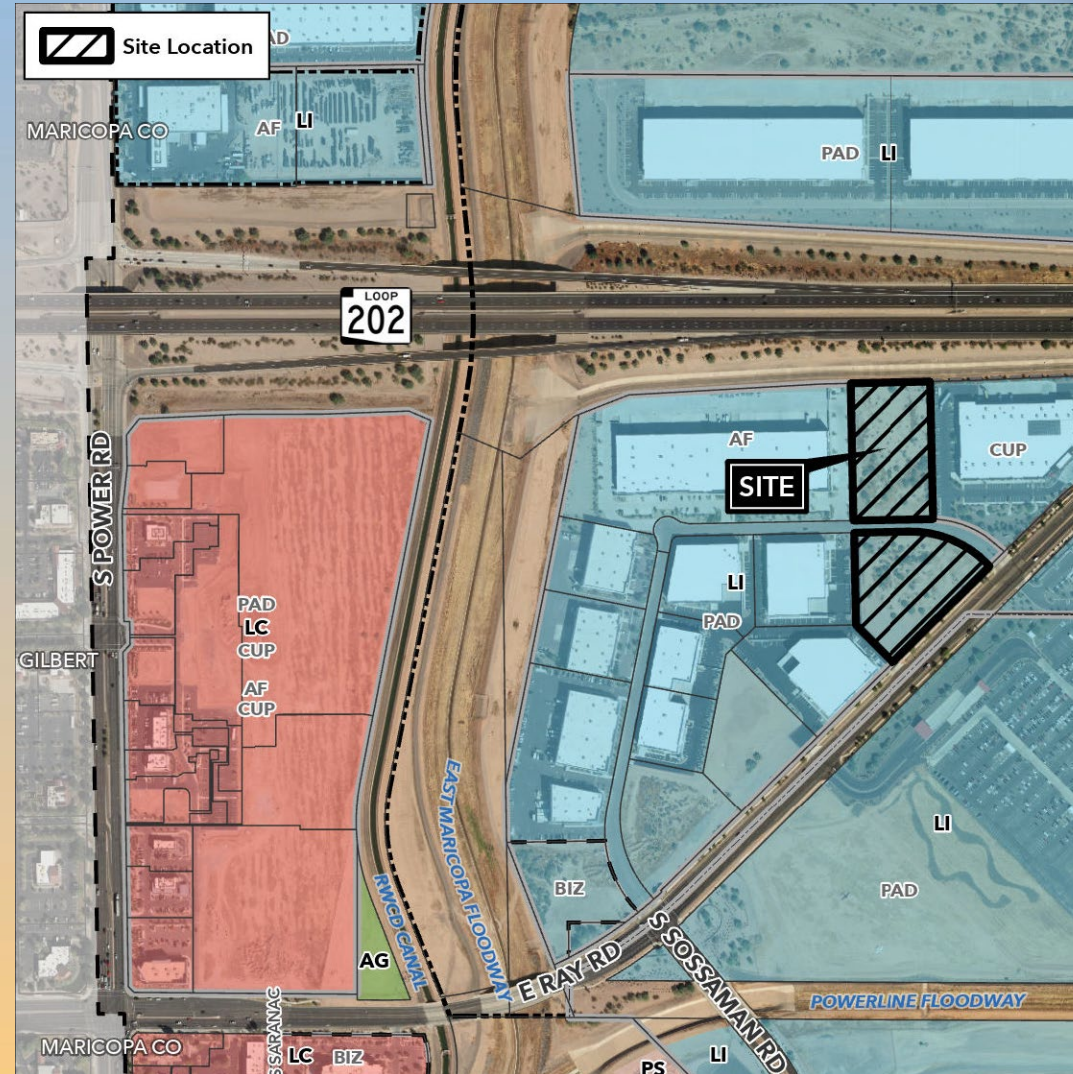
- Design Review
- To allow for a Large Scale Commercial Recreation Use
 - Concert Venue





Location

- East of Power Road
- North side of Ray Road





Site Photo

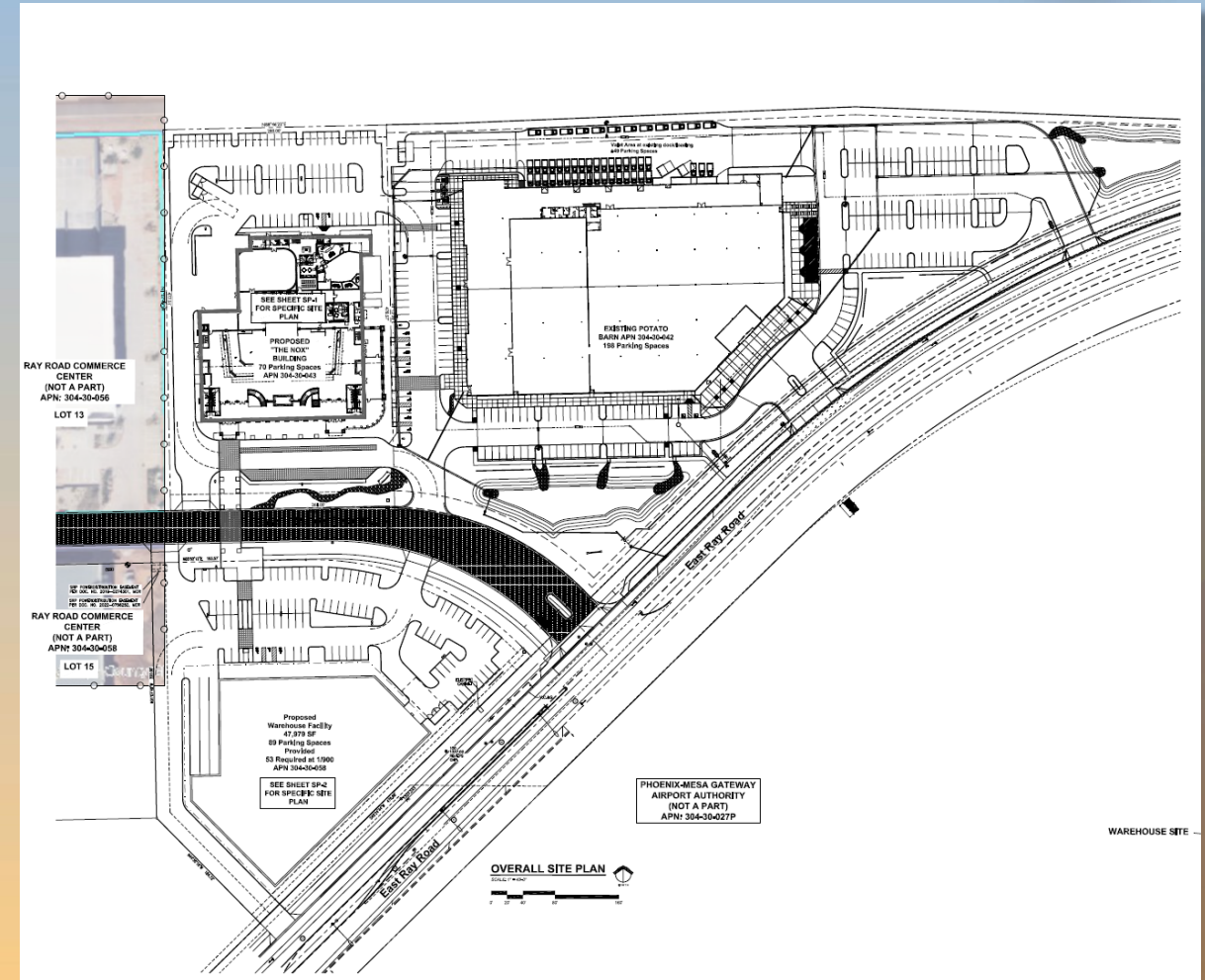


Looking north from Seaver Avenue



Site Plan

- Large Scale Concert Venue
- Vehicular access to the site is provided from a Shared access from Seaver Avenue
- 406 parking spaces provided via shared parking agreement





