

# Minates

## July 11, 2017 Council Chambers – Lower Level 57 East 1<sup>st</sup> 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 Brian Sandstrom Nicole Thompson Randy Carter (excused at 6:30)

### **Staff Present:**

John Wesley
Tom Ellsworth
Lesley Davis
Wahid Alam
Kim Steadman
Lisa Davis
Veronica Gonzalez
Mike Gildenstern

## **Board Members Absent:**

Tracy Roedel
J. Seth Placko
Taylor Candland

## **Others Present:**

Matthew Bartholomew Stephen Earl Lance Baker Charles Huellmantel Ryan Robinson others

## B. Call to Order

Chair Banda called the meeting to order at 4:34 pm

### C. Consider the Minutes from the July 11, 2017 meeting

On a motion by Boardmember Carter and seconded by Boardmember Thompson, the Board unanimously approved the July 11, 2017 minutes.

(Vote: 4-0)

D. Discuss and review the following Design Review cases for action at the July 11, 2017 Meeting:

D.1. DR17-031 137 East University

**LOCATION/ADDRESS:** Located east of Center Street on the south side of University Drive

**REQUEST:** This is a review of a mural

COUNCIL DISTRICT: 4

OWNER: Mesa United Way
APPLICANT: Madalyn Starkey
ARTIST: Karl Addison
STAFF PLANNER: Kim Steadman

**Discussion:** Staff member Steadman gave a brief description of the modified project to the Board.

It was moved by Boardmember Sandstrom and seconded by Boardmember Carter to approve Case DR17-031 with 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.
- 2. Compliance with all City development codes and regulations.
- 3. Compliance with all requirements of the Development Services, Engineering, Transportation, and Solid Waste Departments.
- 4. 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. (The City of Mesa has requested the change to green, to discourage theft.)
- 5. Fire risers, building downspouts and roof access ladders shall be located within the building.
- 6. Roof and ground mounted mechanical equipment shall be fully screened per Section 11-30-9 of current Mesa Zoning Code.

VOTE: (4-0)

# A. <u>Discuss and Provide Direction Regarding Design Review cases:</u>

Chair Banda welcomed everyone to the Work Session at 4:37 p.m.

A.1. DR17-013 The 1800 Block of East Baseline Road (north side)

(Continued from June 13, 2017)

**LOCATION/ADDRESS:** The 1800 Block of East Baseline Road (north side)

**REQUEST:** This is a review of a pad building

**COUNCIL DISTRICT**: 3

OWNER: David Schneider/ETAL

APPLICANT: Neal Feaser
ARCHITECT: RKAA Architects
STAFF PLANNER: Lesley Davis

Continuance to August 8, 2017

A.2. DR17-021 1705 South Stapley Road

(Continued from June 13, 2017)

LOCATION/ADDRESS: 1705 South Stapley Road

**REQUEST:** This is a review of a drive-thru restaurant

**COUNCIL DISTRICT**: 3

**OWNER:** Vestar Arizona XV11 LLC/American Multi-Cinema

**APPLICANT:** Whataburger Real Estate **ARCHITECT:** Matthew Bartholomew

**STAFF PLANNER:** Wahid Alam

**Discussion:** Staff member Alam gave a brief description of the project, and the applicant, Matthew Bartholomew presented the project to the Board.

#### Chair Banda

- Suggested using the Culver's Butterburger restaurant in Verrado (Buckeye) as an example
- Didn't like the combination of a flat roof and gabled roof, and suggested carrying the orange gabled roof across the length of the building to give it more dimension
- Suggested alternating the orange and white pattern on the gable

#### Boardmember Sandstrom

- Preferred that applicant chose a more exciting Whataburger model
- Suggested creating relief from the walls
- Proposed changing up the materiality
- Didn't like beige on beige on awnings, suggested using more vibrant colors
- Suggested using ACM for panel pop-outs
- Suggested removing gable, creating an opportunity to extend parapets
- Wanted a better-designed building

## Boardmember Thompson

- Proposed using an accent color to go with the Whataburger orange
- Felt that a completely flat roof would be boring
- Suggested to make the roof more of architectural element

