



Design Review Board

Minutes

City Council Chambers, Lower Level September 4th, 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.

Board Members Present:

Ralph Smith – Chair
Eric Paul- Vice Chair
Taylor Candland
Danny Ray
Brian Sandstrom
Tracy Roedel

Board Members Absent:

None.

Staff Present:

John Wesley
Wahid Alam
Kaelee Wilson
Angelica Guevara
Kim Steadman
Delphina Legah

Others Present:

A. Presentation of Hohokam Stadium and Fitch Park remodel for Oakland A's

Scot Rigby, Economic Development Project Manager, explained to the board that on January 1st, 2014 Hohokam stadium will begin renovations to accommodate the Oakland A's. Board member Smith asked Mr. Rigby if there will be additions or just renovations. Mr. Rigby responded that there will be an addition to Fitch Park and removal of seats in Hohokam Field to create a "party deck".

Jay Silverberg, the architect, added that 1,000 seats will be removed from the stadium. A new paint scheme will be added to give a 3D effect. A branding element will also be created at each entrance gate. Mr. Silverberg stated they will be repositioning the ticketing location. The desired effect with the modifications is to mimic the feeling of "movement".

Mr. Silverberg stated the A's would like to remove the hedges adjacent to Center Street and place a green screen on the chain link fencing to enhance visibility into Fitch Park. Scot Rigby went into more detail about the hedge removal stating the hedges were a Cubs' signature characteristic. Chair Smith stated he didn't understand how the screen would improve visibility into the park. Board member Sandstrom stated he didn't like the

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windscreen and liked the existing hedges. Chair Smith suggested a lower landscaping element to improve visibility. Board member Paul agreed the windscreen didn't make sense.

Chair Smith stated he liked the aesthetics of the building and the architect is on the right track. He stated the color palette seemed a little dark, but liked the yellow accents. Chair Smith was concerned the entrance points wouldn't be obvious enough.

Board member Paul stated he liked the architecture and the vinyl pictures on the building. He stated he liked the cohesiveness between the two buildings. Board member Paul also stated he liked the hedges along Center Street.

B. Discuss and Provide Direction Regarding Design Review cases:

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CASE: DR13-031 Tractor Supply Company
10545 East Main Street

REQUEST: Review of a new 22,409 square foot retail building.

DISCUSSION:

Staff member Kim Steadman presented the case to the Board. The request is to develop a new Tractor Supply Company retail store. Dave Long, represented the applicant, stated Tractor Supply Company is America's largest ranch supply store. Mr. Long stated a large portion of their business model is the 15,000 square foot outdoor retail area. John Welsey, Planning Director, stated the applicant has been very responsive to staff's comments.

Chair Smith:

- Questioned what would be displayed outdoors.
- Verified the metal "rusted" material won't be value engineered out of the design- suggested corrugated metal as an alternative material.
- Suggested parapet cap to be painted a different color.
- Verified plants will be planted on the green screen.

Board member Sandstrom:

- Cornice on the top of the building doesn't blend. He suggested an accent color.
- The back elevation needs to be broken up with some color.
- Monument sign to be constructed out of high quality materials- suggested ground face block be painted in the same color as building for the base.

Board member Ray:

- Monument sign presented is fine for the type of store.

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CASE: DR13-028 Gunnell's Tire
1501 East Main Street

REQUEST: Review a 2,438 square foot addition to an existing fast-food restaurant for a tire store.

DISCUSSION:

Staff member Kim Steadman presented the case to the board. Mr. Steadman stated that Gunell's is being relocated due to light rail construction. He stated the proposed location is within the Central Main Plan planning area that encourages urban and pedestrian friendly developments. Ira Allen, the applicant, stated there will be an 8 bay addition to an old Wendy's building.

Chair Smith:

- Commented that he liked the elevations.

Board member Paul:

- Stated the north elevation seems flat.

Board member Sandstrom:

- Strategically place control joints to add crisp clean lines.
- Verified the mechanical units will be screened.

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CASE: DR13-029 Angels Mortuary
1626 North Country Club Drive

REQUEST: Review a 1,254 square foot addition to an existing building.

