

MINUTES OF THE FEBRUARY 6, 2013 DESIGN REVIEW MEETING

CITY OF MESA
MINUTES OF THE
DESIGN REVIEW BOARD
FEBRUARY 6, 2013

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 – Vice Chair
Eric Paul
Brian Sandstrom
Howard Utter
Taylor Candland

OTHERS PRESENT

John Wesley
Lesley Davis
Angelica Guevara
Debbie Archuleta
Wahid Alam

MEMBERS ABSENT

None

- A. Discuss and Provide Direction Regarding Design Review cases:

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CASE: **DR13-03** Gateway Airport Terminal Expansion
6033 to 6035 South Sossaman,
(District 6)

REQUEST: Review of a 15,080 sq. ft. addition to the Airport Terminal

DISCUSSION:

Staffmember Lesley Davis explained the request. Carmen Williams of Phoenix, Mesa Gateway Airport and Mike Braun of DWL represented the project. Ms. Williams explained this would be Phase III of the Airport Terminal. The airport is expanding and they are trying to keep up with the demand. The airport had 1.3 million travelers in 2012. The new gates will have access to the outdoor courtyard. Access to the gates will be past TSA, so there will not be public access. Mr. Braun stated the view from Sossaman would be behind existing landscaping and fencing of solid masonry or chain link. They are hoping to upgrade the chain link to masonry. There would be metal panel fencing between the courtyard and the baggage claim area. He then explained the building elevations. Portions of the building would have ground face block with recesses for shadow. The building could expand to the west, which was the reason for using the metal panels, which could be easily removed and replaced with masonry when the building expands. The metal panels could then be re-used. The metal panels would mimic the pattern of the ground face masonry. Long term this building could be used for Customs and Border Facilities if the airport expands to international flights.

Boardmember Eric Paul

- The panel walls are near the courtyard
- Frame wall is the metal panel used for future expansion

Chair Craig Boswell:

- The Gateway Park is north of this area
- View of the building is obscured by the fencing and FAA chain link
- Could the chain link be replaced with wrought iron or their metal panels?
- They are re-doing the face of Phase I to match this.
- Nice project

Boardmember Ralph Smith:

- Would like to see more color
- The metal profile ties in, but if they could use fencing to bring in the rust color that would help
- There is a trellis in the courtyard
- Very nice

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Boardmember Brian Sandstrom:

- Could they use canopies to add to the east side?

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CASE: **DR13-04** Fry's Fuel Station
 1235 West Main,
 (District 3)

REQUEST: Review of a Fry's fueling station with 176 sq. ft. kiosk and a 4,840 sq. ft. canopy

DISCUSSION:

Staffmember Wahid Alam explained the project. He stated the project had received Planning and Zoning Board approval for the site plan. There would be additional landscaping along Main Street because of the light rail. The City would prefer a more urban use. Staff would like to see a nicer kiosk, this was a typical design. Bill Finch of Fry's stated that had put the canopy as close to the street as possible. He stated they would prefer the kiosk face the store but staff wants pedestrian access for kiosk. Ali stated they had recently remodeled the store and they wanted the kiosk to match that. There was a seat wall along Main. He stated the canopies are pre-fab. They had done as much as they could to tie the canopy to the building. The colors and pop-outs for the kiosk were taken from the store. Mr. Finch stated they do not operate convenience stores. Mr. Ali stated the canopy columns were 2' X 2' square with brick all the way up. He stated the store was doing great and they were happy with the remodel.

Boardmember Ralph Smith:

- There are fast food restaurants to the east and west of this site
- Fry's is south of the fuel facility
- The Light Rail station will be east of Alma School

Boardmember Brian Sandstrom:

- Could they add elements from the building to the columns and top of the kiosk to tie them back to the store

Boardmember Eric Paul:

- Screen walls will be 4' with an off-set

Boardmember Taylor Candland:

- Appreciates the extras for the light rail

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B. Call to Order:

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

C. Approval of the Minutes of the January 9, 2013 Meeting:

On a motion by Eric Paul seconded by Brian Sandstrom the Board unanimously approved the minutes.

D. Take Action on all Consent Agenda items:

None

E. Design Review Cases: DR12-38

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CASE #: DR12-38 Raising Cane's LED

LOCATION/ADDRESS: 1945 South Stapley Drive

REQUEST: Approval of LED exterior illumination for the proposed Raising Cane's at the NEC of Stapley Drive and Baseline Road.

COUNCIL DISTRICT: District 4

OWNER: Danny Bockting, Evergreen Development

APPLICANT: Danny Bockting, Evergreen Development

ARCHITECT: dChang Architects, LLC

STAFF PLANNER: Wahid Alam

REQUEST: Approval of LED exterior illumination for the proposed Raising Cane's

SUMMARY: This case was on the consent agenda and therefore was not discussed individually.

MOTION: It was moved by Boardmember Paul and seconded by Taylor Candland that DR13-28 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 and exterior elevations submitted.
2. Compliance with all City development codes and regulations.
3. Compliance with all requirements of the Development and Sustainability, Engineering, Transportation, and Solid Waste Departments.

VOTE: Passed 6 - 0

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H. Other business:

None

I. Adjournment:

5:08

Respectfully submitted,

Debbie Archuleta
Planning Assistant

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