Landscape Plan

PLANT LEGEND

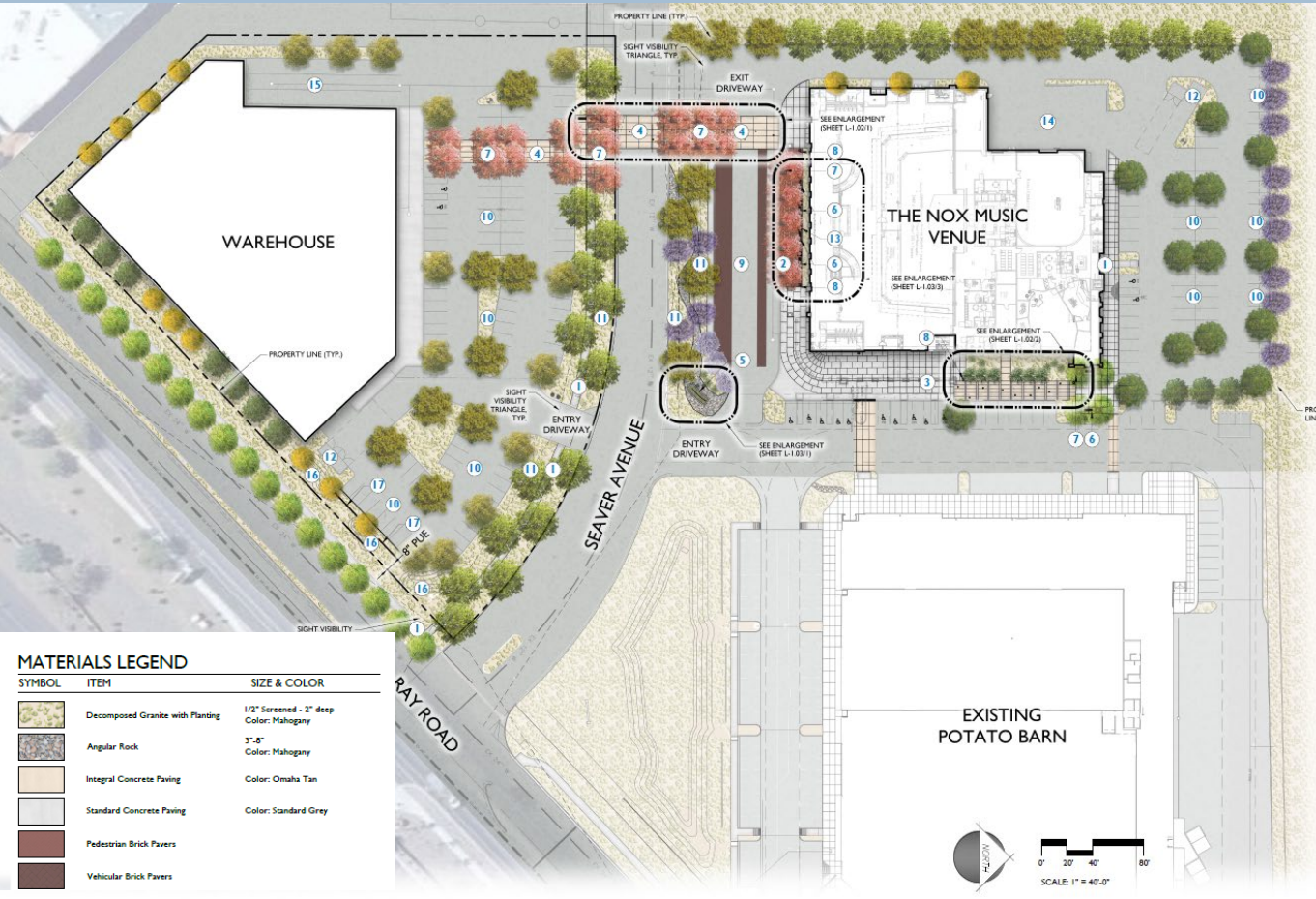
SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE
TREES			
	<i>Acacia farnesiana</i>	Sweet Acacia	24" Box
	<i>Acacia salicina</i>	Willow Acacia	24" Box
	<i>Bauhinia lunaroides</i>	Anacacho Orchid Tree	24" Box
	<i>Bauhinia purpurea</i>	Purple Orchid Tree	24" Box
	<i>Caesalpinia catalpa 'Smoothie'</i>	Thornless Catalpa	24" Box
	<i>Fraxinus velutina 'Fan Tex'</i>	Fan Tex Ash	24" Box
	<i>Olea europaea 'Swan Hill'</i>	'Swan Hill' Olive	24" Box
	<i>Pistacia x 'Red Push'</i>	Red Push Pistache	36" Box
	<i>Phoenix roebelenii</i>	Pygmy Palm	24" Box
	<i>Quercus virginiana</i>	Cathedral Live Oak	36" Box
	<i>Ulmus parvifolia</i>	Chinese Evergreen Elm	24" Box
	<i>Vitex agnus-castus</i>	Chaste Tree	24" Box

SHRUBS/ACCENTS

SYMBOL	COMMON NAME	SIZE
	Twinn Flowered Agave	5 Gal
	Medicinal Aloe	5 Gal
	Blonde Ambition	5 Gal
	Bougainvillea Vine	5 Gal
	Red Bird of Paradise	5 Gal
	'Valentine' Emu Bush	5 Gal
	San Marcus Hibiscus	5 Gal
	Brakefinger Red Yucca	5 Gal
	Mexican Honeysuckle	5 Gal
	Rio Bravo Sage	5 Gal
	'Regal Mist' Muhly	5 Gal
	Lady's Slipper	5 Gal
	Cape Plumbago	5 Gal
	Mexican Petunia	5 Gal
	Sparky Tacoma	5 Gal

GROUNDCOVERS

SYMBOL	COMMON NAME	SIZE
	Trailing Purple Lantana	1 Gal
	New Gold Lantana	1 Gal
	Yellow Dot	1 Gal
	Katie Ruella	1 Gal
	Dwarf Elephant Food	5 Gal



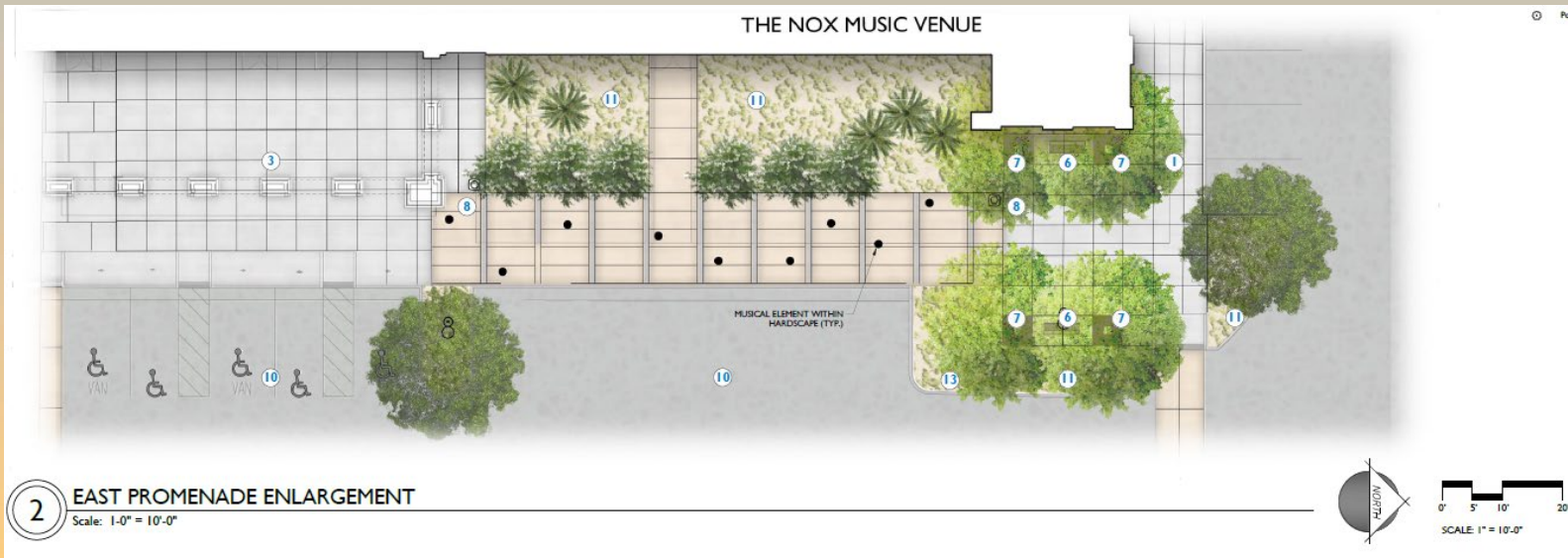
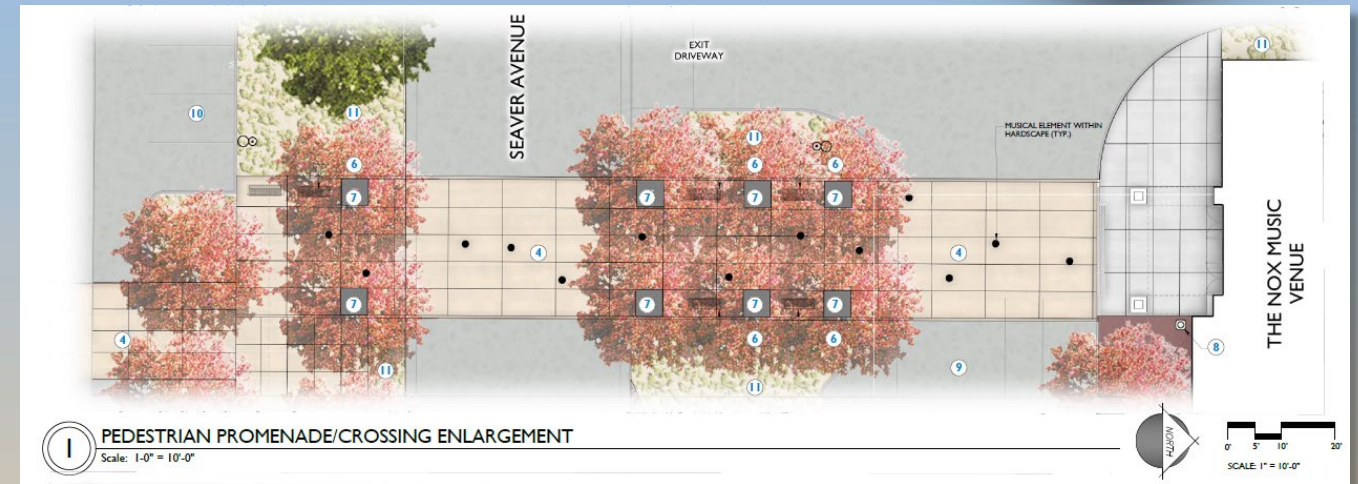
MATERIALS LEGEND

