



DESIGN REVIEW BOARD MEETING MINUTES

July 14, 2026

The Design Review Board of the City of Mesa met in the Study Session room at City Hall, 20 East Main Street, on July 14, 2026, at 4:31 p.m.

BOARD PRESENT

Chairperson Dane Astle
Denise Dunlop
Nicole Lynam
David Winstanley

BOARD ABSENT

Vice Chairperson Ryan Circello
Megan Neal
Shelly Udall

STAFF PRESENT

Cassidy Welch

Chairperson Astle conducted a roll call.

Chairperson Astle excused Vice Chairperson Ryan Circello, Boardmember Neal and Boardmember Udall from the entire meeting.

1. Approval of minutes of previous meetings as written.

1-a. Minutes from the Design Review meetings held on June 9, 2026.

It was moved by Boardmember Winstanley, seconded by Boardmember Dunlop, that the June 9, 2026 minutes be approved.

Upon tabulation of votes, it showed:

AYES – Astle – Dunlop – Lynam – Winstanley

NAYS – None

ABSENT– Circello – Neal – Udall

Chairperson Astle declared the motion carried unanimously by those present.

2. Election of the Design Review Officers:

a. Chair

b. Vice Chair

It was moved by Chairperson Astle, seconded by Boardmember Lynam, that Election of the Design Review Officers for a.Chair and b.Vice Chair, be continued to the August 11, 2026 Design Review meeting.

Upon tabulation of votes, it showed:
AYES – Astle – Dunlop – Lynam – Winstanley
NAYS – None
ABSENT– Circello – Neal – Udall

Chairperson Astle declared the motion carried unanimously by those present.

3. Discussion Items:

- 3-a. **DRB26-00242. "Boeing ACA Expansion,"** 38.0± acres located approximately 1,700± feet north of the northeast corner of Greenfield Road and McDowell Road. Design Review to allow for an approximately 267,761± square foot expansion of a Manufacturing facility. **(District 5)**

Planner II Charlotte Bridges presented a request for review of a 267,761± square-foot expansion to an existing manufacturing facility on the Boeing campus, located north of McDowell Road on the east side of Greenfield Road. The proposed addition would be constructed on the north side of the existing building within a Light Industrial (LI) zoning district. (See Page 1 through Page 5 of Attachment 1)

Ms. Bridges noted the single-story addition is proposed at a maximum height of 60 feet, requiring a Special Use Permit because the site is located within the Falcon Field Airport AOA-3 overflight area, where the standard height limit is 40 feet. The project also includes a new northern access drive connecting to the existing circulation system and relies on a shared parking arrangement through an Administrative Use Permit to satisfy parking requirements. (See Page 6 through Page 7 of Attachment 1)

Ms. Bridges explained that the applicant is requesting an Alternative Landscape Plan to reduce landscaping around the secured perimeter of the building while increasing landscaping along Greenfield Road to offset those reductions. Proposed landscaping includes a variety of trees, shrubs, and groundcover species. (See Page 8 through Page 9 of Attachment 1)

Ms. Bridges confirmed the addition will utilize tilt-up concrete panel construction with three shades of gray, decorative form liners on the west elevation, and enhanced glazing at the primary entrance to provide architectural interest. Staff reviewed the building elevations, noting the location of the stair tower, utility plant expansion, and architectural features. (See Page 10 through Page 17 of Attachment 1)

Ms. Bridges also outlined requests for Alternative Compliance related to wall and roof articulation standards due to the scale of the building. While some portions exceed the City's standard articulation requirements, staff noted that much of the building incorporates modulation and design elements appropriate for a facility of this size. (See Page 18 through Page 21 of Attachment 1)

Ms. Bridges concluded by requesting the board's review and recommendation on the proposed building elevations, landscape design, and alternative compliance requests, and offered to answer questions.

The Design Review Board made recommendations based on the Staff presentation.

Ms. Bridges provided the following summary of the Board's recommendations:

- Revise the landscape plan to provide throneless trees adjacent to the pedestrian paths.

4. Staff update.

No staff update.

5. Adjourn.

Without objection, the Design Review Board adjourned at 4:55 p.m.

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the Design Review Board meeting of the City of Mesa, Arizona, held on 14th day of July 2026. I further certify that the meeting was duly called and held and that a quorum was present.