#### Boardmember Carter

- Didn't like the gabled ends, felt that they were at odds with the rest of the building and had no relevance to the shopping center
- Felt that a flat roof may work better in context
- Proposed introducing the orange color to the awning, (whether angled or flat with tie-rods)
- Felt that the building was unremarkable, and colors were not exciting
- Suggested that if the applicant would like to go for a more modern feel, to use a slightly articulated awning with a slight curve like those shown on the Culver Butterburgers Verrado (Buckeye) example

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

A.3. DR17-029 5600 East Longbow Parkway and North Recker Road

**LOCATION/ADDRESS:** 5600 East Longbow Parkway and North Recker Road

**REQUEST:** This is a review of a mini-storage facility

**COUNCIL DISTRICT**: 5

OWNER: Dover Associates
APPLICANT: Earl, Curley, Lagarde

ARCHITECT: Stephen Earl STAFF PLANNER: Tom Ellsworth

**Discussion:** Staff member Ellsworth gave a brief description of the project and the applicant, Stephen Earl, presented the project to the Board.

Randy Rostron, 3140 N. Olympic, explained that he didn't know there was another sign planned along the 202 and wanted to know if there were other deviations from the original Comprehensive Sign Plan approved. He went on to say that he did not like the height of the signs, and felt that a second sign was not necessary at this time due to a lack of tenants to fill the marquee. Mr. Rostron did not like how the monument signs had already been approved, and didn't like the amount of signage at the site, citing light trespass as one of the issues that he took with the sign program.

Kevin Watts, 6040 E Portia Circle, was concerned that the project has been in development for 10-15 years, and the character of the area has changed in that time and didn't feel that the 2 signs were appropriate for the current situation. Stated that although the 202 is depressed in that area, one can still see the building that is going to be Sprouts.

Planning Director Wesley stated that many of the previous height and number-related comments would be better saved for the Planning and Zoning Hearing, as this Board's purview is to discuss design issues.

The applicant, Stephen Earl, stated that the center has been approved for a long time, and that the owner experienced challenges through the recession, and with Sprouts moving in, it was a huge step forward for Longbow. He went on to say that the original sign design was used as a guideline, and the current sign is probably smaller than the plans shown before. He closed by saying that his client is not asking for signs at the same scale seen at Riverview, but just 2 for 2600' of freeway frontage in a 300+ acre master-planned development.

#### Chair Banda

- Suggested using other elements in the center instead of the pole detail for inspiration for the sign structure
- Suggested using weathered steel, felt that the faux rust material doesn't read well at this scale
- Liked the idea of using CMU at the base of the sign
- Suggested using exposed aggregate CMU, as he felt that it would read well with patinaed metal and aluminum

#### Boardmember Sandstrom

- Didn't like the engineered pole, because it starts out wide at the base, and then narrows as it goes up
- Felt that the pole looks foreign compared with the boxy nature of the sign
- Asked the applicant to look at different material than the simulated faux rust, maybe using natural weathered steel, as simulated faux rust material never acquires a true rust look patina
- Proposed using CMU at the base with maybe a buff treatment or exposed aggregate

## Boardmember Thompson

- Felt sign was too small (not wide and tall enough)
- Suggesting making the sign a little wider, more substantial
- Proposed using a thicker pole
- Suggested using CMU, as it would weather better, and maintain better (no maintenance)

### Boardmember Carter

- Felt that the pole was too spindly
- Suggested making the sign a little wider to see tenant's logos more clearly
- Confirmed that the sign is 24' feet taller than the Sprouts building
- Was aggregable to using weathered steel instead of simulated faux rust

A.4. DR17-032 Power Road south of Williams Field Road (east side)

**LOCATION/ADDRESS:** Power Road south of Williams Field Road (east side)

**REQUEST:** This is a review of a 4-story multi-residence development with

ground floor retail component as well as a single-story shell retail

building with drive-thru.

**COUNCIL DISTRICT:** 

OWNER: Power Road Gateway, LLC

APPLICANT: Synectic Design ARCHITECT: Lance Baker STAFF PLANNER: Lesley Davis

**Discussion:** Staff member Davis gave a brief description of the project, and the applicant, Lance Baker presented the project to the Board.

