



Design Review Board

Minutes

October 11, 2016
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:

Sean Banda – Chair
Tracy Roedel – Vice Chair
Brian Sandstrom
Randy Carter

Board Members Absent:

Taylor Candland
Nicole Thompson
J. Seth Placko

Staff Present:

John Wesley
Andrew Spurgin
Tom Ellsworth
Wahid Alam
Kim Steadman
Lesley Davis
Charlotte Bridges
Rebecca Gorton

Others Present:

Tracy Gessner
Don Henning
Jay Francis
Randy Rostron
David Tait

Chair Banda welcomed everyone to the Work Session at 4:30 p.m.

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

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Item A.1. DR16-020

Avilla Lehi

LOCATION/ADDRESS:	3400 – 3600 block of East Thomas Road
REQUEST:	Review of a multi-residence
COUNCIL DISTRICT:	1
OWNER:	Rodney and Janelle Engel
APPLICANT:	Brennan Ray, Burch & Cracchiolo, PA
ARCHITECT:	Dave Soltysik, Terrascape Consulting
STAFF PLANNER:	Kim Steadman

Continuance to November 8, 2016 Meeting

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Item A.2. DR16-029

N. Power Road (Human Bean)

LOCATION/ADDRESS:	SEC E. Main Street and N. Power Road
REQUEST:	Review for future restaurant with a drive-thru
COUNCIL DISTRICT:	5
OWNER:	Richard Riordan, Phoenix Dobson, LLC
APPLICANT:	George G. Lance, L2 Architect
ARCHITECT:	George G. Lance, L2 Architect
STAFF PLANNER:	Kim Steadman

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A.3. DR16-040 2151 N. Power Road

LOCATION/ADDRESS: 2151 N. Power Road
REQUEST: Review for future development of new retail
COUNCIL DISTRICT: 5
OWNER: Target Corporation
APPLICANT: Reese Anderson, Pew & Lake, PLC
ARCHITECT: Jeff Koski, Archicon
STAFF PLANNER: Charlotte Bridges

Discussion: Applicant, Reese Anderson presented some of the changes made to the project. He stated the corner size has been reduced.

Boardmember Sandstrom

- Inquired about materials used for the awnings

Chair Banda

- Suggested enhancing the lighting on pillars and under canopies
- Suggested more shades of brown
- Feels that the elevation along Power Road needs to be enhanced

Boardmember Carter

- Inquired where the signage is and that signs need to be harmonious
- Likes the copper awning
- Feels architectural lighting will be important
- Feels the west elevation needs to be dressed up
- Feels the elevation on Power Road should be more prominent

Vice Chair Roedel

- Suggested the new retail match the existing center elevations

Staff will work with applicant to finalize design.

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Item A.4. DR16-031 1131 – 1149 E. University Drive

LOCATION/ADDRESS: 1131 – 1149 E. University
REQUEST: Review for development of new multi-residential
COUNCIL DISTRICT:
OWNER: Eleven Thirty-One East, LP
APPLICANT: Justin Francis, G.A. Haan
ARCHITECT: CCBG Architects, Inc.
STAFF PLANNER: Kim Steadman

Discussion: Applicant Justin Francis of G.A. Haan, appeared before the Board and requested a continuance.

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Item A.5. DR16-032 3505 N. Greenfield Road (Trustop)

LOCATION/ADDRESS: 3505 N. Greenfield Road
REQUEST: Review for future multi-tenant industrial building
COUNCIL DISTRICT: 5
OWNER: Scott Jackson
APPLICANT: Dustin Chisum
ARCHITECT: Bernard Deutsch
STAFF PLANNER: Kim Steadman

Discussion: The applicant, Dustin Chisum, explained changes made to the building. Some of these changes were addition of texture and up lighting on the form linear sections.

Chair Banda

- Feels that there is a lot of monotony on the north side
- Suggested change to the plane on southern elevation of office space

Boardmember Sandstrom

- Suggested that the applicant view the development at US 60 and Horne as an example
- Feels that the paneling and color layouts are good but is missing materiality
- Stated that the design does not address the busier street
- Feels that there is a need for more layers
- Would like to see the case come back

Boardmember Carter

- In agreement with Boardmember Sandstrom that it lacks materiality
- Stated not in favor of this color scheme for the area
- Stated elevations should be more warm like Desert Uplands
- Stated that the north elevation will be visible from freeway. Applicant responded that only 5' will be visible.
- Stated the need for more diversion in the architecture even if only 5' of visibility
- Feels the north elevation needs more such as color and texture change
- Feels it needs enhanced feature on that gateway into Mesa and Falcon Field
- Suggested enhancement of north elevation above canopy to top of parapet
- Would like to see update

John Wesley, Planning Director, requested that staff work with the applicant so that the project can be expedited. The Board agreed that applicant work with staff to confirm design given the Board's recommendations. The Board requested to see the approved project.