DANE ASTLE, CHAIRPERSON

City of Mesa

Design Review Board

DRB26-00242

Boeing ACA Expansion

Charlotte Bridges, Planner II

Request

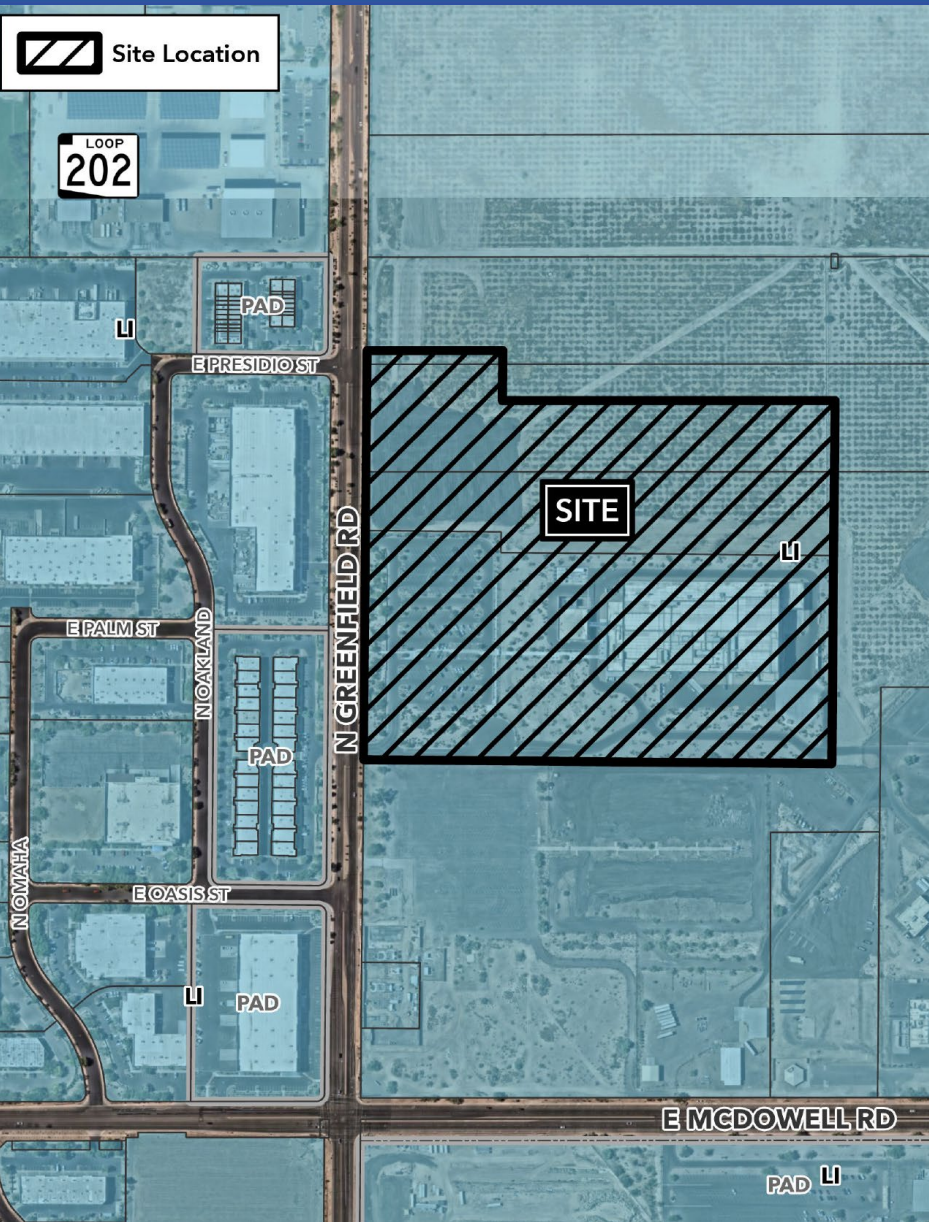
- Design Review
- To allow for a 267,761± sq.ft. expansion of a Manufacturing facility





Location

- 38.0± acres
- North of McDowell Road
- East Side of Greenfield Road



Zoning

- Light Industrial (LI)