SYMBOL	ITEM	SIZE & COLOR
	Decomposed Granite with Planting	1/2" Screened - 2" deep Color: Mahogany
	Angular Rock	3"-8" Color: Mahogany
	Integral Concrete Paving	Color: Omaha Tan
	Standard Concrete Paving	Color: Standard Grey
	Pedestrian Brick Pavers	
	Vehicular Brick Pavers	



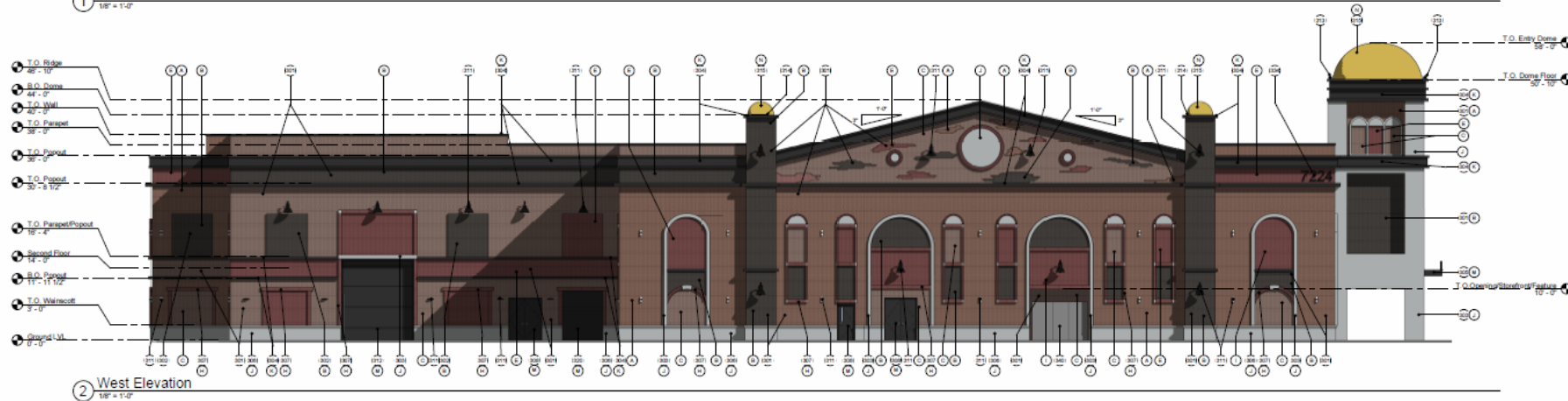
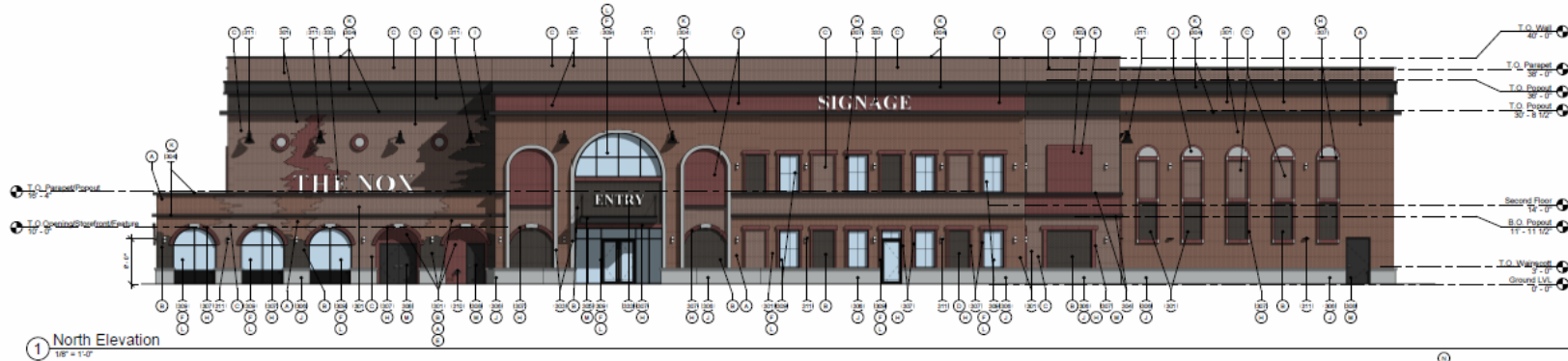


Landscape Plan



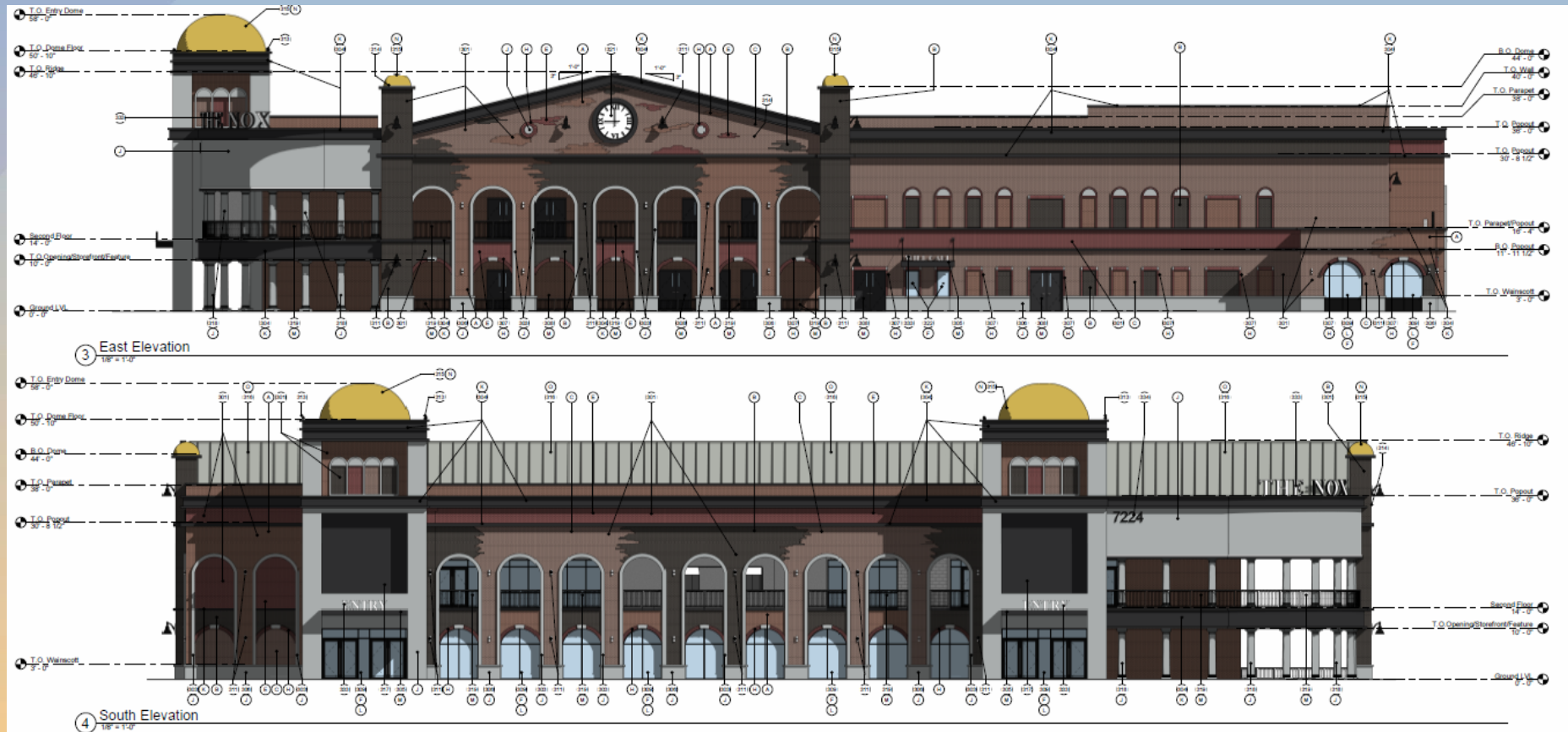


Building Elevations





Building Elevations





Site Rendering





Site Rendering





Site Rendering





Site Rendering





Colors and Materials





Alternative Compliance

- ✓ Materials. Facades shall incorporate at least 3 different materials
- ✓ Materials. No more than 50% of the façade may be covered with one single material



