



Design Review Board

Minutes

January 8, 2019
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:

Nana Appiah
Tom Ellsworth
Lesley Davis
Cassidy Welch
Evan Balmer
Mike Gildenstern

Board Members Absent:

None

Others Present:

John Manross
Michael Pollack
Jason Wong
Brian Chang
Andrew Boubel
Others Present

**Design Review Board – Work Session Minutes
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Chair Posten-Thompson welcomed everyone to the Work Session at 4:30 p.m.

A.1. DRB18-00924 500 block of South Drew Street (east side)

LOCATION/ADDRESS: Located south and west of the southwest corner of Broadway Road and Center Street
REQUEST: This is a review of a warehouse.
COUNCIL DISTRICT: District 4
OWNER: SWD Urethane
APPLICANT: Design Professionals, LLC
ARCHITECT: John Manross
STAFF PLANNER: Cassidy Welch

Discussion: Staff member Welch introduced the project to the Board. John Manross, Design Professionals, LLC, 4542 E. McKellips Rd, Suite 101, Mesa, presented the project to the board. Staffmember Davis noted that the landscape tract at the west side of the property is being evaluated by the City of Mesa Transportation Department for compliance with required Sight Visibility Triangle standards. Staffmember Welch noted that Staff is requesting a wall on the west side of the property to screen outdoor storage.

Chair Posten-Thompson

- Confirmed that a “Navajo white” type color will be used on the building
- Didn’t like the proposed blue color
- Was “okay” with what appeared as fluted masonry
- Confirmed that the applicant is removing the existing chain link fence
- Wanted a more modern appearing wall
- Suggested piers being incorporated into the proposed wall for undulation and texture, if City of Mesa Transportation Department won’t allow a landscape tract on the westside of the property
- Stressed the importance of perfectly matching the “blues” in the architecture
- Was supportive of simplifying the array of awnings at only 2 elevations on the façade
- Confirmed that the awnings project 6’ out from the building

Vice-Chair Placko

- Confirmed with Staff that the proposed wall is at the Right of Way line

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A.1. DRB18-00924 500 block of South Drew Street (east side) (cont.)

Boardmember Carter

- Was concerned that there may be no landscaping on the western side of the property
- Wanted a more updated color palette to be used on both the existing and proposed buildings, as the proposed color scheme seemed disjointed
- Didn't like the proposed quantity of the turquoise/teal color
- Proposed placing the wall behind a landscaping buffer, to create some relief from the expansive wall
- Proposed simplifying the array of awnings at only 2 elevations on the façade, as opposed to the multiple height variations shown in the drawings
- Proposed eliminating struts supporting some of the awnings to simplify the look

Boardmember Knudsen

- Confirmed that the screen wall was going to be completely new construction
- Wanted the color scheme of the new and existing buildings to be consistent
- Didn't like the mixing of warm palette and cool palette colors

Boardmember Banda

- Was confused by the color scheme selected and noted that it didn't match the corporate logo
- Felt that the color scheme has a dated feel, and it's not in line with what's been seen in projects located in industrial districts over the last couple of years
- Liked the vertical articulations
- Liked the differentiation in materials
- Asked for a better execution to make the architecture more
- Wanted landscaping with low-rise shrubbery along the western side of the property
- Liked the historical feel of the proposed slump block
- Proposed jogging the screening wall in and out to incorporate landscaping
- Suggested using cap block on the top of wall
- Proposed using site lighting, and higher grade/more modern wall packs, to better fit the architecture

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A.2. DRB18-00927 4400 block of East University Drive (north side)

LOCATION/ADDRESS: Located east of the northeast corner of University Drive and Greenfield Road
REQUEST: This is a review of a shell building with drive-thru
COUNCIL DISTRICT: District 2
OWNER: LFLP Greenfield, LLC
APPLICANT: On Point Architecture
ARCHITECT: Nicole Posten-Thompson
STAFF PLANNER: Cassidy Welch

Discussion: Staffmember Welch introduced the project to the Board.