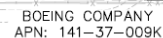


Site Photos



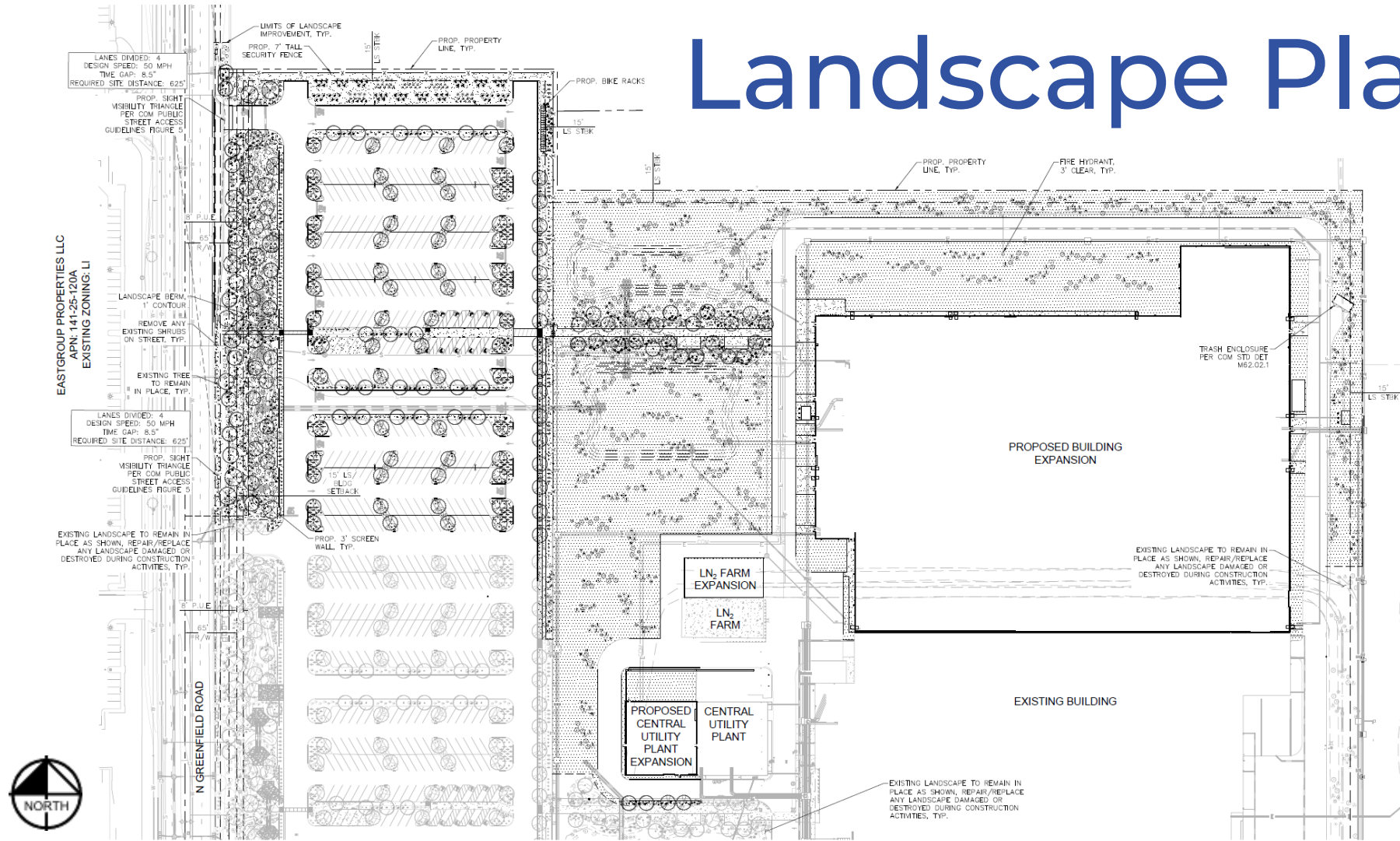
Looking east towards the site

- 267,761± sq.ft.
- Single-story, 60 ft. in height
- 3 access points onto Greenfield Road





Landscape Plan





Landscape Plan

PLANTING LEGEND

TREES (*Larger Species Labeled on Plan)

