

MINUTES OF THE SEPTEMBER 5, 2012 DESIGN REVIEW MEETING

CITY OF MESA
MINUTES OF THE
DESIGN REVIEW BOARD
SEPTEMBER 5, 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
Vice Chair
Ralph Smith
Eric Paul
Brian Sandstrom
Howard Utter
Taylor Candland

OTHERS PRESENT

John Wesley
Tom Ellsworth
Debbie Archuleta
Wahid Alam
Jeff McVay
Angelica Guevara

MEMBERS ABSENT

None

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

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CASE: DR12-31 Empire Southwest
1725 South Country Club

REQUEST: Review of the expansion of the Empire Machinery site

DISCUSSION:

Staffmember Wahid Alam explained the project. Vince DiBella represented the project. Mr. DiBella explained they would be removing some shop buildings and existing parking so they can build the new parking lots with solar structure parking canopies. He stated the bottom of the structures would be 15; and the panels would be inclined at 10°. They were proposing 8' pre-cast walls with a sandblasted finish at the lower level. He stated the low voltage cabling equipment would be hidden from view in the columns.

Boardmember Eric Paul:

- It will be airy between the space
- The painted structure will match the existing material at the site

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CASE: DR12-32 La Mesita
2254 West Main

REQUEST: Review of a 3,568 sq. ft. 1-story building and a 16,500 sq. ft. 3-story 16 unit shelter

DISCUSSION:

Staffmember Jeff McVay explained the project. He stated the project would also go through Planning and Zoning and Council. He also stated the project would have a similar architectural style to the portion along Main.

Doug McCord represented the case. Mr. McCord stated the Administration and basic needs buildings would be one-story. The 3-story buildings would be one-story on the first floor and the second floor would be 2-story units. He stated there was multi-family to the west and north of this site.

Boardmember Brian Sandstrom:

- Concern with security with the large trees blocking visibility
- Maybe use gates at the entrance to the courtyards

Chair Craig Boswell:

- They were asking for approval of Phase II only
- The corrugated and stucco materials both go all the way to the ground

Boardmember Eric Paul:

- There is a seat wall around the courtyard next to each unit
- There is something funny about the front building; the windows seem larger
- Those windows are out of scale with the rest of the project
- The underside of the balconies may be steel deck

Boardmember Ralph Smith:

- Playground area is sunken with seating wall for parents
- Pedestrians can get all the way through the project from Main to Ella
- Ash trees have a high canopy
- Would like more protection for east and west facing windows
- Might consider using a lighter color roof material
- Roof top mechanical to be screened

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- Security is a concern because the corridors are so narrow
- People could jump over the benches, but the rip rap should help
- They are moving in the right direction

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B. Call to Order:

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

C. Election of Officers:

Ralph Smith nominated Craig Boswell for Chair, nomination seconded by Howard Utter. The vote was unanimous.

Howard Utter nominated Ralph Smith for Vice-Chair, nomination seconded by Brian Sandstrom. The vote was unanimous.

D. Approval of the Minutes of the August 1, and August 23, 2012 Meetings:

On a motion by Ralph Smith seconded by Eric Paul the Board unanimously approved the minutes.

E. Take Action on all Consent Agenda items:

None

F. Design Review Cases:

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CASE #: DR12-27 **Cubs Spring Training Facility**
LOCATION/ADDRESS: 2100 West 8th Street (north side)
REQUEST: Approval of a 15,000 seat spring training stadium, team clubhouse, and accessory buildings
COUNCIL DISTRICT: District 1
OWNER: City of Mesa
APPLICANT: Scot Rigby, Economic Development Project Manager
ARCHITECT: Populous
LOCAL ARCHITECT: DWL Architects & Planners, Inc.
LANDSCAPE ARCHITECT: Greey Pickett
STAFF PLANNER: Jeffrey McVay, AICP

REQUEST: Approval of a 152.8 acre spring training facility

SUMMARY: Staffmember Tom Ellsworth explained the project and the conditions of approval. Scot Rigby represented the project. Mr. Rigby stated the plaza outside the stadium would allow the public to gather before and after games, and would also be used for things like marathons, picnics, etc. He stated they would continue to work with the Planning Director on the landscaping inside the stadium. He stated they were trying to add additional landscaping along the freeway behind the Water Treatment Plant. HoHoKam stadium has 2,300 parking spaces, this site will have 4,300.

Chair Craig Boswell asked if they could do more with the maintenance building just west of the treatment plant. He stated it would be visible from the freeway. He confirmed that the name change from 8th Street to Rio Salado Parkway would continue all the way to Country Club.

Boardmember Ralph Smith liked the graphic development. He thought the elevations were very nice. He thought there had been a lot of good thought put into this.

Boardmember Eric Paul confirmed the area left of center would be a concourse and bleachers. The area under those would be for ASU locker rooms, or visitor locker rooms. He thought they were going in a great direction. He was concerned about parking on the fields hurting the grass. He confirmed those fields could be used for soccer, events, or as many uses as possible.

Boardmember Brian Sandstrom wondered what would happen to the trees that had been removed. Mr. Rigby stated they would try to salvage as many as they can. He confirmed the area along the Paseo was planned for future uses such as retail, restaurants, bars, etc.

MOTION: It was moved by Ralph Smith and seconded by Howard Utter that DR12-27 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, landscape plan, floor plans and exterior elevations.

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2. Minor modifications to the architecture of the stadium's perimeter buildings may be reviewed and approved by the Planning Director consistent with Design Review Board direction.
3. Minor modifications to the landscape design to include additional trees within the stadium plaza area may be reviewed and approved by the Planning Director consistent with Design Review Board direction.
4. Compliance with all City development codes and regulations.
5. Compliance with all requirements of the Development Services, Engineering, Transportation, and Solid Waste Departments.
6. 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*.
7. Fire risers, building downspouts and roof access ladders are to be located within the building.

VOTE: Passed 6 – 0

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G. Other business:

None

H. Adjournment:

The meeting adjourned at 5:37

Respectfully submitted,

Debbie Archuleta
Planning Assistant

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