



Design Review Board

Minutes

July 11, 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
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

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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)

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A. Discuss and Provide Direction Regarding Design Review cases:

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

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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 agreeable to using weathered steel instead of simulated faux rust

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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

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- 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

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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

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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

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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

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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.

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.**