	BOTANICAL NAME / COMMON NAME	SIZE	QTY
	Existing Tree to Remain	Size Varies	4
	Species Vary		
	Acacia aneura	1" Cal. Min., 6' Ht. Min., 3' Sp. Min., 24" Box Min.	37
	Mulga	*1½" Cal. Min., 7' Ht. Min., 4' Sp. Min., 36" Box Min.	9
	Olneya tesota	1½" Cal. Min., 6' Ht. Min., 3' Sp. Min., 24" Box Min.	48
	Ironwood		
	Prosopis x 'AZT'	1½" Cal. Min., 6' Ht. Min., 6' Sp. Min., 24" Box Min.	15
	Hybrid Mesquite	*2" Cal. Min., 8' Ht. Min., 8' Sp. Min., 36" Box Min.	1
	Prosopis x 'Crown Jewel'	1½" Cal. Min., 6' Ht. Min., 6' Sp. Min., 24" Box Min.	58
	Crown Jewel Mesquite		

SHRUBS

	BOTANICAL NAME / COMMON NAME	SIZE	QTY
	Ambrosia deltoidea	5 Gal.	119
	Triangle-leaf Bursage		
	Bougainvillea 'Torch Glow'	5 Gal.	50
	Torch Glow Bougainvillea		
	Caesalpinia pulcherrima	5 Gal.	54
	Red Bird of Paradise		
	Encelia farinosa	5 Gal.	181
	Brittlebush		
	Eremophila glabra 'Minegew Gold'	1 Gal.	380
	Outback Sunrise Emu		
	Lantana montevidensis 'Purple'	1 Gal.	588
	Purple Trailing Lantana		
	Larrea tridentata	5 Gal.	292
	Creosote		
	Leucophyllum compacta	5 Gal.	138
	Compact Sage		
	Simmondsia chinensis	5 Gal.	163
	Jojoba		
	Ruellia peninsularis	5 Gal.	106
	Desert Ruellia		

ACCENTS (*Larger Species Labeled on Plan)

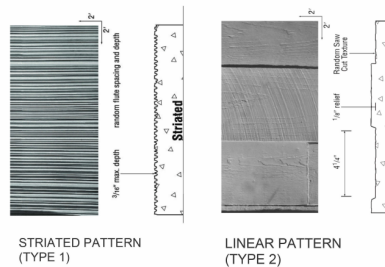
	BOTANICAL NAME / COMMON NAME	SIZE	QTY
	Bouteloua gracilis 'Blonde Ambition'	5 Gal.	90
	Blonde Ambition Grass		
	Carnegiea gigantea	2' Ht.	5
	Saguaro	*4' Ht.	4
		*6' Ht.	4
	Dasyliion wheeleri	5 Gal.	121
	Desert Spoon		
	Echinocactus grusonii	10" Dia. Min.	70
	Golden Barrel Cactus		
	Echinocereus triglochidiatus	5 Gal.	6
	Claret Cup Hedgehog		
	Fouquieria splendens	6 Canes Min.	67
	Ocotillo		
	Hesperaloe funifera	5 Gal.	126
	Giant Yucca		
	Hesperaloe parviflora 'Yellow'	5 Gal.	274
	Yellow Yucca		
	Muhlenbergia capillaris 'Lenca'	5 Gal.	196
	Regal Mist Muhly		
	Opuntia engelmannii	6 Pads Min.	25
	Engelmann's Cactus		
	Opuntia santa-rita	6 Pads Min.	32
	Purple Prickly Pear Cactus		
	Pachycereus schottii	3' Ht. Min.	10
	Senita Cactus		

MATERIALS

	DESCRIPTION	QTY
	Decomposed Granite	86,405 SF
	½" Screened, Gold or Color to Match Existing, 2" Depth Min.	
	Decomposed Granite	250,940 SF
	3" Minus, Gold Color to Match Existing, 2" Depth Min.	
	Surface Select Boulder, Gold Tones	
	2-3' Diameter	67
	3-4' Diameter	27



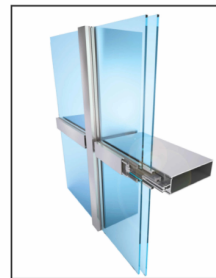
Materials & Colors



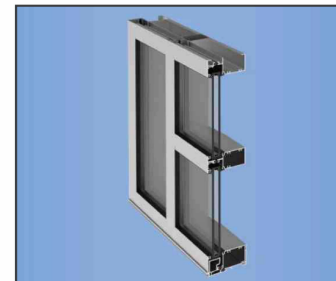
STRIATED PATTERN
(TYPE 1)

LINEAR PATTERN
(TYPE 2)