#### Chair Banda

- Proposed using metal panels on the commercial component of the project
- Liked the complex
- Would like to see CMU and wood veneer for a greater variety of materials on the project
- Confirmed that recessed can, surface mount, and bollard lighting will be used
- Confirmed that the signage will be comprised of the same materials, and opposed a box sign with acrylic panels
- Liked the change in materiality
- Encouraged using a modern landscape palette to compliment architecture

### **Boardmember Sandstrom**

- Would like to see some grays
- Proposed using exposed aggregate masonry on the tower element
- Felt that metal panelling would be nice on both the commercial and residential components
- Encouraged putting a veneer on the stair towers
- Liked the variation of planes
- Confirmed with the applicant that exposed aggregate would be used for traffic tables, sidewalks
- Proposed that the crosswalks should complement the building color more

#### Boardmember Thompson

- Confirmed that aluminum siding would be used in the recess of the balcony
- Suggested bringing more color to lower areas of the building
- Didn't like the orange color used
- Suggested using more color in the retail component

#### Boardmember Carter

Felt it was a great project for the area

A.5. DR17-033 6707 East McKellips Road

**LOCATION/ADDRESS:** 6707 East McKellips Road

**REQUEST:** This is a review of a drive-thru restaurant

**COUNCIL DISTRICT**: 5

OWNER: Tom's Holding, LLC,
APPLICANT: 4G Development
ARCHITECT: Ryan Robinson
STAFF PLANNER: Lisa Davis

**Discussion:** Staff member Davis gave a brief description of the project and Ryan Robinson, 4G Development, presented the project to the Board.

#### **Boardmember Carter**

- Confirmed with Staff that site is not in Desert Uplands, but nearby
- Suggested giving the building a better presence, better color, and differences in material
- Proposed expanding the entries, and if allowable, using more significant signage
- Proposed not using white and as much stone, but to go with more color and material, so there is less uniformity in color
- Felt that there was no verticality in the entrance, suggested using a different material and playing off of Chick-fil-A red
- Proposed possibly using Chick-fil-A red awnings
- Suggested removing some stone, and add a 3<sup>rd</sup> or 4<sup>th</sup> different material
- · Questioned the placement on the pergola on the side
- Said that the west side of the building was very visible and it needs a higher parapet and to integrate stone or other material in the design
- Felt that the west elevation needs termination, or a high point, because many people will
  enter from the west and that will be the first side they see

## Boardmember Thompson

- Didn't care for the building
- Suggested using Chick-fil A red in the design
- Liked the heaviness of the caps, and confirmed with the applicant that Coroporate wont allow red canopies
- Suggested a wider, more substantial entry on the north elevation
- Liked the gray color
- Suggested using materials that match the building for the trash enclosure since it will be one of the first elements you see upon entering the site

#### **Boardmember Sandstrom**

- Didn't like the color palette, citing too much beige
- Suggested using darker stone, or masonry veneer for contrast
- Questioned the use of parapet caps
- Suggested pulling out the entry more
- Suggested bringing a darker color into parapet caps, to help delineate the top plane
- Proposed using split face CMU veneers to get a more modern palette

- Confirmed with the applicant that simulated wood would not be approved by corporate due to how scratch-prone it is
- Suggested ground face masonry in lieu of stone
- Proposed using darker parapet caps to match the awnings
- Liked the contrasts in the shades of white
- Suggested pulling the corner on the north side to make more significant
- Stressed the importance of showing 4-sided architecture on the building
- Felt that the gray needed to be enhanced
- Liked the consistency of the lighting program, and didn't feel that there was a need for changing lights on the front façade

#### Chair Banda

- Felt that since the building is so narrow, that it should engage the parking lot
- Didn't like the amount of white used on such long elevations
- Suggested a grander entrance, creating more depth
- Didn't like how the pergola is detached, felt that it should be part of the structure, and come a little higher off of the building
- Suggested that the architecture be more emphasized on the northwest corner
- Suggested adding Chick-fil-A red to embrace the color
- Felt that there should be more decorative lighting on front façade

A.6. DR17-034 1937 East Southern Avenue

**LOCATION/ADDRESS:** 1937 East Southern Avenue

**REQUEST:** This is a review of a drive-thru restaurant

**COUNCIL DISTRICT**: 5

OWNER: Mesa South, LLC

**APPLICANT:** Centerpointe Development,

ARCHITECT: J Clint Jameson STAFF PLANNER: Wahid Alam

**Discussion:** Staff member Alam gave a brief description of the project and Clint Jameson, Centerpointe Development and Scott Heagan, 3G Architecture, presented the project to the Board.

