



Design Review Board

Minutes

August 11, 2015
Council Chambers – Lower Level
57 East 1st Street
4:30 PM

A work session of the Design Review Board was held at the City of Mesa Council Chamber – Lower Level, 57 East 1st Street at 4:30 p.m.

Board Members Present:

Eric Paul – Chair
Brian Sandstrom-Vice-Chair
Tracy Roedel
Taylor Candland
Randy Carter
Sean Banda

Staff Present:

John Wesley
Wahid Alam
Kaelee Wilson
Mike Gildenstern

Board Members Absent:

Nicole Posten-Thompson

Others Present:

Sue Jagodzinski
Corey Smith
Mike Hall

Chairperson Paul welcomed everyone to the Work Session at 4:32 p.m.

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

**Design Review Board – Work Session Minutes
August 11, 2015**

Item A.1. DR15-030 Arizona Propane (PLN2015-00238)

LOCATION/ADDRESS: 10900 Block of East Pecos Road
REQUEST: Review of a proposed propane facility
COUNCIL DISTRICT: 6
OWNER: Martin and Barbara Dawson
APPLICANT: Michael Hall Architects
ARCHITECT: Mike Hall
STAFF PLANNER: Wahid Alam

Discussion:

Staff member, Wahid Alam, presented the case to the Board.

Staff identified the following concerns with the proposed propane facility:

1. Concerned that proposed building is not properly screened and landscaped like many of the properties surrounding it
2. Concerned that the applicant was not specific enough regarding future expansion
3. Concerned that the asphalt strip near the service area is too wide at 60', Staff feels that only 24' is necessary

Chairperson Paul:

- Felt that the building is residential in scale, and suggested that more should be done through design to communicate a more commercial feel
- Suggested possibly adding a pitched roof or some other design feature to better identify the entrance to the building
- Recommended that the metal building not be covered in stucco, but instead suggested that the architect play with shadows, angles, and the configuration of metal sheets to enhance the design of the building

Vice-Chairperson Sandstrom:

- Suggested adding green screens along the face of the building, especially the western elevation, to help increase energy efficiency
- Suggested adding lighting to enhance the project
- Suggested scupper block or wrought iron with landscaping to permit sheet flows for flooding consideration
- Proposed adding vertical elements off of the awning, to create an outdoor breakroom
- Proposed raising the ceiling and screening the air handler in the attic space
- Proposed planting yellow lantanas with the screening walls
- Suggested using the Family Dollar on Country Club between 8th Street and University Drive as an illustrative example of how to play with varying heights of one material, instead of using expensive alternate materials, to achieve an aesthetically pleasing design

**Design Review Board – Work Session Minutes
August 11, 2015**

Boardmember Banda:

- Proposed setting the reliefs back to create an area for potential landscaping
- Suggested creating accents with metal materials
- Proposed more lighting fixtures

Boardmember Carter:

- Would like to see an enhanced metal awning, and a better fascia
- Was concerned about the spindly entry, suggested beefing it up so it's more defined
- Suggested that the architect should design for a more commercial look
- Proposed reconfiguring windows, and incorporating wrought iron and/or a green screen with the design
- Suggested using different textured block and a split-face block band
- Proposed adding detail to the fence and incorporating that design into the building
- Suggested increasing the ceiling to 10'

**Design Review Board – Work Session Minutes
August 11, 2015**

Item A.2. DR15-031 Development of a new Circle K (PLN2015-00295)

LOCATION/ADDRESS: 1955 West University
REQUEST: Review of a proposed convenience store
COUNCIL DISTRICT: 3
OWNER: William Frederick and Maria Starkweather Trust
APPLICANT: Land Development Consultants
ARCHITECT: Tracy Roedel
STAFF PLANNER: Wahid Alam

Discussion:

Staff member, Wahid Alam, presented the case to the Board.

Staff identified the following concerns with the proposed convenience store:

1. Suggested landscaping go directly to property line
2. Suggesting continuing metal components to add to volume on columns
3. Concerned that the piers look too heavy, suggested placing a strip in the middle of the stucco to soften the massiveness of piers
4. Proposed creating a transition of 18'-20' with the island out in front of the entrance, to buffer from automobile uses in the parking lot

Chairperson Paul:

- Preferred a sleeker look on the fuel canopy, felt that cornices on edges are confusing and superfluous
- Liked the scale of the proposed building

Vice-Chairperson Sandstrom:

- Proposed CMU, exposed aggregate like at Riverview Park, or maybe sandblasted material to be used instead of the stacked stone
- Liked variations around the building, but liked the canopy to be sleek, crown piece at edge is arbitrary
- Thought that the building is excellent

Boardmember Banda:

- Confirmed that lighting will be recessed under the overhangs along the storefront
- Suggested creating alcoves along front of store to accommodate future potential water dispensaries and DVD rental machines
- Liked the building

Boardmember Carter:

- Liked stacked stone, liked the upgrade to corner
- Likes landscaping
- Liked the canopy, but felt that the edge ornamentation should have a different turn on it

Boardmember Candland:

- Suggested bringing corner ornamentation on the edge more in line with the canopy

**Design Review Board – Work Session Minutes
August 11, 2015**

Item A.3. DR15-032 Development of a new Goodwill retail store (PLN2015-00305)

LOCATION/ADDRESS: 2665 North Power Road
REQUEST: Review of a proposed retail store
COUNCIL DISTRICT: 5
OWNER: BJA Investment Limited Partnership
APPLICANT: Kornwasser Shopping Center Properties
ARCHITECT: Sue Jagodzinski
STAFF PLANNER: Kaelee Wilson

Discussion:

Staff member, Kaelee Wilson, presented the case to the Board.

Staff identified the following concerns with the proposed retail store: ????????

1. Proposed adding a bench in landscaping area to provide a sitting area for employees

Chairperson Paul:

- Confirmed that the applicant will be incorporating a variety of Desert Upland Design Standard approved trees
- Suggested that the architectural grade exposed concrete foundation wall should remain

Vice-Chairperson Sandstrom:

- Felt that it is an attractive building, appreciated the recesses and uses of materials
- Confirmed that the applicant will comply with signage criteria
- Suggested that the architectural grade exposed concrete foundation wall should be changed to the CMU seen on the rest of the building

Boardmember Banda:

- Confirmed that the proposed building will be able to internalize all the necessary storage

Boardmember Candland:

- Liked the material used in the project

Boardmember Roedel:

- Liked how the project integrates with the surrounding structures

**Design Review Board – Work Session Minutes
August 11, 2015**

Item A.4. DR15-033 Development of a business condominium park (PLN2015-00243)

LOCATION/ADDRESS: 5349 East Main Street
REQUEST: Review of a proposed new business condominium park
COUNCIL DISTRICT: 2
OWNER: Donald Callender
APPLICANT: DESJ LLC
ARCHITECT: Corey Smith
STAFF PLANNER: Tom Ellsworth

Discussion:

Staff member, Tom Ellsworth, presented the case to the Board.

Staff identified the following concerns with the proposed business condominium park:

??????????

Chairperson Paul:

- Would like the shipping containers to be integrated better with the other material used for the project
- Suggested marking the entries in a more pronounced manner
- Proposed installing colored glass on the roll up doors facing Main Street to make them more vibrant
- Concerned that the offices along Main Street are irregularly placed

Boardmember Sandstrom:

- Concerned with the unfinished look of the containers
- Suggested that the tilt-up components of the project should accentuate the shipping containers through reveals, and/or attach modern design elements to the structure
- Liked the rectangular shape and the bold pure forms, but didn't appreciate the proposed color palette

Boardmember Roedel:

- Concerned with the Main Street-facing bay doors

Boardmember Banda:

- Liked the use of shipping containers, but felt that the colors used on the canopies, pillars, and columns date the project
- Suggested potentially using the shipping containers to provide accent colors, and to better integrate them into the project
- Didn't like the stacked stone and canopies, felt that those design features take away from the overall contemporary design feel

**Design Review Board – Work Session Minutes
August 11, 2015**

Boardmember Carter:

- Didn't like the use of containers, had concern with site-plan; trash collection, fire access,
- Concerned that it is an industrial use in a General Commercial Zoning District
- Would like to see a better integration of shipping containers within the conventional architecture
- Proposed using the metal siding on the containers as accents for the building, and employing a texture that mimics the vertical ribbing on the containers
- Didn't like how the containers are located on the front of the property, and felt that they shouldn't face Main Street
- Proposed a more modern color scheme to complement the modern design elements/materials

**Design Review Board – Work Session Minutes
August 11, 2015**

- B. Call to Order:
Chairperson Paul called the meeting to order at 5:51 p.m.

- C. Approval of the minutes of the July 14, 2015 meeting:
On a motion by Boardmember Candland, seconded by Boardmember Roedel, the Board unanimously approved the July 14, 2015 minutes. Vote-(approved 6-0) (Absent: Boardmember Posten-Thompson)

- D. Approval of the minutes of the July 20, 2015 special meeting:
On a motion by Boardmember Banda, seconded by Boardmember Sandstrom, the Board unanimously approved the July 20, 2015 minutes. Vote-(approved 5-0-1) (Absent: Boardmember Posten-Thompson, Abstained: Boardmember Carter)

- E. Election of Officers
On a motion by Chairman Paul, seconded by Boardmember Carter, the Board unanimously approved Boardmember Sandstrom as the new Chairperson, and Sean Bada as the new vice-chairperson. Vote-(approved 6-0) (Absent: Boardmember Posten-Thompson)

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

- G. Other Business
None.

- H. Adjournment
The Work Session concluded at 6:07 p.m.

Respectfully submitted,

Mike Gildenstern
Planning Assistant

mg