

MINUTES OF THE FEBRUARY 2, 2011 DESIGN REVIEW BOARD

CITY OF MESA
MINUTES OF THE
DESIGN REVIEW BOARD
FEBRUARY 2, 2011

A meeting of the Design Review Board was held in the Lower Level of the Council Chambers 57 East First Street, at 4:30 p.m.

MEMBERS PRESENT

Craig Boswell - Chair
Tom Bottomley
Greg Lambright
Dan Maldonado
Scott Marble

OTHERS PRESENT

Lesley Davis
Debbie Archuleta
Tom Ellsworth
Angelica Guevara
Gordon Sheffield

MEMBERS ABSENT

Wendy LeSueur - Excused
Andrew Call - Excused

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1. Work Session:

CASE: Sunland Springs Memory Care
2457 South Signal Butte

REQUEST: Review of an 82,258 sq. ft. assisted living facility

DISCUSSION:

Boardmember Tom Bottomley:

- Thought the project was compatible with what exists in Sunland Springs Village
- Well organized plan
- Plant palette matches what is existing in Sunland Springs Village

Boardmember Greg Lambright:

- Looks great

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CASE: Brown and Brown Chevrolet
145 East Main

REQUEST: Review the remodel of the approximate 12,000 sq. ft. showroom and office building for an existing auto sales facility

DISCUSSION:

Chair Craig Boswell:

- Asked for clarification of the work proposed, basically upgrading materials and re-skinning the existing building
- Commented the building needed to be updated
- The street face was treated nicely but it stops abruptly on the side of the building

Boardmember Greg Lambright:

- Changes are very much needed
- Would like a blue band across the bottom of the service drive canopy/building (fronting on Hibbert) similar to what is proposed on the front elevation to help tie the buildings together
- The mass of the new fascia needs to be better interact with the existing roofline
- Tie or extend the new fascia across the existing building on Hibbert; Could they extend the blue band on the service kiosk to the other portions of the building?
- The new entry portal needs to transition better to the existing building; it is currently doesn't tie together – needs better interaction; the fin dies into the terminating point
- If the thicker new fascia is extended to the east elevation of the building over the arched windows the windows could be removed or hidden

Boardmember Tom Bottomley:

- Likes the new floor plan
- Likes the new ACM panel; it creates a 3D plan
- There appears to be more mullions on the elevations than what are actually there when compared to the pictures of the existing building (on street view from Google maps); need to render better
- Information shown on all exhibits need to match
- Has a concern about whether there were modifications proposed to the glazing? Are there changes proposed? The line drawings show vertical windows called out as existing; the pictures show horizontal windows; the exhibits need to represent the actual changes proposed and not what appears to be nicer
- Could the fascia element on the back building be smaller?
- Transition between the two buildings needs to be better worked out and tied together architecturally
- The buildings on Hibbert seem to be ignored
- Asked if the remodel included window replacement? Wants to see the arched windows recessed and replaced with a more contemporary look to architecturally tie to the proposed fascia renovation
- There should be more landscaping on Hibbert; planters along Hibbert could be used to break-up the plain areas between the windows; could provide green screens that could contrast on the wall
- Could the horizontal band be carried across the building on Hibbert; maybe as a shade element?

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- Looks left over
- Asked if light fixtures were proposed on the exterior of the building? Consider the use of night architecture/lighting to add visual interest and security
- Asked if the signs would be illuminated?

Boardmember Scott Marble:

- Asked if new landscape would be added?
- Asked if there is a blue band on the guard shack?
- Commented the buildings on Hibbert are very prominent so close to the building and very visible from Main Street; very important to tie the existing buildings to the proposed improvements
- Agrees night architecture is important

Boardmember Dan Maldonado:

- Will the planter remain?
- The exhibits should all match
- Concern with how the two masses on Hibbert will tie together
- Clarify what color the letters will be
- Could use planters and additional landscaping to soften the other building on Hibbert; fill-in all planters with landscape and tie into the existing landscape
- Look at using green screens on Hibbert and provide contrast on that wall
- Use landscaping to create visual interest
- The street frontage on Hibbert needs to be cohesive
- Add elements to the side of building on Hibbert to soften the edge; not a complete reface just add some architectural elements to tie the two buildings together
- Looks leftover

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CASE: Southwest Kidney
257 & 239 South Power Road

REQUEST: Review of a 24,080 sq. ft. office building

DISCUSSION:

Boardmember Greg Lambright:

- Nice design
- Keep the tower element somewhere, don't eliminate it
- How are they addressing the rear elevations?

Boardmember Tom Bottomley:

- The colors need to turn the corners
- Concern with the exterior lighting
- Interesting colonnade, would look very nice with concealed lighting

Boardmember Dan Maldonado:

- Landscaping should draw people in and create an entry
- The landscaping can define the front door

Chair Craig Boswell:

- Looks great

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A. Call to Order:

Chair Craig Boswell called the meeting to order at 4:32 p.m.

B. Approval of the Minutes of the January 5, and January 19, 2011 Meetings:

On a motion by Dan Maldonado seconded by Tom Bottomley the Board unanimously approved the minutes.

C. Design Review Cases:

None

D. Other business:

Zoning Administrator, Gordon Sheffield, explained that he would be asking the Board for a recommendation of the proposed revised Zoning Ordinance.

E. Adjournment:

The meeting adjourned at 5:35

Respectfully submitted,

Debbie Archuleta
Planning Assistant

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