#### Boardmember Sandstrom

- Proposed that instead of using saggy fabrics, high tension fabric should be chosen for durability
- Felt that the design was a nice compilation of boxes
- Suggested up-lighting fabric sail, and if a lighter color fabric was used, maybe color changing LED lights could shine on to it
- Suggested that the applicant could keep the exterior ladder, and maybe pull out a little more, raise the parapet and enclose to screen the ladder and safety rail

#### Chair Banda

- Would like wrapped detail on the metal
- Proposed using the new Starbucks at Gilbert and McKellips for design ideas
- Stated that Starbucks Green was not used on the awnings at the Gilbert and McKellips location, but a copper perforated material was used instead which played well on the CMU and desert materials
- Suggested incorporating an overstated patio feature like the one seen at Gilbert and McKellips
- Suggested using a modern aesthetic on the railing, and a composite material instead of metal for mitigating heat
- Confirmed that a straight white 3000 degree kelvin LED lighting program will be used, and they will shine up and down the whole wall surface
- Mentioned that the ladder should be screened/internalized
- Suggested using pre-capped stucco for the trash enclosure rash enclosure
- Proposed using nichiha panels with metal wrap

#### Boardmember Thompson

- Informed applicant that roof access ladder needs to be completely screened
- Proposed using black gates on the trash enclosure
- Encouraged the applicant to play with the elements of the building when designing the signage

A.7. DR17-035 1052 East McKellips Road

LOCATION/ADDRESS: 1052 East McKellips Road

**REQUEST:** This is a review of a medical office

**COUNCIL DISTRICT**: 6

**OWNER:** GPW Arrowhead, LLC

**APPLICANT:** GP West

ARCHITECT: Sterling Schmitz STAFF PLANNER: Wahid Alam

**Discussion:** Staff member Alam gave a brief description of the project and the applicant, Sterling Schmitz presented the project to the Board.

#### Boardmember Sandstrom

 Explained that he doesn't normally like to match surrounding architecture "just because", but saw the logic in this case because it is a match for one tenant, one phase, one development

#### Chair Banda

• Confirmed that the same materials on the existing building will be used on the proposed

## Boardmember Thompson

 Explained that she was fine with the blending of architecture because it's a matching use to the adjacent building

A.7. DR17-036 SEC of Power and Galveston Roads

**LOCATION/ADDRESS:** SEC of Power and Galveston Roads

**REQUEST:** This is a review of a car wash

**COUNCIL DISTRICT**: 6

**OWNER:** Daniel W. Thelander & Douglas Zimmerman, TR

APPLICANT: Identity Mutual, LLC
ARCHITECT: Joseph Walters
STAFF PLANNER: Kim Steadman

**Discussion:** Staff member Steadman gave a brief description of the project and the applicant, Joseph Walters, presented the project to the Board.

#### Boardmember Sandstrom

- Stated that he didn't have an issue with the overall building, but didn't like the orange boxout/golden arc element, as it looks foreign to the rest of the architecture
- Proposed using metal panels for the boxout
- Suggested using a free-standing arch away from the building made with standing seam, or press-fit, to get nice clean lines
- Felt that the proposed cultured stone had a dated look, and suggested a ground face CMU instead
- Suggested using nichiha panels or the wood used in the Starbucks in Case DR17-034
- Proposed using different colors, different textures for paneling
- Suggested making the tower element tall enough to completely encase the sign, in a recessed frame, like a framed picture
- Suggested placing the sign right on the arch to integrate better with the architecture

### Chair Banda

- Did not like the façade with the extra embellishments, liked a more simple design
- Didn't like signage area, and didn't like the white
- Liked the metal panel idea for the signage
- Felt that the white box showing in the sign didn't fit

## Boardmember Thompson

- Didn't like the north facing elevation, confirmed that it will be screened by canopies
- Suggested using a faux wood type panel

A.7. DR17-037 7324 & 7330 South Atwood

LOCATION/ADDRESS: 7324 & 7330 South Atwood

**REQUEST:** This is a review of an office warehouse

**COUNCIL DISTRICT**: 6

**OWNER:** Kelly Shepherd

**APPLICANT:** Sketch Architecture Company

ARCHITECT: Dorothy Shupe STAFF PLANNER: Tom Ellsworth

**Discussion:** Staff member Ellsworth gave a brief description of the project and the applicant, Rob Burkheimer presented the project to the Board.