Michael Pollack, 1136 W. Baseline Rd., Mesa, expressed concerns on how the site plan would work, his reluctance to sign a Prop 207 Waiver, the siting of the new monument sign, and the pop-out showing on the western elevation of the building.

The applicant, Jason Wong, and Brian Chang, Redpoint Development, speaking on behalf of LFLP Greenfield, LLC, both located 8710 N. Thornydale Drive, Suite 120, Tucson, presented the project to the Board.

Chair Posten-Thompson

- Recused from discussion

Vice-Chair Placko

- Had concerns with the siting of the tree behind the trash enclosure, felt that it would eventually out-grow the space and cause problems
- Liked the chosen landscape palette

Boardmember Carter

- Confirmed with the applicant that the “pop-out” on the western elevation was the SES equipment
- Reminded the applicant that the proposed signage must comply with a potential on-file Comprehensive Sign Plan attached to the site
- Felt that the building would be a nice complement to the existing shopping center

Boardmember Knudsen

- Liked the building

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A.2. DRB18-00927 4400 block of East University Drive (north side) (cont.)

Boardmember Banda

- Confirmed with the applicant that the material that appears as faux wood was ceramic tile
- Liked the architecture
- Liked the canopy edge signage shown in the drawings
- Liked the use of the copper color
- Confirmed with the applicant that lighting is integrated into the canopy
- Suggested not going above 3500 Kelvin for lighting
- Suggested using a honed CMU block wall
- Liked the catwalk undulation used for the wall
- Suggested using pronounced stucco joint breaks on the southern elevation to break up the large expanse of stucco
- Didn't like the box sign shown

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A.3. DRB18-00930 1800 block of West Broadway Road (north side)

LOCATION/ADDRESS: Located east of the northeast corner of Broadway and Dobson Roads
REQUEST: Review of an automotive sales dealership
COUNCIL DISTRICT: District 3
OWNER: CIRJ Group, LLC
APPLICANT: Desert Ridge Design, LLC
ARCHITECT: Andrew Boubel
STAFF PLANNER: Evan Balmer

Discussion: Staffmember Balmer introduced the project to the Board.

The applicant, Andrew Boubel, Desert Ridge Design, LLC, 4008 E. Creosote Dr., Cave Creek presented the project to the Board.

Chair Posten-Thompson

- Liked the proposed signage
- 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, to create a stepped look, possibly raised by 6’ or 7’
- Suggested adding color to the building with different veneers

Vice-Chair Placko

- Encouraged using Desert Museum Palo Verde trees in the parking lot, and Chilean Mesquite trees along the frontage

Boardmember Carter

- Liked the project

Boardmember Knudsen

- Felt that it was a nice building

Boardmember Banda

- Liked the “skin” of the building
- Liked the wood components
- Liked the iron pieces
- Liked the proposed sign
- Liked the retro feel of the existing pole sign, and felt that it should stay in place
- Felt that the lighting should stay around the 4000 Kelvin range, to create a pure white accent on the architecture
- Felt that the building was done well, and it fit the area
- Liked the blank, streamlined façade
- Liked the pitch change of the paneling, felt it created an iconic look

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A.4. DRB18-00935 4600 and 4700 blocks of East Ingram Street (north side)

LOCATION/ADDRESS: Located south and east of the southeast corner of Greenfield and McKellips Roads.

REQUEST: This is a review of an industrial/warehouse building

COUNCIL DISTRICT: District 5

OWNER: Nesbitt Properties, LLC

APPLICANT: Design Professionals, LLC

REPRESENTATIVE: John Manross

STAFF PLANNER: Wahid Alam

Discussion: Continued to February 12, 2019

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B. Call to Order

Chair Posten-Thompson called the meeting to order at 5:27 pm

C. Consider the Minutes from the December 11, 2018 meeting

On a motion by Boardmember Carter and seconded by Boardmember Banda, the Board unanimously approved the December 11, 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:

NONE

- 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.**