

MINUTES OF THE OCTOBER 6, 2010 DESIGN REVIEW BOARD

CITY OF MESA
MINUTES OF THE
DESIGN REVIEW BOARD
OCTOBER 6, 2010

A meeting of the Design Review Board was held in the Lower Level of the Council Chambers 57 East First Street, at 4:38 p.m.

MEMBERS PRESENT

Wendy LeSueur – Vice Chair
Tom Bottomley
Greg Lambright
Dan Maldonado
Scott Marble

MEMBERS ABSENT

Craig Boswell – (excused)

OTHERS PRESENT

Lesley Davis
Debbie Archuleta
John Wesley
Tom Ellsworth
Angelica Guevara
Mia Lozano-Helland
Kim Steadman

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1. Work Session:

CASE: AT&T Site X098 @ Sousa Elementary
616 North Mountain Rd

REQUEST: Review of a 65' tall clock tower, wireless communications facility

DISCUSSION:

Michael Fries represented the case

Boardmember Wendy LeSueur:

- The gable element is too high
- Use a color change on the tower
- Darker red not so bright

Boardmember Tom Bottomley:

- The metal gable looks tacked on and looks like a Swiss Village
- Could the masonry come up higher?
- Could he add horizontal banding to break up the tower
- Likes the tower design more than a faux saguaro or faux palm
- Maybe vary the score lines instead of the grid pattern
- Could the metal element be the clock so the two elements aren't fighting each other?

Boardmember Scott Marble:

- Likes the clock tower
- Likes the design feature at the top
- Concerned with the gable, should look more like the ones at the school

Boardmember Dan Maldonado:

- Could the clock face itself be more of a feature instead of the metal feature above it
- The clock should be special, not just numbers

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CASE: Desert Kidney
612 West Baseline Rd

REQUEST: Review of a 9,565 sq. ft. medical office building

DISCUSSION:

Steven Nevala, the applicant, presented elevations with revised building materials to the Board.

Boardmember Tom Bottomley:

- Likes corten material, but it can streak, glad this will be cleaner
- Green glazing is nice with the revised materials
- Would like to see a different color between the stucco and the block
- Why is there only one tree type?
- Wanted to compliment the applicant for using the trellis, it will add texture and interest
- Could they work with staff to do some up-lighting on the building

Boardmember Wendy LeSueur:

- Likes the composition and balance
- Needs shadowing for windows
- The building is very nice, but the trees are staccato along the street
- Need more trees to work with the building and not hide it
- Use accent plants along the sides of the building
- Show lighting cut sheets to staff

Boardmember Dan Maldonado:

- Nice massing on building
- Nice layers
- Landscaping should pronounce the entry with something special
- Place trees to open views to building
- The landscaping should relate to the building
- The landscaping needs to be as strong as the building

Boardmember Scott marble:

- Likes the building
- Likes the colors
- Landscaping should be redesigned
- The green windows will tie in with good trees

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CASE: Power & 60
1438 South Power Rd

REQUEST: Review of a 9,990 sq. ft. retail building

DISCUSSION:

Boardmember Wendy LeSueur:

- Really likes the 3-d perspective
- Could the element at the west be thicker?
- Could the man door be painted to match the building
- Painted block is not sophisticated, wants stain
- Liked the raked bands

Boardmember Tom Bottomley:

- Likes the colors
- The proportions are nice
- Worried about adaptability of north elevation if it gets divided into 2 tenant spaces
- Likes the brown man door, it makes a nice accent
- Likes the 4-sided architecture, this building will be seen from all sides

Boardmember Dan Mandonado:

- Likes the building north and south
- East seems a little thin
- 12' of hardscape at north elevation, could they provide landscape planters instead
- Soften the building with landscaping
- More landscaping at south lease line next to the drive aisle
- Look at the tree species along the east of the building, they should not be too large
- More shrubs and massing around the building, especially the east elevation

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CASE: IHOP
913 North Dobson Rd

REQUEST: Review of a 4,320 sq. ft. restaurant

DISCUSSION:

Boardmember Tom Bottomley:

- Circulation is difficult
- Employee parking is very far away from entrance
- Proportions are very large
- Something is not resolved with the north elevation and the entry
- Too much air at the trellis element
- Diminish the scale of the blue on the east; either lower it or reduce it
- Sympathetic to the blue, but the other colors oppose each other
- The blue roof needs to come back into the building

Boardmember Dan Maldonado:

- The blue is too high
- The proportions are wrong, 1/3 on one side, in the middle on the west...
- The stone element looks very thin
- The columns look applied, they should be larger
- Landscaping should relate to the building
- Continue the sidewalk closer to the employee parking area
- Use green screens along the west elevation
- Don't add trees along the west it will be too much bulk

Boardmember Wendy LeSueur:

- This building seems very tall next to the McDonald's
- Nice entry detail, but agrees that it is too tall
- Would like the stone entry to be larger
- Roof is too tall
- Half the front elevation is very plain
- Suggest using green screens on west elevation

Boardmember Scott Marble:

- Agree with previous comments
- Agree everything is packed into the front corner of the building
- The roof is too tall
- The architecture should be spread across the building

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A. Call to Order:

Vice Chair Wendy LeSueur called the meeting to order at 6:08 p.m.

B. Approval of the Minutes of the September 1, 2010 Meeting:

On a motion by Tom Bottomley seconded by Scott marble the Board unanimously approved the minutes.

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

1. 756 West Southern. (Council District 3) Appeal of staff denial for signage on an existing gas station/convenience store.

Continued from the September 1, 2010 Design Review Meeting

Dale Johnson and Larry Davis represented the case. Mr. Johnson explained the changes they had made since the September meeting: The gray would be raised to the top of the veneer which is 40" high; they were eliminating the yellow on the building; they would use red ADM in the existing recess of the building. On the gas canopy, the columns would be gray up to 40" like the building; and the canopy would be ACM. They brought a cross section of the Shell canopy. For the monument sign, they would replace the base, the new base will emulate the building.

Boardmember Tom Bottomley thought the revised submittal was an improvement. He stated he understood they were working with corporate limits. White is difficult, and the building is outdated. He appreciated the applicants bringing the cross section, so the Board could see the changes in plane.

Boardmember Wendy LeSueur stated the Palo Verde trees should be allowed to grow and be trees and then thin them out. If they were allowed to grow and then pruned up you would be able to see the signage and the building. She suggested using yellow lantana at the base of the monument sign.

Boardmember Dan Maldonado agreed they had tried to work with what the Board asked the to do. Using the architecture of the building helped. He was concerned that the ADM on the canopy was proposed to stop one foot from the end. He thought it should look more purposeful. He questioned the placement of the signage on the canopy. He thought the monument sign needed landscaping at the foundation.

Mr. Davis asked if they could use vinyl on the east elevation of the canopy instead of the ACM. The Board did not think that was a good idea and said the ACM needed to be on all four elevations.

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It was moved by Dan Maldonado and seconded by Scott Marble that: the Board approve the appeal of staff denial for signage on an existing gas station/convenience store located at 756 West Southern as submitted October 6, 2010.

Vote: 4 – 0

D. Other business:

Discuss and Provide Direction on the Zoning Ordinance Update Project

Staffmember Gordon Sheffield gave a brief update on the approval schedule for the revised zoning ordinance. He explained that the number of changes constitute a rezoning of properties; therefore the Attorney's office has determined staff needs to notify all property owners in the City of the change. Prior to sending out those notification letters staff is going to do a publicity campaign to reduce the number of questions that need to be answered once the letters are received. He anticipates the letters will be sent in January, then in February the Planning and Zoning Board will make a recommendation on the revised Zoning Ordinance, then it will go to Council for approval. He stated Council had asked that a few minor changes be made to the residential portions of the Ordinance. He asked the Board if they wanted him to present the final draft at the November 3rd meeting. The Board members did want a brief summary of the changes.

E. Adjournment:

6:47 p.m.

Respectfully submitted,

Debbie Archuleta
Planning Assistant

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