DISCUSSION:

Staff member Mia Lozano presented the case to the board. Ms. Lozano stated the mortuary would like to add a chapel to the facility. They will be adding a new building and demolishing an unpermitted building on site. Fred Crandall, the applicant, added the owner would like to have funerals, which increased the parking calculations.

Chair Smith:

- Liked the elevations.
- Felt there is something else that can be done with the concrete slab by the pool.
- Suggested the new concrete parking area to match existing concrete and to have a control joint every ten feet.

Board member Sandstrom:

- Liked that all of the building elevations match.
- Maintain landscaping on site.
- Add exterior lighting to compliment building

Board member Paul:

- Questioned the drastic increase in parking.

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CASE: DR13-030 Norris Air, Inc.
3841 East Main Street

REQUEST: Review of a 5,004 square foot office and 2,000 square foot storage building additions.

DISCUSSION:

Staff member Kim Steadman presented the case to the board. Mr. Steadman stated that staff is concerned about the elevations of the detached building.

Chair Smith:

- Improve east and west elevations to help screen afternoon sunlight- suggested adding screens, awnings or additional landscaping.
- Suggested shingled canopies to match building.
- Mindful placement of control joints will add variation to the elevations.

Board member Paul:

- Suggested adding canopies from the windows.
- Questioned the type of signage.
- Questioned the wall material.

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CASE: DR13-033A MGC Pure Chemicals
6560 South Mountain Road

REQUEST: Review of a 4.84 acres of outdoor storage facility for parking isotainers.

DISCUSSION:

Staff member Wahid Alam gave a brief staff report. Mr. Alam stated the case is not for a building but is for a screen wall. The wall will screen parked isotainers. He stated that staff is concerned with the length of the wall. Mr. Alam suggested a vertical element on the wall.

Board member Sandstrom:

- Questioned the city's regulations on razor wire.
- Didn't like the razor wire-thinks there are alternative solutions.
- Didn't like the wall is all one continuous material.
- Suggested that the wall be 7 feet all the way around.
- Would like to see banding all around, except facing the private drive.
- Didn't want to see razor wire from Pecos Road.
- Stated it looks like a prison.
- Screen wall with additional landscaping.
- Internalize razor wire so it is only exposed 3-4 inches.

Chair Smith:

- Didn't like the razor wire- thinks there are alternative solutions.
- Suggested cholla planting around wall as an alternative to razor wire.
- Step wall back and forth along Pecos Road.
- Screen wall with additional landscaping.

Board member Paul:

- Step wall back and forth along Pecos Road.
- Suggested wrought iron spears instead of razor wire.

Board member Ray:

- Questioned whether the Department of Transportation would accept cholla as an alternative to razor wire.

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B. Call to Order:

Chair Ralph Smith called the meeting to order at 6:10p.m.

C. Approval of the Minutes of the August 7th, 2013 Meeting:

On a motion by Board member Sandstrom seconded by Board member Ray the Board unanimously approved the minutes with the correction submitted to staff.

D. Discuss and take action on the following Design Review cases:

CASE: DR13-032 Mesa Urban Garden
212 East First Avenue

REQUEST: Review of a new mural on a wall within the community garden.

DISCUSSION:

Staff member Angelica Guevara presented the case to the board. Ms. Guevara stated this mural will be painted by a local artist. Drew Trojanowski, the applicant, stated the mural will have some 3D elements. He stated their hope is the mural will bring more children to the site.

Board member Sandstrom:

- Stated the mural is consistent with Mesa's vision for downtown Mesa.

Board member Paul:

- Thought the mural is fun addition to the garden.
- Asked if the other murals have been maintained.

Board member Ray:

- The mural is consistent with what is already there.

Board member Roedel:

- Liked the mural.

On a motion by Board member Roedel seconded by Board member Sandstrom the Board unanimously approved case DR13-032 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 permits.

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E. Other Business:

None.

F. Adjournment:

The meeting adjourned at 6:29 p.m.

Respectfully submitted,

Kaelee Wilson
Planning Assistant

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