Findings

Staff is seeking your review and recommendation on the following:

- ✓ Proposed building elevations and landscape design
- ✓ Alternative Compliance for building materials

Staff welcomes any feedback



DRB24-00860

McDonald's – Power and Elliot



Request

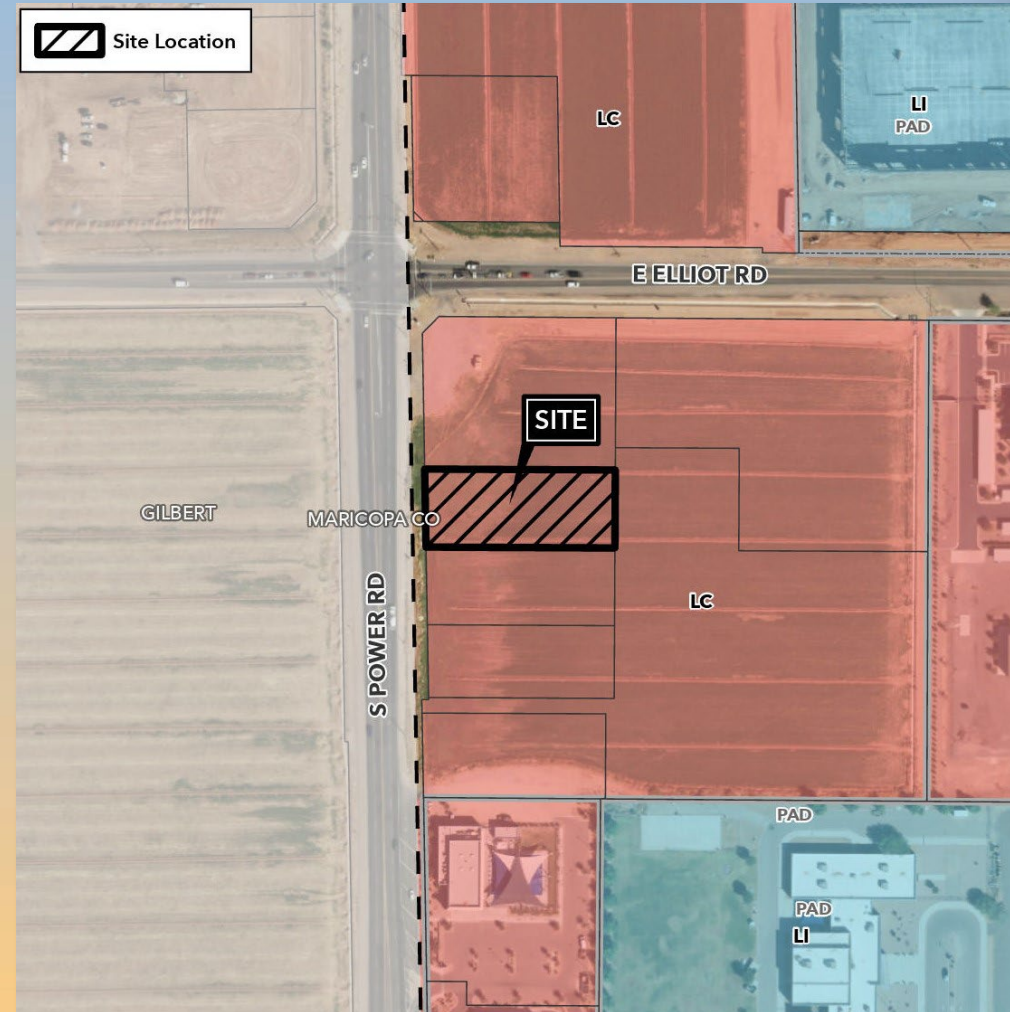
- Design Review
- For a Limited-Service Restaurant with Drive-Thru facilities