#### Boardmember Sandstrom

Felt that the project looked good, and appreciated the honesty in materiality

#### Chair Banda

- Felt it was a fun and nice building
- Confirmed with the applicant that simple light fixtures would be used, trapezoidal in shape comprised of brushed aluminum, and a few pole mounted aluminum lights
- Confirmed that there would be downlights off the entry feature, shining on the gabion wall

## Boardmember Thompson

• Liked the building, liked the materials, and the four-sided architecture

A.7. DR17-038 3633 & 3655 North 55th Place

Located west of Recker Road on the north side of Thomas Road

**REQUEST:** This is a review of an office warehouse

**COUNCIL DISTRICT**: 5

OWNER: Tres Hijos, LLC APPLICANT: Larry Pothoff

**ARCHITECT:** John Manross, John Manross Architecture

**STAFF PLANNER:** Wahid Alam

**Discussion:** Staff member Alam gave a brief description of the modified project to the Board, and added that Staff would like to see the residential roof pattern eliminated, so the building looks more industrial in nature.

### **Boardmember Sandstrom**

- Didn't like the building
- Felt that the architecture was not right for a warehouse use
- Was concerned that this building would not set the right precedent for future development
- Asked to have the applicant come back before the board

#### Chair Banda

- Liked how the applicant tried to play with movement and to try to compliment the site, but felt that it was not executed well
- Had trouble visualizing the utility of a structure as a warehouse
- Suggested using Case DR17-016 (Longbow Business Park at Falcon Field) or Case DR17-037 (Granite Express 7324 & 7330 S. Atwood) for inspiration

# Boardmember Thompson

- Concerned that the design would set the tone for the area
- Concerned about the challenging nature of developing a residential-appearing building at such a significant square footage

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

A.7. DR17-039 NEC of Mesa Drive and Baseline Road

**LOCATION/ADDRESS:** NEC of Mesa Drive and Baseline Road

**REQUEST:** This is a review of a gas station and convenience store

**COUNCIL DISTRICT**: 6

OWNER: Sundown Equipment
APPLICANT: Charles Huellmantel
ARCHITECT: Huellmantel & Associates

**STAFF PLANNER:** Tom Ellsworth

**Discussion:** Staff member Ellsworth gave a brief description of the project and the applicant, Charles Huellmantel, presented the project to the Board.

#### Chair Banda

Liked the building

## E. Other Business:

# Item E.1. Proposed modification to the approved design (Case DR16-003) and existing U-Haul facility to the east

205 East McKellips Road (5±acres) (District 1). Review of a proposed storage facility. David Pollock, Principal Planner/Development Manager AMERCO Real Estate Co./U-Haul Construction Dept., applicant. (PLN2015-00578)

**Staff Planner: Wahid Alam** 

#### Boardmember Sandstrom

- Felt that the application on the wall was weird, suggested carrying the UHAUL "wave" to the top stripe to create a focal point at the entry
- Confirmed that nichiha will be used on the wall in front
- Proposed instead of using a sequence of light colors, to use varying darker shades on the paneling to complement the proposed green color

#### Chair Banda

- Appreciated the upgraded materials
- Didn't like the browns and yellows, and the green, liked the previously approved grey tones
- Suggested using an orange accent instead of the green
- Suggested aiming for more uniformity and crispness in the nichiha

# Boardmember Thompson

- Excited that the applicant engaged the existing site and used the upgraded materials and designs
- Didn't like all the colors used, but liked that the approved design elements were maintained

# Item E.2. Hear a presentation on the City's digital community engagement program, Imagine Mesa.

**Staff Member**: Veronica Gonzalez

## Item E.3. Provide comments on recently submitted water kiosks

Staff Planner: Wahid Alam

#### Boardmember Carter

Felt that the kiosks were not reviewable in this state

#### Boardmember Sandstrom

- Doesn't like using perforated materials to screen things, not effective
- Suggested using weathered steel and brake metal instead
- Didn't like the structure

#### Chair Banda

Suggested using perforated metal with masonry

### Boardmember Thompson

• Was reminded of the old drive-thru photo booths from the 80's

# F. Adjournment

Meeting was adjourned.

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