FORMLINER PATTERNS IN CONCRETE



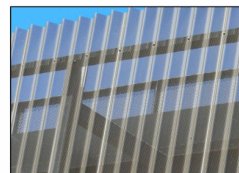
APPLIED MULLION
EXTENSION



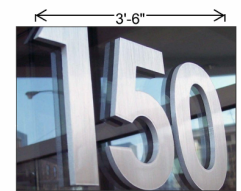
FRONT SET THERMALLY BROKEN STOREFRONT
SYSTEM - CLEAR ANODIZED (S-1)



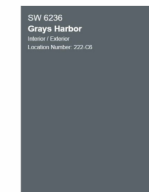
PREFINISHED METAL AWNING
(CN-1)



PERFORATED ALUMINUM
MECHANICAL SCREEN (SC-1)



1/4" THICK ALUMINUM PIN-MOUNTED
BUILDING SIGN (SIGN-1)



PAINT 3 (P-3)

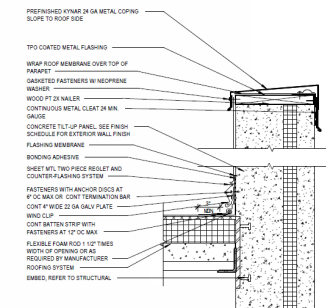


PAINT 2 (P-2)



PAINT 1 (P-1)

EXTERIOR CONCRETE PANEL PAINT COLORS

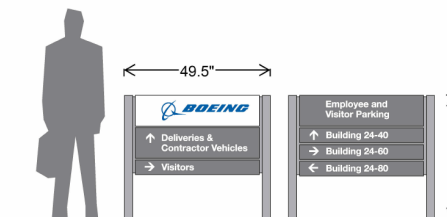


TYPICAL PARAPET DETAIL



LOUVERED EQUIPMENT SCREEN

ROOF SCREEN (L-1)



SITE POST AND PANEL DIRECTIONAL SIGN (SIGN-2)

BUILDING/ SITE SIGNAGE



INSULATED OVERHEAD COILING DOOR (OHD-1)
FINISH TO MATCH ADJACENT SURFACE

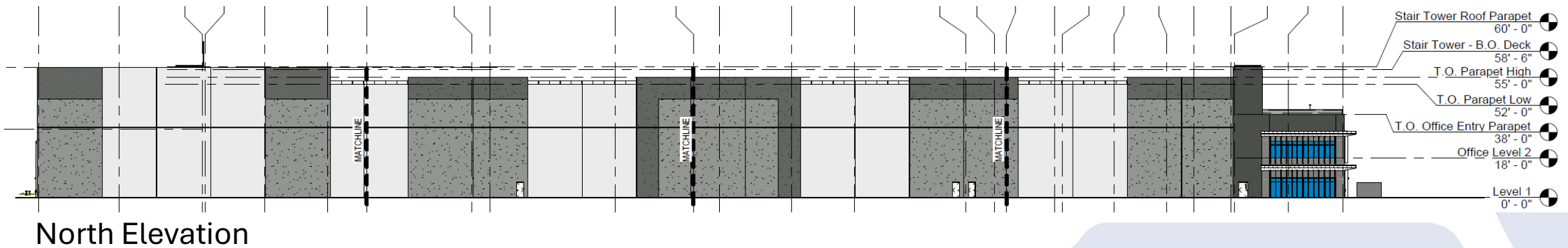
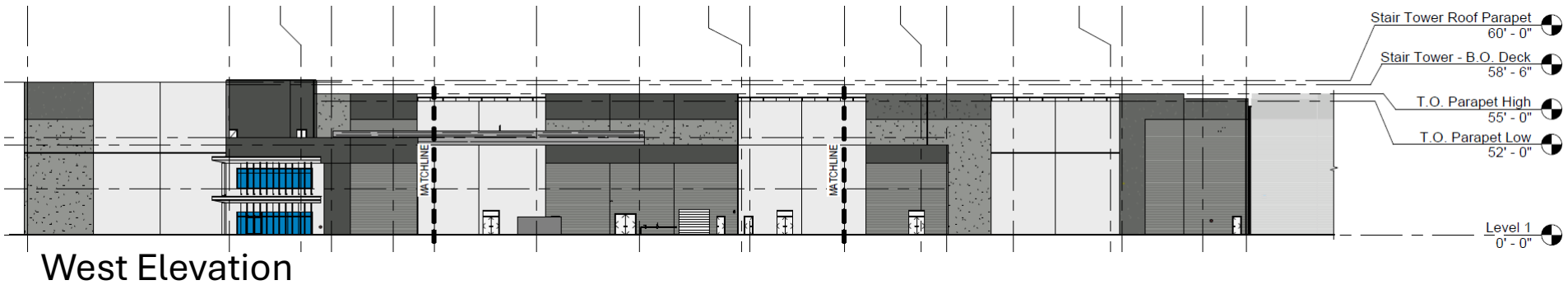
BUILDING ACCESS



