

Design Review Board



Minutes

December 11, 2018
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:

Nicole Posten-Thompson - Chair
J. Seth Placko – Vice Chair
Sean Banda
Randy Carter
Jeanette Knudsen

Staff Present:

John Wesley
Tom Ellsworth
Lisa Davis
Cassidy Welch
Evan Balmer
Ryan McCann
Mike Gildenstern

Board Members Absent:

None

Others Present:

John Reddell
Dean Newins
Gene Couturier
Justin Gregonis
Sharon Lisch
Justin Aman
Tony Gomez
Alex Gomez
Cary Vandella
Jack Will
Michael O'Brien
Tom Lassen
Rick Chaffe
Others Present

**Design Review Board – Work Session Minutes
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Chair Posten-Thompson welcomed everyone to the Work Session at 4:31 p.m.

A.1. DRB18-00802 2500 to 2600 block of East Main Street (south side)

LOCATION/ADDRESS:	Located west of the southwest corner of Main Street and Lindsay Road
REQUEST:	This is a review of a RV service building
COUNCIL DISTRICT:	District 2
OWNER:	Picture Properties, #1
APPLICANT:	Reddell Architects
ARCHITECT:	John Reddell
STAFF PLANNER:	Lisa Davis

Discussion: Staff member Davis introduced the project to the Board. John Reddell, Reddell Arch, 6615 N. Scottsdale, Suite 250, Scottsdale, presented the project to the board.

Chair Posten-Thompson

- Encouraged the applicant to integrate colors from the new building into the screening wall.
- As noted by staff the building should be finished on all four sides.

Vice-Chair Placko

- Confirmed with the applicant that the perimeter wall will be composed of masonry with wrought-iron fencing
- Was concerned that the Foothills Palo Verdes chosen will appear sparse and insignificant if planted at 30' on center. Suggested that the trees be planted closer and staggered or introduce another type of tree to be used with the Palos Verdes to create the needed screen.
- Suggested that painted block be used for the screening wall

Boardmember Carter

- Didn't see any problems with the building
- Confirmed with the applicant that the screening wall will be composed of a stucco block wall and wrought iron where the parking field is located, and then full height wrought iron on the eastern portion of the property for security purposes
- Proposed integral colored, split-face, or painted masonry block for the screening wall to replace the proposed stucco finished wall.

Boardmember Knudsen

- Confirmed with applicant that the new building would not be readily visible from Main St.

Boardmember Banda

- Suggested that the building shown on "A-1" in the applicant-submitted materials be more fun and modern, was concerned that the proposed structure had a dated look. Suggested that the metal be turned or used in a more innovative manor to create interest for the building.

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A.2. DRB18-00858 5200 to 5500 block of East Longbow Parkway (south side)

LOCATION/ADDRESS: Located north of the northeast corner of Higley and McDowell Roads
REQUEST: This is a review of an office warehouse project
COUNCIL DISTRICT: District 5
OWNER: Dover Associates, LLC
APPLICANT: Opus Group
ARCHITECT: Brian Carroll
STAFF PLANNER: Cassidy Welch

Discussion: Staffmember Welch introduced the project to the Board.

The applicant, Dean Newins, Opus Group, presented the project to the Board.

Chair Posten-Thompson

- Liked the development

Vice-Chair Placko

- Didn't like the 15-gallon Texas Ebony trees in parking lot islands because they are thorny and are slow-growing; will interfere with opening of car doors for a long time
- Didn't like the limited number of wispy trees (Palo Blancos) and low plants along the northern elevation. Felt that more attention should be paid to the foundational plantings, and maybe Shoestring Acacias, and/or Willow Acacias should be used in place of the Palo Blancos

Boardmember Carter

- Liked how more color was added with the Core-Ten Steel component
- Suggested using Core-Ten color hues on the east and west elevations
- Confirmed with the applicant that the trellises are made of self-rusting material

Boardmember Banda

- Confirmed with the applicant that steel mesh will be used on the canopies
- Liked materials used
- Suggested breaking up the structure of the plane of "Longbow Gateway 3"
- Liked the project

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A.3. DRB18-00851 1700 block of North Country Club Drive (west side)

LOCATION/ADDRESS: Located south of the southwest corner of McKellips Road and Country Club Drive
REQUEST: Review of a self-storage facility expansion
COUNCIL DISTRICT: District 1
OWNER: WPC-NN AZSI acquisition, LLC
APPLICANT: Vertical Design Studios
ARCHITECT: Lori Knudson
STAFF PLANNER: Wahid Alam

Discussion: Staffmember Alam introduced the project to the Board.

The applicant, Justin Gregonis, Vertical Design Studios, presented the project to the Board.

Chair Posten-Thompson

- Verified with applicant that building is for a single tenant
- Confirmed that the blue color will replace the existing orange color
- Suggested introducing a 2” veneer on the two panels on the southeast side of the building, and to eliminate the “bookends”, to create a like a stepped look, raised 6’ or 7’
- Suggested adding color to the building with different veneers

Vice-Chair Placko

- Liked how the applicant is working with the existing oak trees, and repeating the theme on the frontage
- Liked the large century plant, and liked the placement against the wall, away from pedestrian traffic

Boardmember Carter

- Felt that the building needed additional definition through colors, too monochromatic as is
- Suggest incorporating an accent color, a tertiary grey, or color besides the blue
- Proposed adding “Colorado stone” or maybe wainscoting
- Felt that the project fell short, and that the applicant has an opportunity to provide enhanced architecture
- Suggested parapets at varying heights

Boardmember Knudsen

- Would like to see more color, and felt that the right blue was not chosen
- Felt that the greys need to be addressed better
- Would like to see samples of the blue color

Boardmember Banda

- Didn’t like the existing sign on the site, not consistent with the updated sign guidelines, more modern sign needed to play off of architecture

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A.4. DRB18-00853 500 block of West McKellips Road (north side)

LOCATION/ADDRESS: Located west of the northwest corner of Country Club Drive and McKellips Drive
REQUEST: This is a review of a medical marijuana dispensary, cultivation, and infusion facility
COUNCIL DISTRICT: District 1
OWNER: Martin A and Ann J Kirby
APPLICANT: MOB Consulting/Pitchfork Partners, LLC
REPRESENTATIVE: Michael O' Brien
STAFF PLANNER: Wahid Alam

Discussion: Staffmember Alam introduced the project to the Board.

