

Design Review Board



Minutes

December 12, 2017
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
Randy Carter- Vice Chair
Bryan Sandstrom
Taylor Candland
Nicole Posten-Thompson

Staff Present:

John Wesley
Lesley Davis
Wahid Alam
Cassidy Welch
Mike Gildenstern

Board Members Absent:

Tracy Roedel (excused)
J. Seth Placko (excused)

Others Present:

Josh Oehler
Others

**Design Review Board – Work Session Minutes
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A. Discuss and Provide Direction Regarding Design Review cases:

Chair Banda welcomed everyone to the Work Session at 4:00 p.m.

A.1. DRB17-00238 2816 South Country Club Drive

| | |
|--------------------------|---|
| LOCATION/ADDRESS: | Located on the SWC of Guadalupe Road and Country Club Drive |
| REQUEST: | This is a review of a drive-thru restaurant |
| COUNCIL DISTRICT: | District 3 |
| OWNER: | Boss Real Estate Holdings, LLC |
| APPLICANT: | Arc One Associates |
| ARCHITECT: | Josh Oehler |
| STAFF PLANNER: | Wahid Alam |

(Continued from November 14, 2017)

Discussion: The applicant, Josh Oehler presented the project to the Board.

Chair Banda

- Felt that the building appeared “too-heavy”
- Concerned that the building was attempting to be contemporary, but did not fully execute
- Suggested introducing additional material (wood, metal) to tone down the heaviness of the architecture
- Felt that the current design appeared too sterile
- Wanted the building to “pop” more in relation to the existing plaza
- Suggested using corrugated, standing seam metal
- Suggested lighting the attached signage with up-lighting
- Proposed reducing the size of the columns on the patio, but maintaining the thickness of the canopy
- Felt that the tower element made the structure look top-heavy
- Suggested using a brown color and/or wood to soften the site
- Suggested integrating more finish details to the structure
- Recommended that the applicant use the Starbucks at the SEC of McKellips and Gilbert Roads for inspiration
- Suggested softening the heaviness of the architecture, positioning the posts closer to the building, and extending the canopy out further

Vice Chair Carter

- Felt that the tower component was too tall, and the color didn’t work for the project.
- Concerned that the tower seemed detached from the rest of the structure, and would like to see it integrated better
- Suggested going for a more contemporary design, and reducing the “heaviness” of the massing
- Suggested using thinner columns on the patio component
- Felt that the proportions used are out of context

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Boardmember Sandstrom

- Suggested eliminating the beams on the overhang over the drive thru, and cantilevering the roof over the roadway
- Suggested using recessed lighting in the ceiling of the patio canopy, and to maintain the thickness for screening of the mechanical equipment
- Proposed using 6"-8" posts
- Felt that there was too much orange color on the project
- Would like to see more pronounced architectural elements

Boardmember Posten-Thompson

- Suggested that the painted reveal be made of a 1" aluminum C-Channel material
- Suggested that the gray component of the building be painted a darker gray hue
- Felt that the tower component should remain orange, but to change the color of the canopies
- Suggested using a cream color to soften the starkness of the appearance
- Would like to see banding on the building to give it a more modern appearance

The Board asked Staff member Alam how Staff felt about the proposal. Staff member Alam explained that the modifications suggested were not significant enough to address the Board's original comments, and that Staff felt that there was room for improvement. Staff also shared some recently constructed projects in Mesa that embodied good design, including the Salad and Go located on the NEC of Alma School Road and Southern Avenue as an example.

The Board requested that the applicant work with Staff, and possibly come back for review

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B. Call to Order

Chair Banda called the meeting to order at 5:09 pm

C. Consider the Minutes from the November 14, 2017 meeting

On a motion by Boardmember Posten-Thompson and seconded by Vice Chair Carter, the Board unanimously approved the November 14, 2017 minutes.

(Vote: 5-0) (Boardmembers Roedel and Placko excused)

D. Discuss and review the following Design Review cases for action at the December 12, 2017 Meeting:

NONE

E. Other Business:

NONE

F. Adjournment

Meeting was adjourned.

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