Location

- South of Elliot Road
- East of Power Road





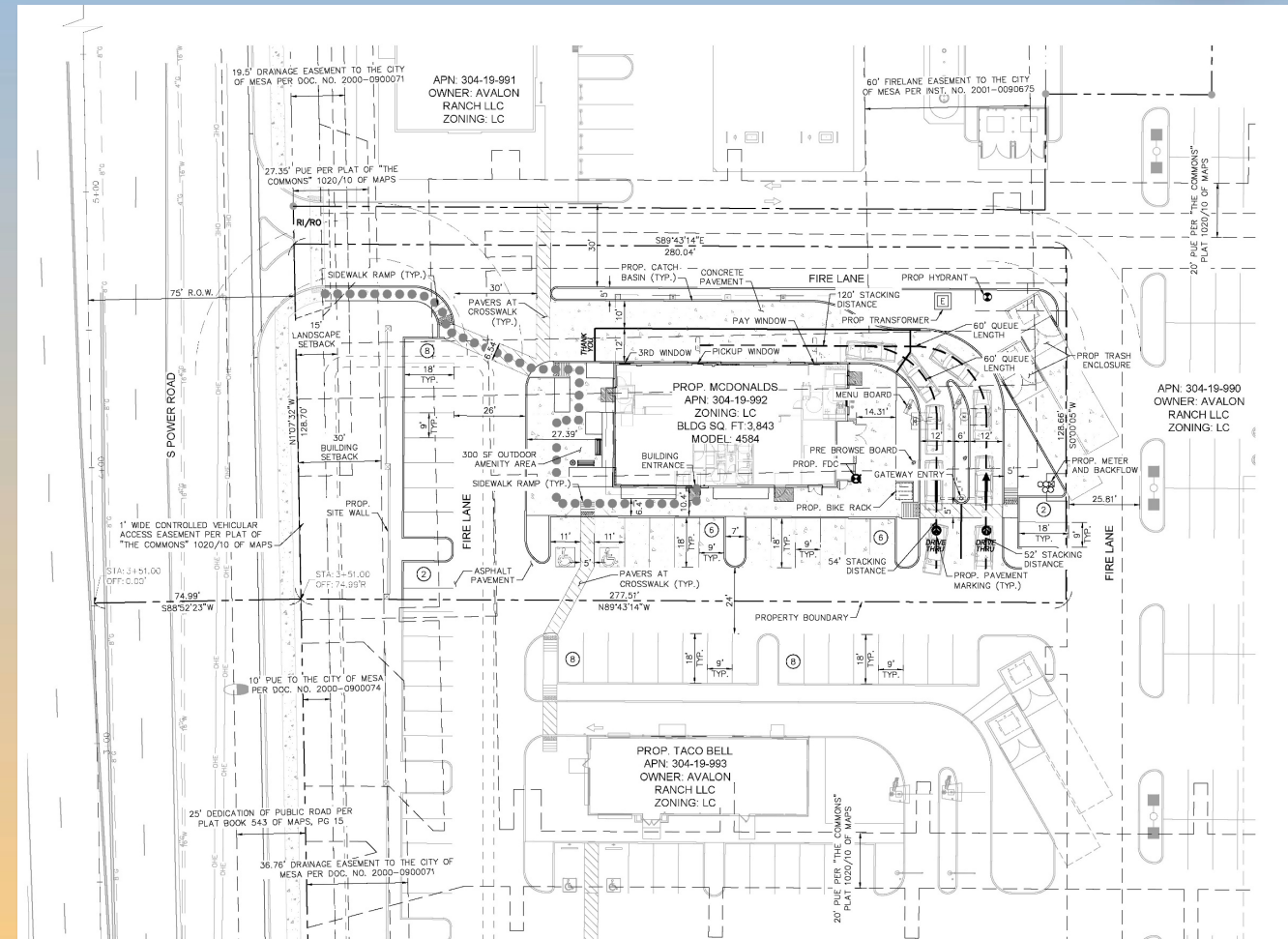
Site Photo



Looking east from Power Road

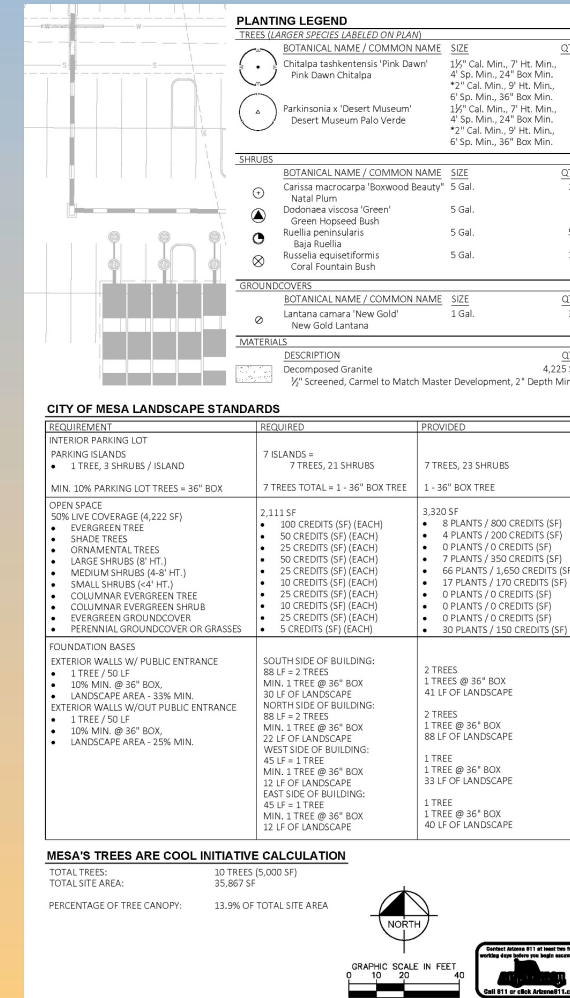
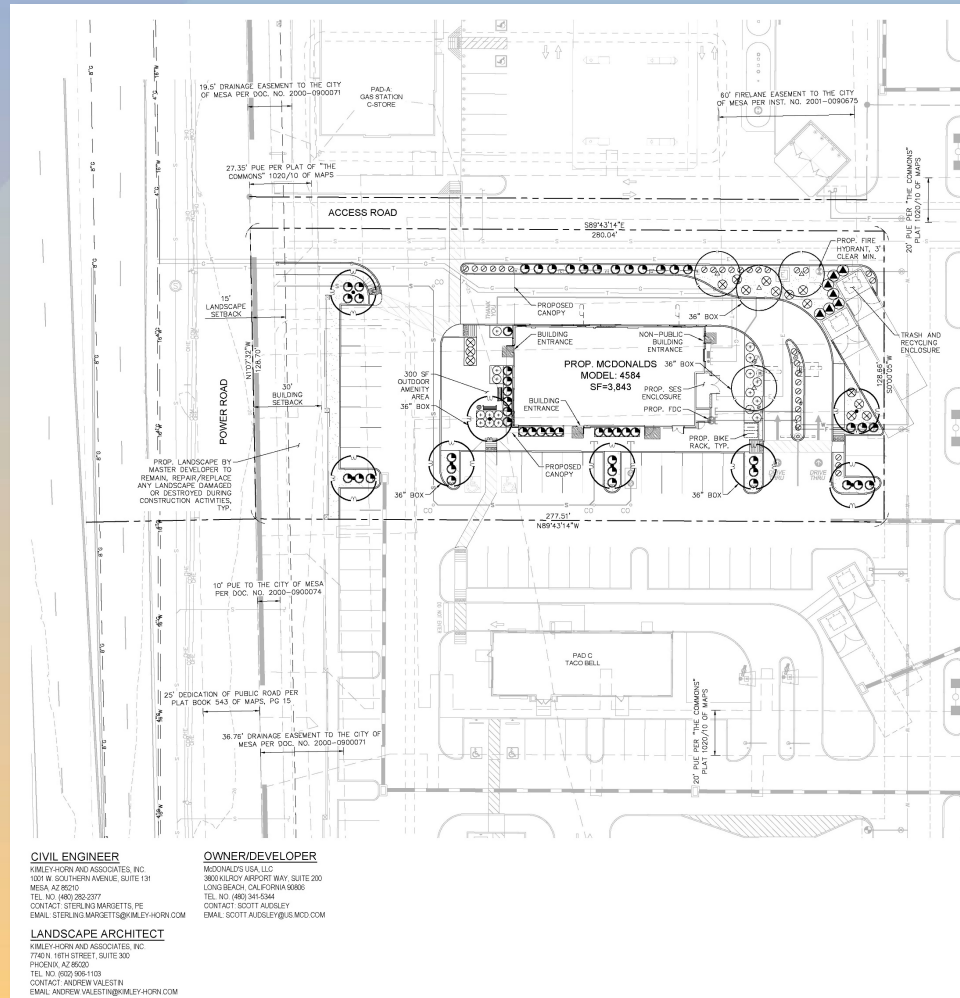


- 3,843 sq. ft. building
- 300 sq. ft. amenity area
- 38 parking spaces















Landscape Plan





Elevations

COLOR / MATERIAL LEGEND

	STUCCO SHERWIN WILLIAMS COLOR: SW 7504 "KEYSTONE GRAY" TO MATCH ALDI		PREFINISHED METAL FASCIA COLOR: RAL 7022
	CMU WAINSCOT: SPEC. BRICK "GARDNER BLEND" TO MATCH ALDI		CANOPY/ ALPOLIC METAL PANEL COLOR: SW IRON ORE (SW 7069)
	ALUMINUM COMPOSITE PANELS OMEGA-LITE BY LAMINATORS, INC. COLOR: BRIGHT SILVER TO MATCH ALDI		ALUMINUM CANOPY COLOR: WHITE
	NICHIA FIBER CEMENT EXTERIOR SIDING COLOR: VINTAGEWOOD - BARK TO MATCH ALDI		McD SIGN /UNDERSCORE COLOR: GOLD
	CMU TRIM DUNN EDWARDS DE 6213 "FINE GRAIN"		ALUMINUM DOOR/ WINDOW FRAME COLOR: DARK BRONZE



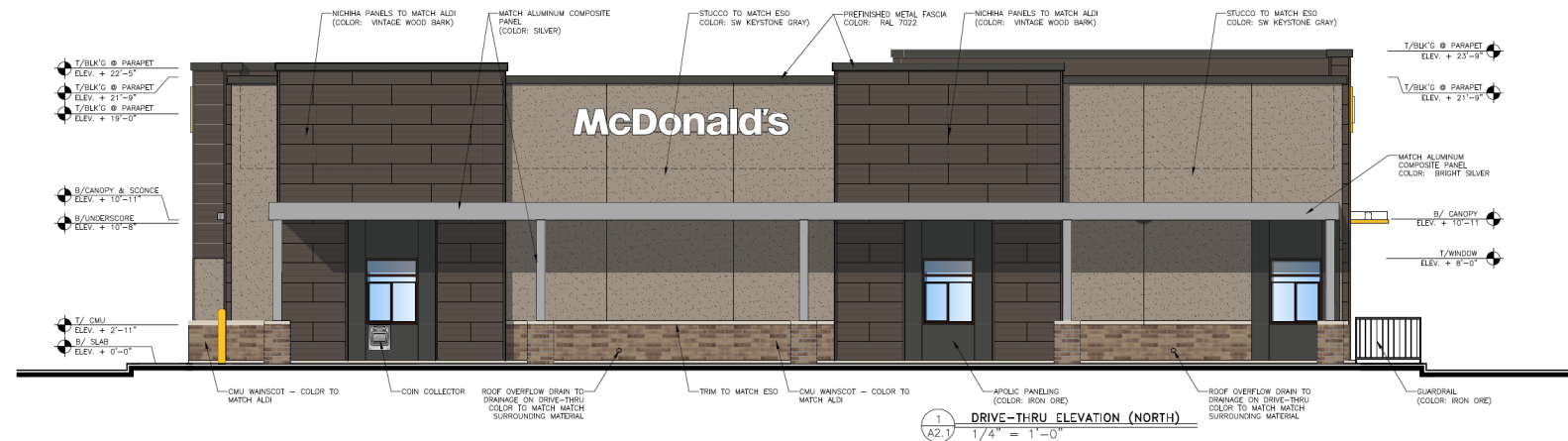
1 FRONT ELEVATION (WEST)
1/4" = 1'-0"