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Item A.6. DR16-033 3150 N. Recker Road - Longbow Marketplace

LOCATION/ADDRESS: 3150 N. Recker Road
REQUEST: Review for future commercial shopping center
COUNCIL DISTRICT: 5
OWNER: Dover Associates, LLC
APPLICANT: Stephen C. Earl
ARCHITECT: Rick Butler, Butler Design Group
STAFF PLANNER: Andrew Spurgin

Discussion: Staff member Andrew Spurgin presented the design to the Board. Architect Rick Butler explained in detail the project.

Chair Banda

- Stated he appreciates the architecture
- Likes the covered arcade and raw materials
- Appreciates lighting details instead of standard pack lighting

Boardmember Sandstrom

- Stated the north elevation is a big expanse of wall, suggested some composite wood
- Suggested the applicant provide line of sight study
- Feels this is a beautiful project

Boardmember Carter

- Feels it looks good
- Concerned about the right-out, right-in on Recker

Randy Rostron, 3140 N. Olympic, spoke about concerns he has for the project. Mr. Rostron resides on the north of E. Preston on the east side of N. Recker and is concerned that the project will bring increased traffic on Recker Road. He questioned the purpose of a new driveway entrance and inquired if its location was a requirement. The applicant responded that Recker Road has a landscape median which cannot be removed and requires them to provide the right-in and right-out only. Mr. Rostron also expressed concerned about the potential for a drive-thru restaurant and the noise from an intercom and lights created by this type of restaurant.

Chair Banda thanked Mr. Rostron for presenting his concerns and clarified that the Design Review Board primarily reviews the design and elevations. Mr. Banda suggested that Mr. Rostron also attend the Planning and Zoning Board meeting regarding the site plan. Mr. Butler and Chair Banda stated that light is not allowed to trespass onto spill across property line.

Boardmember Sandstrom inquired what Mr. Rostron's opinion is about the development. Mr. Rostron responded that he feels the design is overall a good project.

The board supported the design. Staff will work with applicant to finalize design details.

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Item A.7. DR16-034 3700 block of S. Power Road

LOCATION/ADDRESS: 3700 block of S. Power Road
REQUEST: Review for a future swim school with outdoor pool
COUNCIL DISTRICT: 6
OWNER: David Tait, EVO Swim School
APPLICANT: David Tait, EVO Swim School
ARCHITECT: Vertical Design Studios
STAFF PLANNER: Lesley Davis

Discussion: Staff member Lesley Davis presented the Board with an overview of the project.

Chair Banda

- Feels that the pool fence is too standard
- Likes the form of the school
- Likes that pool fence is internalized
- Inquired about any regulation of use of primary colors
- Suggested adding more elements to the facade facing Power Road
- Suggested that the horizontal clear story window moved higher up on the west elevation

Boardmember Carter

- Does not care for the building
- Does not care for the blue and yellow colors
- Feels that the east elevation is the most interesting
- Feels that this area is undeveloped and the design will be setting a precedent
- Feels it is very industrial and too straight looking
- Suggested making the corner piece more dramatic with more hint of yellow
- Feels it is too contemporary for area's context
- Suggested breaking up the façade with addition of windows. Even if frosted glass
- Feels that there is too much blue, suggested switching the blue and yellow colors
- Suggested it needs to be made unique to Mesa
- Requested it be brought back to board

Vice Chair Roedel

- Feels that there is too much blue
- Suggests switching the blue with the yellow

Boardmember Sandstrom

- Feels that the design has an auto body shop or mechanical shop feel, similar to the past Gruelich project
- Feels that the materials could be nice with a few different colors, suggesting a cool grey
- Feels that too much dark colors compete for space
- Feels that there is no variety in plane

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- Feels that the elevation is very plain, long, with no profile to the building. Value engineered feel to the building
- Suggested use of other colors, more profile and breaking it up

The Board requested that the project be back to the Board for review with the changes discussed.

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Item A.8. DR16-035 1300 block of E. McKellips Road

LOCATION/ADDRESS: 1300 block of E. McKellips Road
REQUEST: Review for a future restaurant with a drive-thru
COUNCIL DISTRICT: 1
OWNER: Richard S. Dobrusin
APPLICANT: Bill Cantieri, Piazza RCC
ARCHITECT: Vertical Design Studios
STAFF PLANNER: Wahid Alam

Discussion: Staff member Wahid Alam presented the Board with an overview of the project. Sake Reindersma, architect, stated that the owner is from Missouri and his form is a 60's style ice cream restaurant with no indoor seating and minimal outdoor seating. He clarified that the goal is to have customer's stand to eat their ice cream.