HOLLOW METAL DOOR (D-1)
PAINTED
TO MATCH ADJACENT
SURFACE

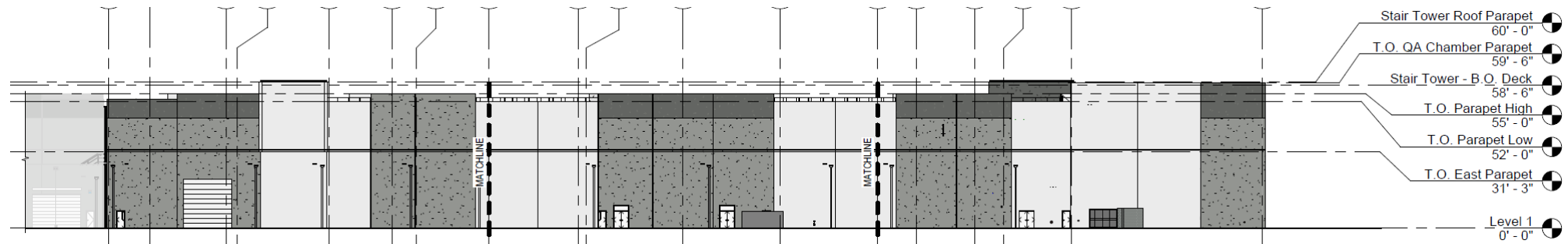


Elevations





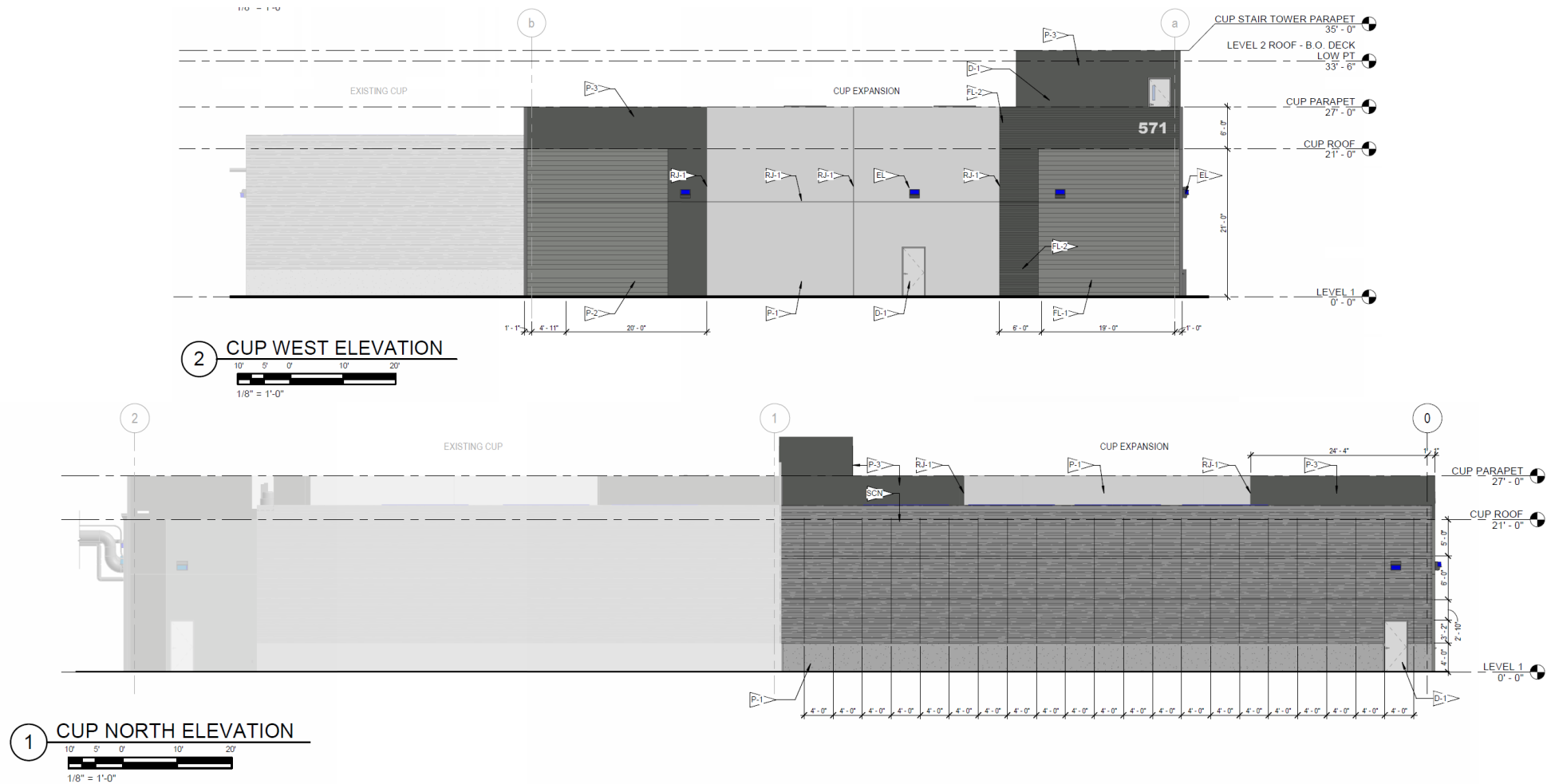
Elevations



East Elevation

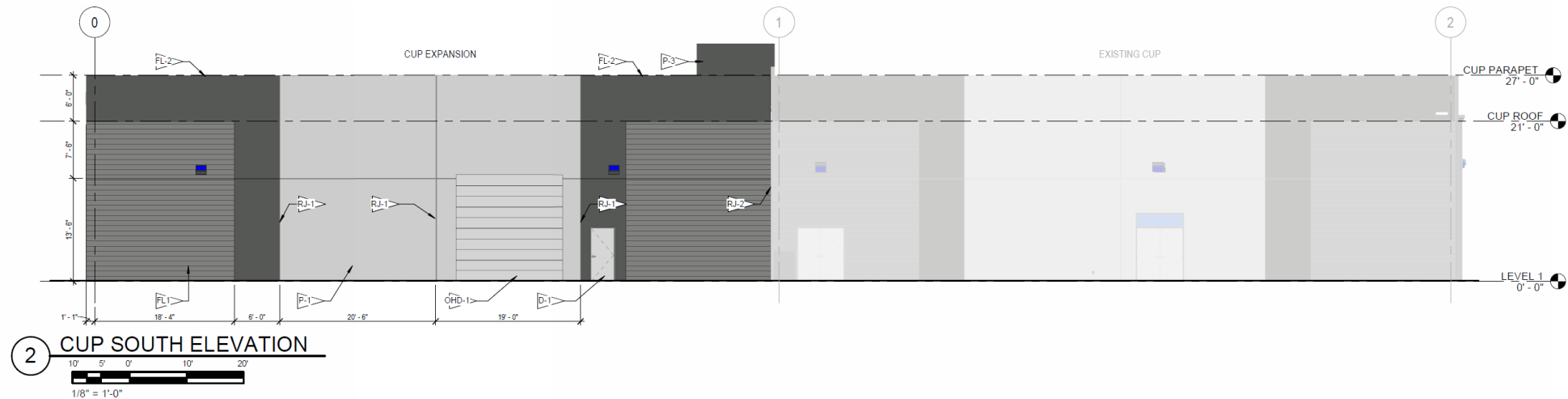


CUP - Elevations





CUP - Elevations





Renderings





Renderings





Renderings





Alternative Compliance

- ✓ Wall Articulation - Publicly Visible Facades. Provide at least 2 changes in wall articulation every 50 feet.
- ✓ Roof Articulation. Provide a minimum 2 feet vertical modulation for flat roofs in excess of 100 feet.
- ✓ Materials. Provide at least 3 different and distinct materials and no more than 50% of a façade may be covered with 1 single material.



