

MINUTES OF THE JULY 11, 2012 DESIGN REVIEW BOARD

CITY OF MESA
MINUTES OF THE
DESIGN REVIEW BOARD

July 11, 2012

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
Ralph Smith
Brian Sandstrom
Howard Utter (participated by phone)
Eric Paul (Participated by phone)

OTHERS PRESENT

Tom Ellsworth
Lesley Davis
Debbie Archuleta
Jeff McVay
Angelica Guevara

MEMBERS ABSENT

A. Call to Order:

Chair Craig Boswell called the meeting to order at 4:30 p.m.

B. Approval of the Minutes of the June 6, 2012 Meeting:

On a motion by Ralph Smith seconded by Brian Sandstrom the Board unanimously approved the minutes.

C. Take Action on all Consent Agenda items:

None

E. Design Review Cases:

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CASE #: DR12-25 **Benedictine University at Mesa**
LOCATION/ADDRESS: 225 East Main Street (SEC of Main Street and Hibbert)
REQUEST: Approval of a 33,855 sq. ft. City of Mesa Police Substation
COUNCIL DISTRICT: District 4
OWNER: City of Mesa
APPLICANT: Stan Axthelm, DLR Group
ARCHITECT: Stan Axthelm, DLR Group
STAFF PLANNER: Lesley Davis

REQUEST: Approval of the remodel of the former DES building

SUMMARY: Staffmember Lesley Davis explained the request.

Stan Axthelm represented the case and explained the project was a renovation, they were not changing the structure of the building. The goals were to improve the building elevations, make Main Street presence better, and make the building sustainable and energy efficient. He stated they were still doing studies on shade and shadow. Phase I would be the ground floor renovations. All the exterior renovations would be done with Phase I. The courtyard entry may be done in textured concrete rather than the colored concrete as shown in the drawings.

Boardmember Ralph Smith confirmed the entries would be at Main and Hibbert, from the south parking lot the entry would be the middle of the south elevation, from the light rail station and east parking lot the entry would be the northeast corner of the building. The windows on the each would be new punched openings.

Chair Craig Boswell confirmed the tower would have a glass plane in front of the existing brick. He also confirmed the "B" would be backlit, and that the gray cladding would be alucobond or a metal panel.

Boardmember Brian Sandstrom questioned why there was not more fenestration to the north elevation. He was concerned with the amount of brick on the element at the northwest corner of the building. Mr. Axthelm stated the brick element was intended to be a foil to the corner element. Staffmember Davis confirmed the corner element wrapped 1/3 of the brick element. Boardmember Sandstrom stated he preferred the courtyard be done in the colored concrete.

Boardmember Smith agreed the north elevation needed a little more work. He thought the west elevation was very nice. Mr. Axthelm stated the east wall was a shear wall. He was using steel lintels with sunshade of metal folded plate of aluminum. He stated horizontal lintels would be structural. He stated they would try to match the three tubular rectangular canopies, the columns for the sign and the entry structure. Boardmember Smith was concerned the fabric shades would have guy wires which could be dangerous and unsightly. He thought the courtyard was great. He cautioned the applicant to ensure any roof top mechanical was fully screened.

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Boardmember Eric Paul confirmed the marquee would be electronic and aluminum. He also confirmed that what the applicant wanted was to have interactive marquee that would change daily. Mr. Axthelm stated the sign was curved to be different from the building. Boardmember Paul confirmed there would be offices and future labs behind the windows on the east elevation. He questioned why there was no landscaping shown in the east parking lot. Staffmember Gordon Haws stated the parking lot would be shared and could be a future building. He stated there would be trees on the east side of the building.

Boardmember Howard Utter thought the project would be an enhancement for Main Street.

Regarding signage for the building, Boardmember Smith thought the signage was hard to read, especially on the south elevation. Mr. Axthelm stated the signage was apparent from a pedestrian scale once you were in the parking lot. Boardmember Smith stated you should be able to read the signage from the street, once you are in the parking lot you know where you are.

Boardmember Sandstrom questioned why they don't have signage on the Main Street, north, elevation, like the one on the east elevation.

Boardmember Paul agreed the north elevation should have signage like the sign on the east elevation.

MOTION: It was moved by Brian Sandstrom and seconded by Eric Paul that DR12-25 be approved with the following conditions:

1. The north elevation be enhanced as discussed by the Board.
2. 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.
3. Compliance with all City development codes and regulations.
4. Compliance with all requirements of the Development Services, Engineering, Transportation, and Solid Waste Departments.
5. All backflow preventers 2" or larger shall be screened with landscape material located within a 6' radius of the backflow preventer. All backflow preventers less than 2" shall be placed in a wire mesh basket *and painted green*.
6. Fire risers, building downspouts and roof access ladders are to be located within the building.

VOTE: Passed 5 – 0

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CASE #: DR12-26 Mesa Urban Garden
LOCATION/ADDRESS: South of Main Street and West of Mesa Drive
REQUEST: Approval of Downtown Mural, per MCC §11-19-6
PURPOSE: This request will allow for a mural to be painted on the existing perimeter fences surrounding the site
COUNCIL DISTRICT: District 4
OWNER: City of Mesa
APPLICANT: Drew Trojanowski, Mesa Urban Garden
STAFF PLANNER: Angelica Guevara

REQUEST: Approval of a mural in the Downtown

SUMMARY: Staffmember Angelica Guevara explained the application was for a mural on the inside of the perimeter wall for a proposed community garden. She explained the garden would be on the north side of First Avenue between Hibbert and the CityCourt building. She explained the garden had support from the City Council and City staff. She stated the applicant was working with staff the Mesa Art Center for the design of the mural. The applicant stated two artists would do most of the painting, and a portion of the mural would be painted by neighborhood children on September 11th.

Chair Craig Boswell confirmed the wall was 6' tall and the mural would cover the entire wall. He also confirmed the wall would be around three sides of the garden.

Boardmember Ralph Smith thought the garden was a great idea. He confirmed there would be a shade structure for people who are working in the garden.

Boardmember Brian Sandstrom thought this was a great idea. He asked what the concept was for the garden. The applicant stated the idea was so people would come to the area. He explained there was not a grocery store in the neighborhood. They want this to be a nice area to be. He stated there would be trees for shade as well as the shade structure. The applicant stated they were working with the adjacent restaurant, restaurants along Main, and Benedictine University to partner with them. Boardmember Sandstrom thought this was a great way to attract people to the Main Street area, and provide a place to hang out. He confirmed the shade structure would be approximately 35' to 40' X 15'.

The applicant stated there would events held at the site.

MOTION: It was moved by Brian Sandstrom and seconded by Ralph Smith that DR12-26 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 exhibits depicting the concepts for the design of the mural.
2. Compliance with all City development codes and regulations.
3. Compliance with all requirements of the Development Services Division with regard to the issuance of required sign permit.

VOTE: Passed 5 – 0

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F. Other business:

Staffmember Jeff McVay passed out copies of the Chicago Cubs packet. Mr. McVay explained the Board could not discuss the project at this meeting, but asked the Board to review the packet and contact staff with any concerns or comments they had prior to the August 1 2012 Design Review Board meeting.

G. Adjournment:

The meeting adjourned at 5:24

Respectfully submitted,

Debbie Archuleta
Planning Assistant

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