

MINUTES OF THE APRIL 6, 2011 DESIGN REVIEW MEETING

CITY OF MESA
MINUTES OF THE
DESIGN REVIEW BOARD

April 6, 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
Wendy LeSueur – Vice Chair
Tom Bottomley
Dan Maldonado
Scott Marble
Andrew Call

MEMBERS ABSENT

Greg Lambright

OTHERS PRESENT

Lesley Davis
Debbie Archuleta
John Wesley
Tom Ellsworth
Gordon Sheffield
Angelica Guevara
Paul Bleier
Carmen Williams

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1. Work Session:

CASE: Mesa Grand Freeway Landmark Monument Sign
1600 block of South Stapley

REQUEST: Review of a 65' tall Freeway Landmark Monument Sign

DISCUSSION:

The applicant, Mr. Bleier, stated they were using the original color board, and that they were willing to use any of those colors the Design Review Board wanted. He stated they were presenting two versions of the sign, one with an electronic message board, the other with only tenant panels. He stated the message board gives them the ability to provide visibility for the smaller tenants in the center. He stated the message board would be static signage no motion signs. They would be requesting 8 second intervals which is the ADOT standard. The sign had been designed to look like the original center signage.

Chair Boswell:

- LED panels only what is on-site
- Instant on instant off no motion

Boardmember Bottomley:

- Liked the design
- Proportion of split face gets lost
- The split face should be closer to 2/3 to 1/3 with more on one side
- The bone color is too light

Boardmember Wendy LeSueur:

- Could they use the darker color for the legs, then the tenant signs will Pop?
- Could they take the paint chips but go a shade or two darker within that family?
- Dimension is good
- Wants a bar across the top of the motion panel

Boardmember Scott Marble:

- Prefers the darker color for the posts
- Likes the side view

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Boardmember Dan Maldonado:

- Wainscot will be seen from the parking lot
- More depth in darker color
- Need more contrast
- Block should come up higher, or use a darker color
- Warm up the colors

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A. Call to Order:

Chair Craig Boswell called the meeting to order at 4:34 p.m.

B. Approval of the Minutes of the March 2, 2011 Meeting:

On a motion by Tom Bottomley seconded by Andrew Call the Board unanimously approved the minutes.

C. Take Action on all Consent Agenda items:

None

D. Design Review Cases:

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CASE #: DR11-10 **Phoenix-Mesa Gateway Airport Terminal Expansion Phase II**
TRACKING NUMBER: PLN2011-00076
LOCATION/ADDRESS: 6033 South Sossaman Road
REQUEST: Approval of a 30,945 square foot addition to the existing
 Airport terminal building.
COUNCIL DISTRICT: District 6
OWNER: Phoenix-Mesa Gateway Airport Authority
APPLICANT/ARCHITECT: Sandra Kukla, DWL Architects + Planners, Inc.
STAFF PLANNER: Lesley Davis

REQUEST: Approval of a 30,945 sq. ft. addition to the existing Airport terminal building

SUMMARY: Staffmember Lesley Davis explained the project.

Boardmember Wendy LeSueur confirmed the roof material would be standing seam metal. She stated there were great lines and texture on the building; what about the lighting? The applicant stated they were using special light fixtures, accent lights and wall sconces. She stated the airport has night flights so it would be important for the building to be well lit.

Chair Craig Boswell asked about the condition for the screen wall. The applicant would prefer to use berms.

Boardmember Tom Bottomley liked the roof element and the random reveal pattern and the horizontal raked element on the building. He was concerned about solar control. The applicant stated the clerestory is 24" and the overhang would be 4'. He appreciated them using the Saguars. He really appreciated the sense of flight as a theme for the airport. He thought they had done a very good job of taking what is existing and creating something new that works with it.

Boardmember Dan Maldonado thought the landscaping against the building should pick up the clean lines of the building, by using sculptural material. Strengthen that and make a big statement with massing of landscape materials. He suggested that they use different tree species to create zones, like the rental care area.

Boardmember Scott Marble thought the architecture felt welcoming. He liked the pre-finished roof material. He liked the use of Saguars and Palo Verdes. He was glad the courtyard area was staying, but also wanted a nice area for the public to get close to the planes.

Regarding the screen walls, Boardmember Maldonado thought that this phase should have screen walls if Phase I already has them. He suggested using a combination of berming and screen walls. He suggested they combine signage with the screen wall. Boardmember LeSueur suggested they use some metal from the building. She stated it would be a nice building, she did not want to see ordinary screen walls. Boardmember Bottomley liked the idea of a combination of walls and berms, he also liked the idea of using steel elements on the walls. He suggested using steel or gabian elements at the corners.

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MOTION: It was moved by Tom Bottomley and seconded by Wendy LeSueur that DR11-10 be approved with the following conditions:

1. Compliance with the development as described in the Design Review Board staff report and as shown on the site plan, landscape plan, floor plans and exterior elevations.
2. Provide screening for parking and drive aisles along Sossaman Road in compliance with section 11-15-4(B)10 of the City of Mesa Zoning Ordinance. Details to be approved by Planning Division staff.
3. Compliance with all City development codes and regulations.
4. Fire risers, building downspouts and roof access ladders are to be located within the building.
5. Screen walls to be masonry with steel elements.
6. The landscaping to be thematic to different areas. The landscaping against the building should pick up the clean lines of the building, by using sculptural material and massing of materials.

VOTE: Passed 6 – 0

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- F. Hear a presentation discuss, receive comment and make recommend to City Council on the following:

Amending Title 11 of the Mesa City Code by deleting the existing Title 11, and replacing it with the Final Draft of the Zoning Ordinance Update.

Staff Planner: Gordon Sheffield

Staff Recommendation: Adoption

SUMMARY: Gordon Sheffield, Zoning Administrator, gave the Board proposed wording for lighting and illumination and landscape plan criteria. The lighting guidelines would not affect single family residential. They would address control of light trespass; trying to use light as a design element; fixtures matching architecture; consistency of light; lighting of entries; and using lighting to enhance design and call attention to interesting features on the building.

Regarding the use of structured soils: A structural devise below the soil so the soil isn't compacted, to help keep the trees healthy. The cost is about \$1,000 per tree, so it will be part of the design criteria and it will be an option.

Chair Boswell likes paragraph G of the lighting and illumination chapter. He thought it would be very helpful. He stated he had been involved in this process for a while and thought the new Code was very good.

Boardmember Wendy LeSueur liked the revisions.

Boardmember Bottomley liked the revisions. He was a little concerned with item I. "consistent fixture design". He wanted to ensure that compatible fixtures within the same style of family would be allowed. He liked the use of the word harmonious. He also liked J.III of the landscape plan criteria. He did not want so many plants that they seem packed in and crowd each other. He thought requiring 6 of the options would motivate designers to be creative.

Boardmember Scott Marble liked the use of the word harmonious. He thought it would leave a little room for differences and flexibility. He agreed the use of structured soils should be an option.

Boardmember Dan Maldonado confirmed that the light spillage was for residential not adjacent commercial or industrial. He agreed the use of structured soil should be an option.

MOTION: It was moved by Dan Maldonado and seconded by Scott marble that the Board recommend to the City Council approval of the Final Draft of the Zoning Ordinance Update:

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VOTE: Passed 6 – 0 (Boardmember Lambright absent)

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- E. Discuss, receive comment and recommend to City Council the following Design Review Cases:

None

- F. Discuss, receive comment and take action on the following appeals of Administrative Design Review:

None

- G. Other business:

- H. Adjournment:

Respectfully submitted,

Debbie Archuleta
Planning Assistant

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