Justin Aman, Dulcich Realty, LLC, 460 W. McKellips Road, opposed the design of the building, due to the use. CMU block walls, black security fencing is ugly.

Cary Vandella, DDS West, 522 W. McKellips, felt the building was ugly.

Jack Will, 604, 605, and 650 W. McKellips, was concerned about notification, and didn't like the building.

The applicant, Michael O'Brien, Pitchfork Partners, LLC, presented the project to the Board. Tom Lassen and Rick Chaffe, with Roca Verde, Red Rock Contractors, presented as well.

Chair Posten-Thompson

- Wanted to see some of the architectural elements of the cultivation center incorporated into the dispensary on the street
- Liked the natural materials and design elements
- Liked the sign
- Liked the large faux beams
- Liked the large overhangs, column details in the masonry, split face block, metal, buttresses in the cultivation center and would like to see them used on the dispensary to give the building four-sided architecture

Vice-Chair Placko

- Liked the trees chosen for the site, and felt that they will help mitigate noise from the street
- Cautioned against using bougainvillea in parking lot islands and tight spaces
- Wasn't sure about Italian Cypress choice, and was concerned about them getting ample water
- Proposed using another plant in place of Sea Green Junipers
- Like the Tipu Trees
- Liked the formal orientation of the agave plantings
- Proposed introducing flowering shrubs, not just cacti and succulents on site

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Boardmember Carter

- Didn't like the large overhangs on the small dispensary building
- Liked the idea of using the columns and CMU base from the cultivation center on the dispensary
- Proposed breaking up the side façade of the dispensary with rusty steel design components

Boardmember Knudsen

- Felt that the cultivation building was nice, but that the dispensary building needed more visual interest

Boardmember Banda

- Confirmed with the applicant that 2' wide columns were shown on the cultivation building
- Liked the color of the screening element, but felt that the mass was monotonous
- Wanted the screening on the building to be better addressed
- Felt that it was a handsome building, and that the modern agrarian look was done well
- Confirmed that the dispensary wall is 8" thick, and that there is 6" to the face of the glass in the store front window. Felt that more depth was needed, as it appears flush as shown
- Liked the colored CMU block
- Suggested using honed precision CMU block at the base, or possibly exposed aggregate block
- Proposed using integrated lighting in the canopy
- Proposed incorporating lighting over the front door of the dispensary
- Proposed integrating materials (corrugated steel, colonnades, and other design elements) from the cultivation building to the dispensary building
- Suggested incorporating a colonnade or shade structure along the north elevation of the dispensary

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B. Call to Order

Chair Posten-Thompson called the meeting to order at 4:44 pm

C. Consider the Minutes from the November 13, 2018 meeting

On a motion by Boardmember Carter and seconded by Boardmember Knudsen, the Board unanimously approved the November 13, 2018 minutes.

Vote: 5-0
Upon tabulation of vote, it showed:
AYES – Posten-Thompson, Placko, Banda, Carter, Knudsen
NAYS – None

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- D. Discuss and review the following Design Review cases for action at the December 11, 2018 Meeting:

D.1. DRB18-00842 1100 block of South Extension Road (west side)

Located north of the northwest corner of Southern Avenue and Extension Road. (1.5± acres). Review of a self-storage facility. Nicole Posten-Thompson, On Point Architecture, LLC, Gene Couturier, Assured Self Storage, applicant; Mechanical Designs Inc./ Cosgrove, David, ETAL, owner.

Staff Planner: Evan Balmer

Staff Recommendation: Approval with Conditions

Vote: 4-0 (Recused: Chair Posten-Thompson)
Upon tabulation of vote, it showed:
AYES – Placko, Banda, Carter, Knudsen
NAYS – None

Discussion: Staffmember Balmer introduced the project to the Board.

The applicant, Gene Couturier, Assured Self Storage, presented the project to the Board.

Boardmember Carter

- Concerned about the larger size of the lettering in the signage, and confirmed with Planning Director Wesley that although the dimension details hadn't been closely examined, the sign did look attractive, and would probably be permitted
- Stated that a parapet would have been preferred instead of keeping the pitched form of the extend plane of the roof
- Felt that the design worked well for the neighborhood

Boardmember Knudsen

- Liked the building

Boardmember Banda

- Appreciated the “ins and outs” of the architecture, the diversity of materials, and the street presence
- Didn't like the fascia on the standing seam canopy, felt that it had a dated look
- Liked the signage
- Liked the louvered metal material
- Would like the building to be more sleek and modern
- Would like the canopy to be de-emphasized
- Suggested using 3000-3500 Kelvin lighting
- Liked the building details

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E. Other Business:

NONE

F. Adjournment

Meeting was adjourned.

The City of Mesa is committed to making its public meetings accessible to persons with disabilities. For special accommodations, please contact the City Manager's Office at (480) 644-3333 or AzRelay 7-1-1 at least 48 hours in advance of the meeting. **Si necesita asistencia o traducción en español, favor de llamar al menos 48 horas antes de la reunión al 480-644-2767.**