Boardmember Carter

- Suggested addition of shade
- Feels that the concept seems strange in this hot climate with no seating and no shade areas
- Stated that he is not a fan of how the planes meet at a point
- Feels that the grey brick area should stand up a few feet above the other roof
- Suggested better integrating
- Feels that it looks like a combination of 2 different buildings
- Feels it is too busy
- Stated that the design can be worked with but it needs some help
- Concerned about that the 3 ton A/C will not work and will be adding a 4 ton system later
- Feels that the yard is not big enough
- Suggested the need for more fun colors for the brick area
- Would like to bring it back next month

Chair Banda

- Suggested exaggerating the cool elements such as the 60's style

Boardmember Sandstrom

- Stated he understands the desire for the 60's feel, but the design does not fit with the area

The Board requested that the project be back to the Board for review with the changes discussed.

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Item A.9. DR16-036 6400 block of E. Test Drive (Jeep of Superstition Springs)

LOCATION/ADDRESS: 6400 block of E. Test Drive
REQUEST: Review for future development of auto sales
COUNCIL DISTRICT: 6
OWNER: Fiat Chrysler Automobiles
APPLICANT: Darrell Smith
ARCHITECT: Mark Dohrmann
STAFF PLANNER: Lesley Davis

Discussion: Staff member Lesley Davis presented the Board with an overview of the project.

Chair Banda

- Suggested at least a 1' bump out on north façade to change the plane
- Feels that the lighting is elegant lighting, not just wall packs

Boardmember Carter

- Feels the plane needs to be broken up
- Suggested the use of construction joints, pilasters, or even be color change so the façade comes out and recesses a little bit to break up the north facade to appear like 2 planes
- Feels it is a nice building

The board was complimentary of the design. Staff will work with applicant to finalize the design.

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Item A.10. DR16-037 10748 E. Guadalupe Road (Bank of America)

LOCATION/ADDRESS: 10748 E. Guadalupe Road
REQUEST: Review for future development of bank branch
COUNCIL DISTRICT: 6
OWNER: G. Brown Investments 1, LLC
APPLICANT: Don Henning
ARCHITECT: Luis Cruz Martinez
STAFF PLANNER: Mia Lozano

Discussion: Staff member Andrew Spurgin presented the Board with an overview of the project.

Boardmember Carter

- Feels that it does not have the Craftsman look
- Suggested that it match the Center better

Chair Banda

- Feels that the columns are not beefy enough
- Feels that the front does not read well
- Feels that the stucco does not work
- Looks more Southern than Craftsman
- Suggested less stucco
- Likes overhang

The Board requested that the project be back to the Board for review with the changes discussed.

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Item A.11. DR16-038 855 N. Mesa Riverview Drive

LOCATION/ADDRESS: 855 N. Mesa Riverview Drive
REQUEST: Review for future development of new retail
COUNCIL DISTRICT: 1
OWNER: G. Brown Investments 1, LLC
APPLICANT: Don Henning
ARCHITECT: Luis Cruz Martinez
STAFF PLANNER: Wahid Alam

Discussion: Staff member Wahid Alam presented the Board with an overview of the project.

Boardmember Carter

- Feels it fits right in with Riverview
- Feels it is distinctive

Chair Banda

- Feels it fits in with the look that Riverview has established

Staff will work with applicant to finalize the design.

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Item A.12. DR16-039 2658 S. Signal Butte Road

LOCATION/ADDRESS: 2658 S. Signal Butte Road
REQUEST: Review for future development of new retail
COUNCIL DISTRICT: 6
OWNER: G. Brown Investments, LLC
APPLICANT: Clay A. Chiappini
ARCHITECT: Butler Design
STAFF PLANNER: Mia Lozano

Discussion: Staff member Andrew Spurgin presented the Board with an overview of the project.

Chair Banda

- Feels that it is too contemporary and lacks the Mulberry look
- Suggested that it needs an element on the parapet
- Suggested that the design look similar to the Java Hut in Mulberry Marketplace
- Suggested the use of a pitched roof at the southeast corner
- Suggested a gable over signage

Staff will work with applicant to finalize the design.

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B. Call to Order:
No Quorum

C. Consider the Minutes from the September 13, 2016 meeting:
No Quorum

D. Discuss and take action on the following Design Review cases:
None

E. Other Business:

Item E.1. Review and provide staff feedback on the proposed wall modifications to case DR07-14, Sanctuary on Higley

Boardmember Carter

- Does not mind the screen wall as long as the requested material change is not on condos

Vice Chair Roedel

- Agrees with Boardmember Carter not to modify materials on the condos

Chair Banda

- Feels that the integrity is being maintained
- Staff can approval administratively

Item E.2. Discuss potential quorum issues for the November 8, 2016 meeting and if the meeting needs to be rescheduled, determine a date for the meeting

- Discussion was to meet as scheduled on November 8, 2016

F. Adjournment:
No Quorum