Findings

Staff is seeking your review and recommendation on the following:

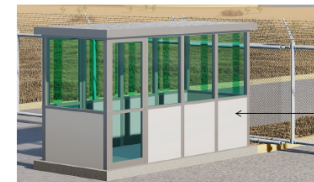
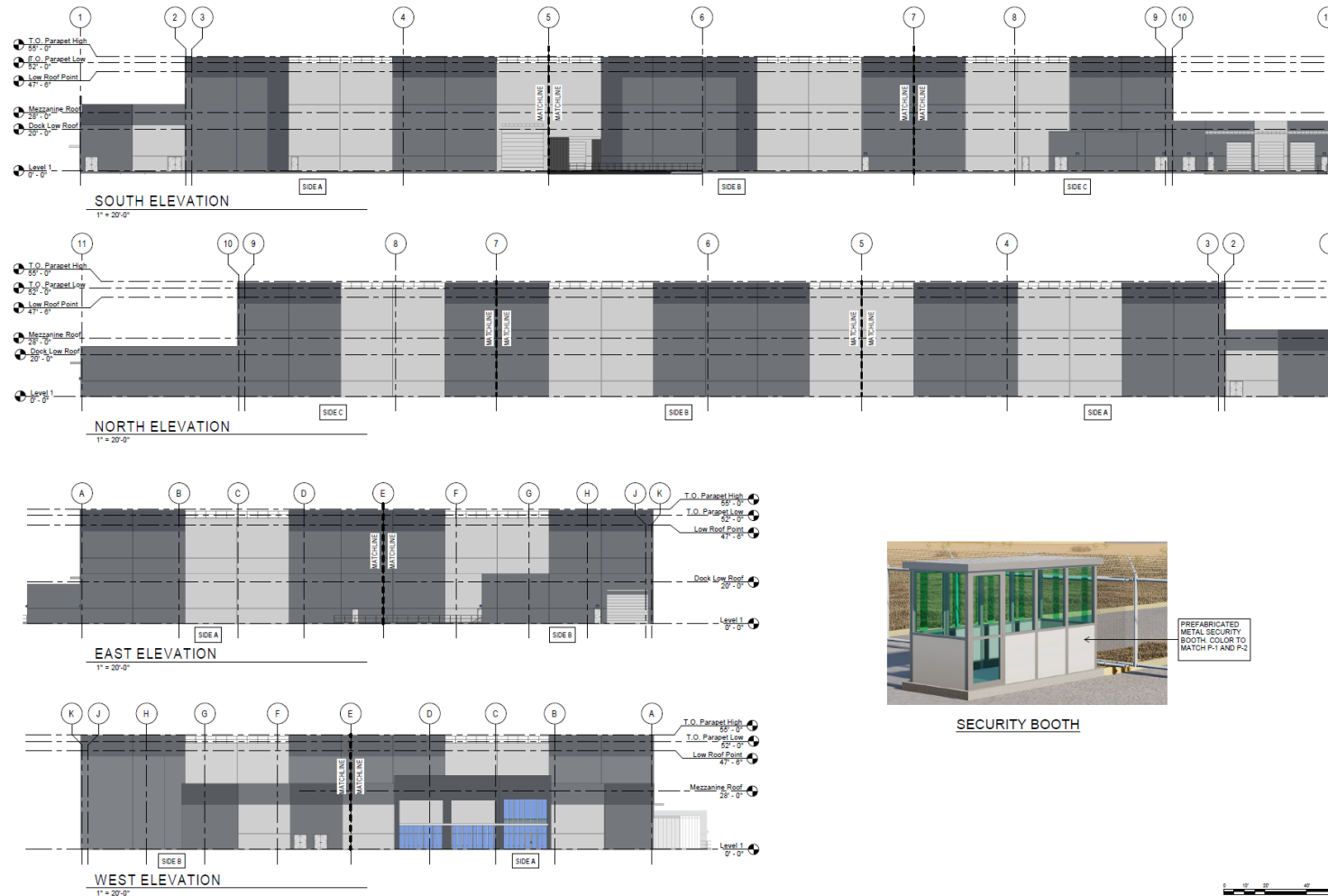
- ✓ Proposed building elevations and landscape design
- ✓ Alternative Compliance

City of Mesa

Design Review Board



Existing Elevations



SECURITY BOOTH

PREFABRICATED
METAL SECURITY
BOOTH COLOR TO
MATCH P-1 AND P-2