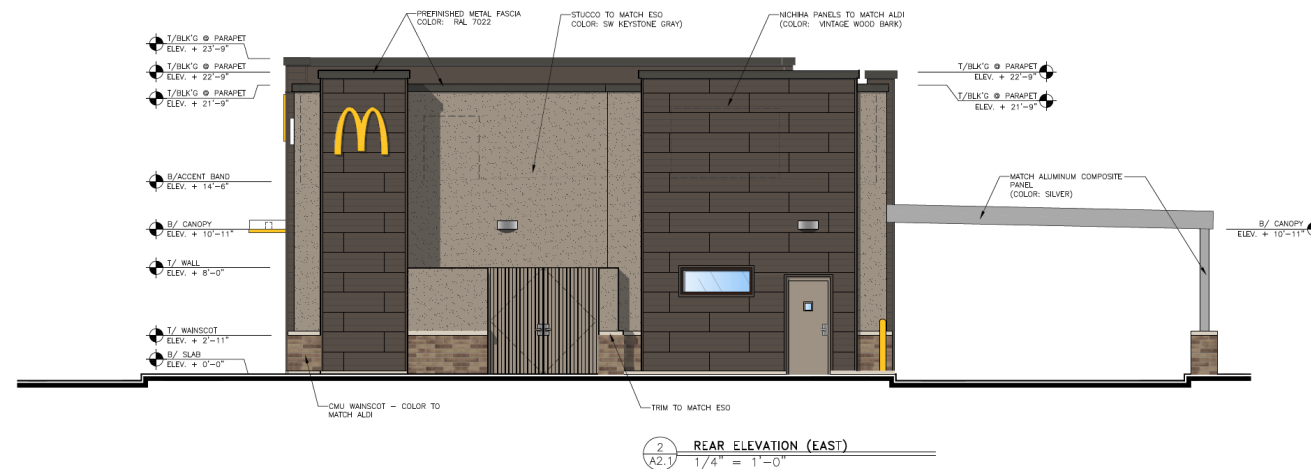
2 NON-DRIVE-THRU ELEVATION (SOUTH)
1/4" = 1'-0"



Elevations



ALL ROOFTOP EQUIPMENT SHALL BE FULLY SCREENED BY PARAPET WALL.



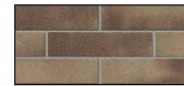


Color and Material Board

COLOR / MATERIAL LEGEND



STUCCO
SHERWIN WILLIAMS
COLOR: SW 7504 "KEYSTONE GRAY"
TO MATCH ALDI



CMU WAINSCOT:
SPEC BRICK "GARDNER BLEND"
TO MATCH ALDI



ALUMINUM COMPOSITE PANELS
OMEGA-LITE BY LAMINATORS, INC.
COLOR: BRIGHT SILVER
TO MATCH ALDI



NICHIHA FIBER CEMENT
EXTERIOR SIDING
COLOR: VINTAGEWOOD — BARK
TO MATCH ALDI



CMU TRIM
DUNN EDWARDS
DE 6213 "FINE GRAIN"



PREFINISHED METAL FASCIA
COLOR: RAL 7022



CANOPY/ ALPOLIC METAL PANEL
COLOR: SW IRON ORE (SW 7069)



ALUMINUM CANOPY
COLOR: WHITE



McD SIGN /UNDERSCORE
COLOR: GOLD



ALUMINUM DOOR/ WINDOW FRAME
COLOR: DARK BRONZE



Rendering





Findings

Staff is seeking your review and recommendation on the following:

- ✓ Proposed building elevations and landscape plan

Staff welcomes any feedback



DRB24-00921

Marriot StudioRes

Power Road

Josh Grandlienard, Senior Planner

December 10, 2024



Request

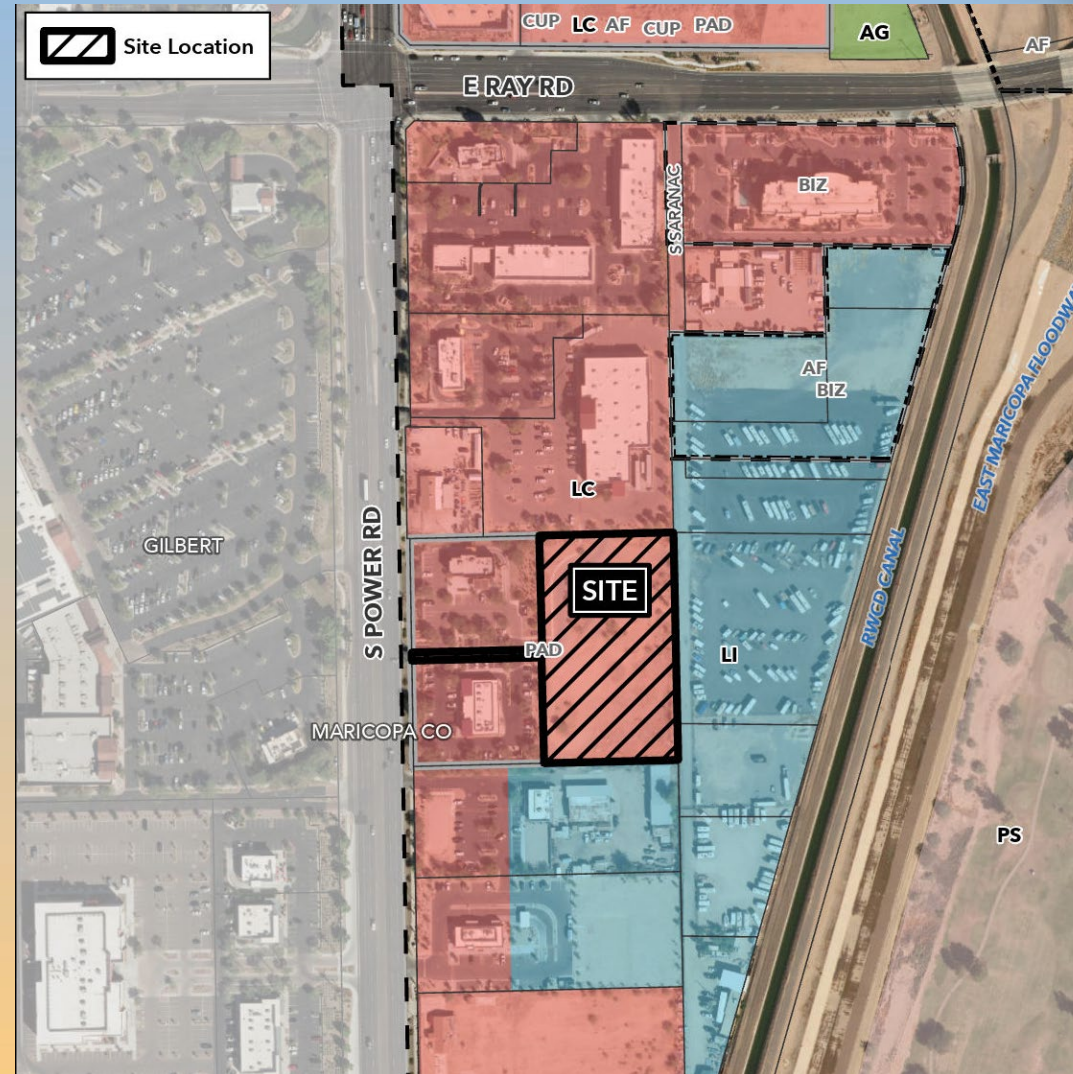
- Design Review
- To allow for a Hotel





Location

- East side of Power Road
- South of Ray Road





Site Photo

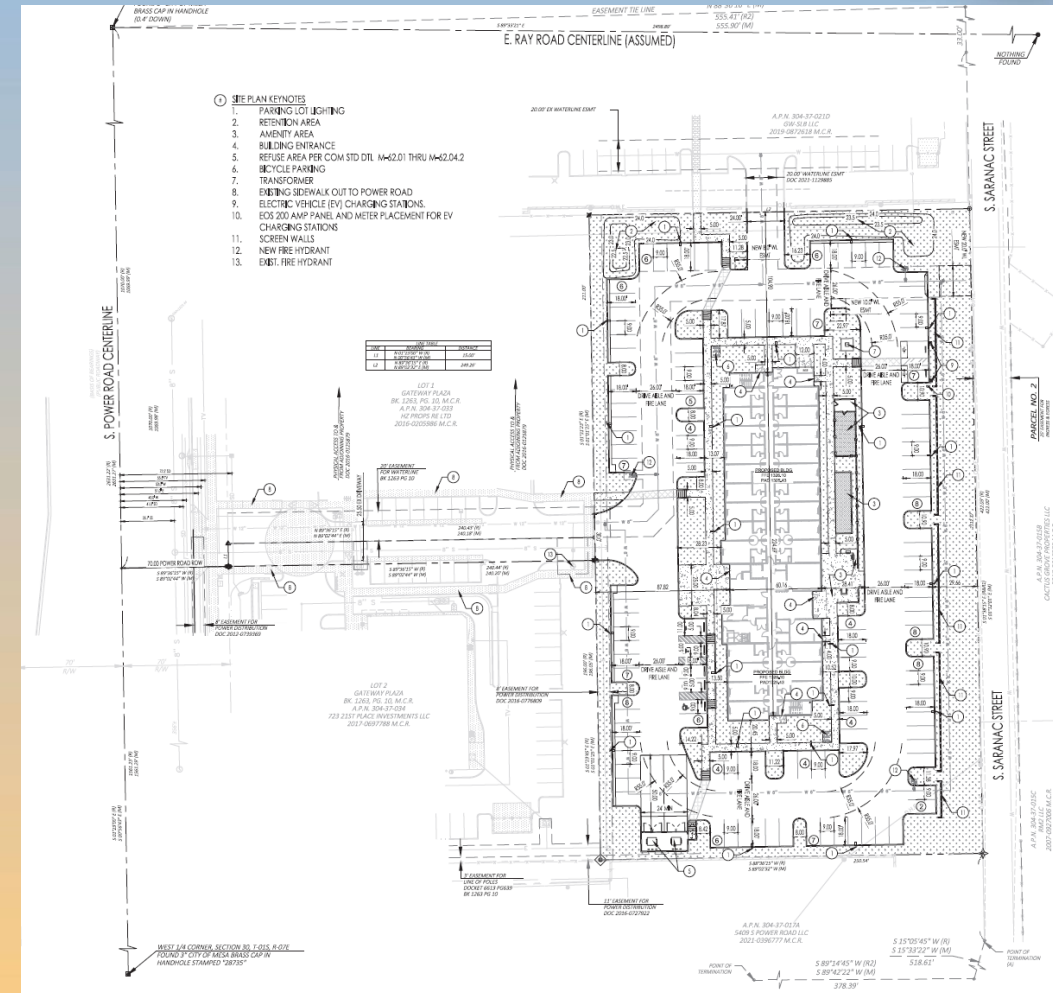


Looking east from Power Road



Site Plan

- 124 Room Hotel
- Vehicular access to the site is provided from a Shared access from Power Road
- 124 parking spaces provided

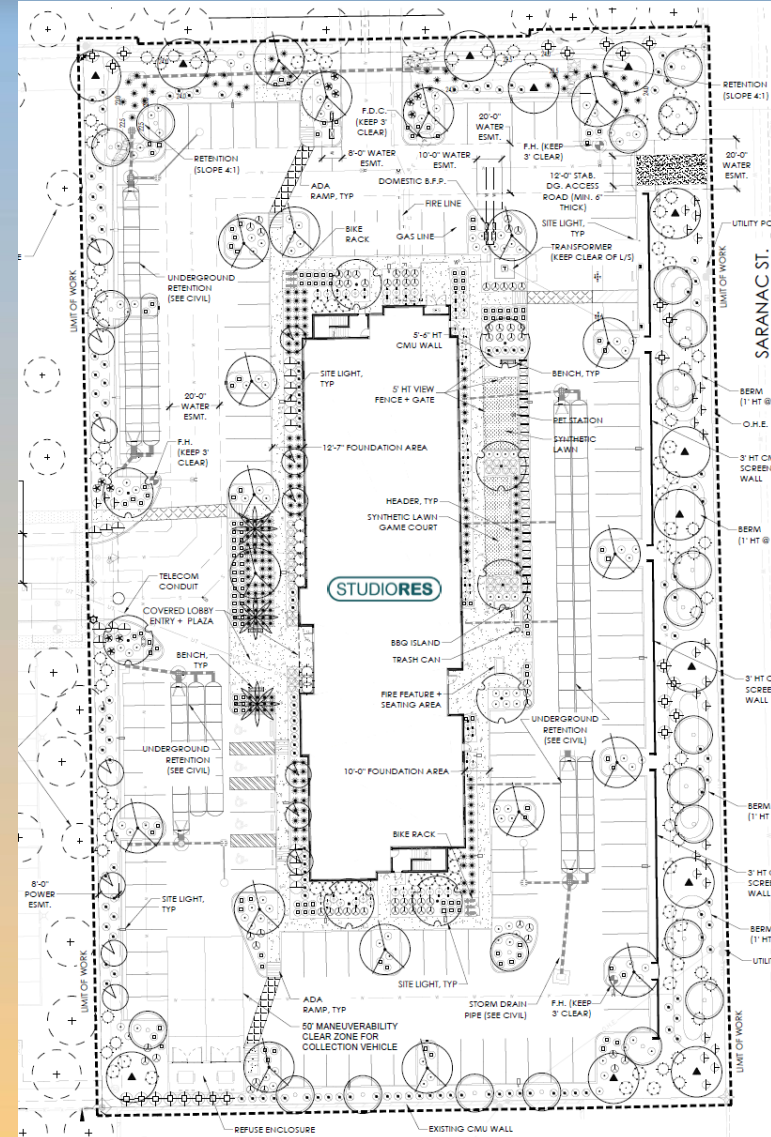




Landscape Plan

PLANT SCHEDULE

EXISTING VEGETATION	SIZE / REMARKS	QTY
EXISTING TREE (VARIOUS SPECIES)	PRESERVE IN PLACE	PER PLAN
TREES	SIZE / REMARKS	QTY
ACACIA SALICINA	36" BOX, STANDARD TRUNK, MATCHED	23
CAESALPINIA MEXICANA	24" BOX, LOW BREAK, MATCHED	13
ULMUS PARVIFOLIA TRUE GREEN	24" BOX, STANDARD TRUNK, MATCHED	20
PHOENIX DACTYLIFERA	15" HT. TO BASE, DIAMOND CUT, MATCHED	3
PROSOPIS SEEDLESS HYB 'AZT'	24" BOX, LOW BREAK, MATCHED	13
QUERCUS VIRGINIANA 'CATHEDRAL'	36" BOX, STANDARD TRUNK, MATCHED	9
ACCENTS + VINES	SIZE	QTY
DASYLIRION WHEELERI	5 GAL	12
HEPERALOE FULFIFERA	5 GAL	67
HEPERALOE PARVIFLORA	5 GAL	67
MUHLENBERGIA RIGENS	5 GAL	206
SHRUBS		
CALLISTEMON CITRINUS 'LITTLE JOHN'	5 GAL	63
DODONAEA VISCOSA	5 GAL	24
EREMOPHILA GLABRA	5 GAL	28
LEUCOPHYLLUM LAEVIGATUM	5 GAL	29
LEUCOPHYLLUM LANGMANIAE	5 GAL	121
NERIUM OLEANDER 'P. PINK'	5 GAL	137
TECOMA STANS 'GOLD STAR'	5 GAL	44
GROUND COVER		
EREMOPHILA GLABRA 'M. GOLD'	1 GAL	17
LAETANIA 'NEW GOLD'	1 GAL	156
LAETANIA 'DALLAS RED'	1 GAL	35
INERT MATERIALS		
D.G. DECOMPOSED GRANITE 'PAINTED DESERT' (ROCK PROS USA)	1/2" SCREENED, 2" MIN DEPTH	PER PLAN
SYNTHETIC LAWN	ROLLS	(+/-) 802 S.F.





Landscape Plan

PLANT SCHEDULE			
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EXISTING TREE (VARIOUS SPECIES)	PRESERVE IN PLACE	PER PLAN	
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INERT MATERIALS			
DECOMPOSED GRAHTE 'PAINTED DESERT' (ROCK PROS USA)	1/2" SCREENED, 2" MIN DEPTH	PER PLAN	
SYNTHETIC LAWN	ROLLS	(+/-) 802 S.F.	
SOUTHWEST GREENS OR EQUAL			





Building Elevations



01-FRONT

West

WOODTONE – 1.84%

STUCCO – 32.90%

LAP SIDING – 32.90%



02-SIDE

North

STUCCO – 44.64%

LAP SIDING – 45.99%

TOTAL – 2,370sf



Building Elevations



03-BACK

East

LAP SIDING – 50%

STUCCO – 20.25%

TOTAL – 10,146sf



04-SIDE

South

STUCCO – 44.73%

LAP SIDING – 47.85%

TOTAL – 2,370sf



Site Rendering





Site Rendering

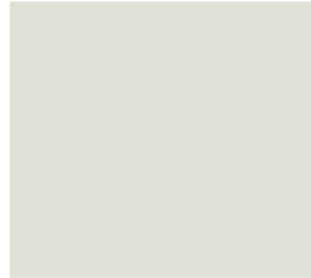




Colors and Materials

EXTERIOR MATERIALS

STUCCO



COLOR: ARCTIC WHITE

HARDIEPLANK LAP SIDING



COLOR: COBBLE STONE

WOOD



WOODTONE - RUSTIC SERIES
SUMMER WHEAT

TRIM / P-TAC



COLOR: BLACK



Alternative Compliance

- ✓ Materials. Facades shall incorporate at least 3 different materials



Findings

Staff is seeking your review and recommendation on the following:

- ✓ Proposed building elevations and landscape design
- ✓ Alternative Compliance for building materials

Staff welcomes any feedback



DRB24-01010

Medina Station Freeway Landmark Monument

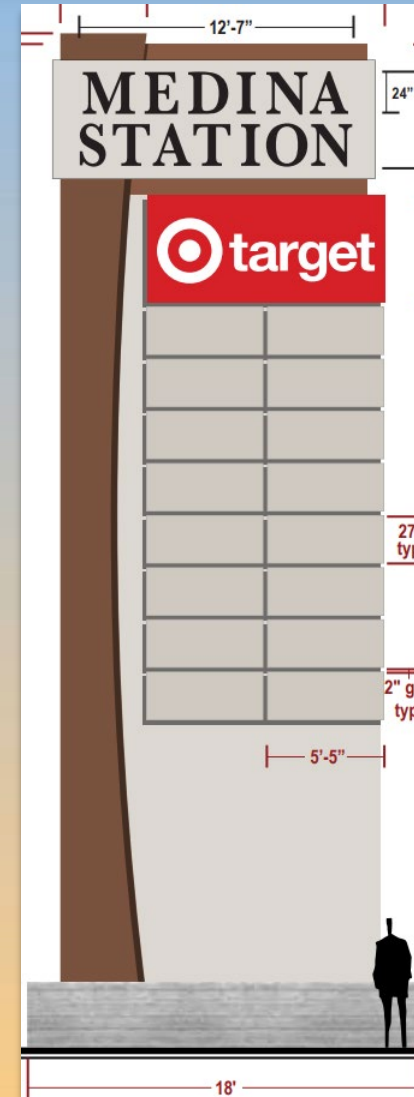
Cassidy Welch, Senior Planner

December 10, 2024



Request

- Design Review
- Freeway Landmark Monument (FLM)





Location

- South of Southern Avenue
- East of Signal Butte Road
- North of US-60 Freeway





Site Photos

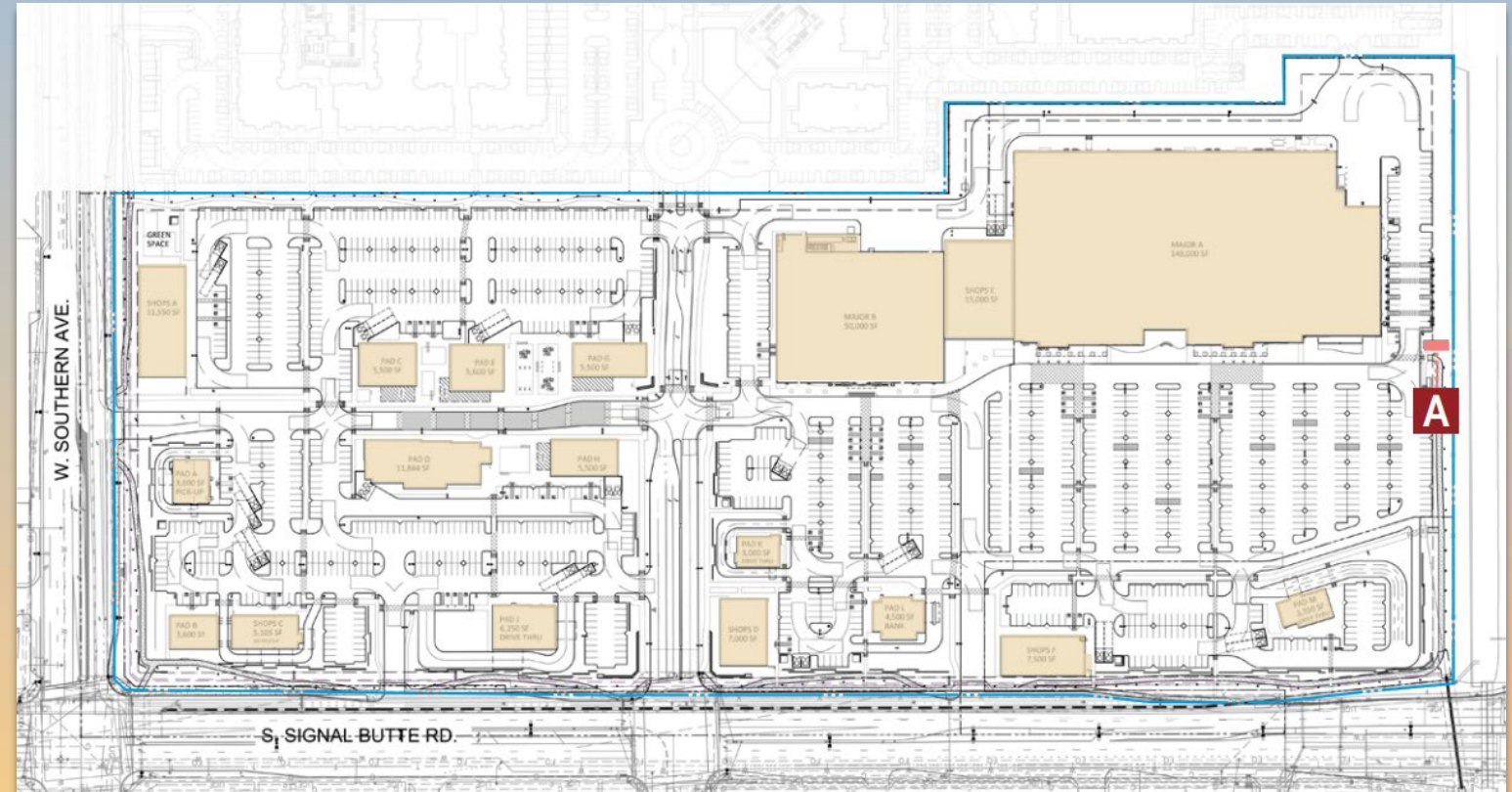


Looking east towards the site



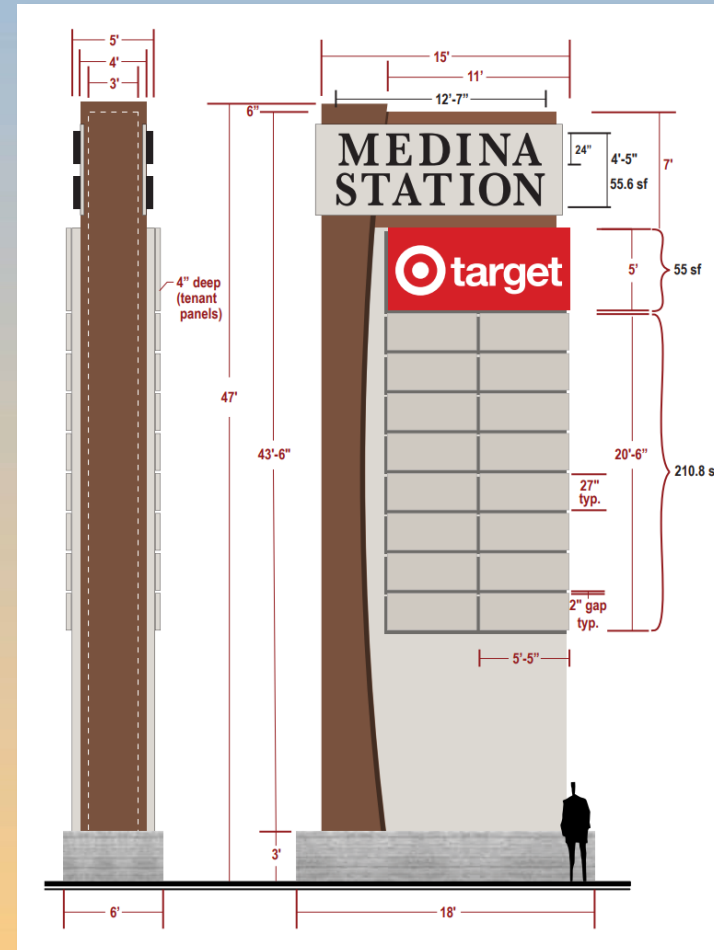
Sign Site Plan

- 1 Freeway Landmark Monument
- 47 ft. tall
- 265 sq. ft. sign area
- Design consistent with Medina Station Design Guidelines





Elevations





Renderings





Renderings





Findings

Staff is seeking your review and recommendation on the following:

✓ Proposed FLM

Staff welcomes any feedback