

MINUTES OF THE OCTOBER 5, 2011 DESIGN REVIEW MEETING

CITY OF MESA
MINUTES OF THE
DESIGN REVIEW BOARD
OCTOBER 5, 2011

A meeting of the Design Review Board was held in the Lower Level of the Council Chambers 57 East First Street, at 4:30 p.m.

MEMBERS PRESENT

Craig Boswell - Chair
Scott Marble
Andrew Call
Ralph Smith
Eric Paul

MEMBERS ABSENT

Dan Maldonado (excused)
Wendy LeSueur (excused)

OTHERS PRESENT

John Wesley
Debbie Archuleta
Tom Ellsworth
Angelica Guevara
Wahid Alam

Dan Filuk
Jeff Guyette
Paul Devers
Peter Goldman
Brian Snider
Patrick Zweifel
Others

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1. Work Session:

CASE: Fry's Fueling Station
2651 East Broadway

REQUEST: Review of a 4,800 sq. ft. gas canopy and a 178 sq. ft. kiosk

DISCUSSION:

Dan Filuk and Jeff Guyette represented the case. Mr. Filuk explained that had revised the columns to be cmu at the bottom with stucco for the rest of the column, instead of the originally proposed faux masonry material. Both materials would be painted.

Boardmember Ralph Smith:

- Was concerned with the use of paint on split faced masonry, he stated it chips off easily on the rough surface.

Chair Craig Boswell:

- The canopy will be textcoat
- The kiosk is a pre-fabricated building with textcoat and faux masonry which would be painted

Boardmember Eric Paul:

- The columns would be stucco clad, over metal studs

Boardmember Andrew Call:

- Agreed that painted block is more noticeable when it chips, it also looks flat

Mr. Guyette stated the shopping center would be going through an upgrade, and this would allow them to re-paint to match the new shopping center colors.

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CASE: Adelante Healthcare
1601 West Main

REQUEST: Review of a 40,000 sq. ft. healthcare center

DISCUSSION:

Paul Devers represented the case. Mr. Devers stated they designed the building to tie in with the EVIT health science building. The building would face the EVIT campus with the rear of the building facing Main Street. They had opened up the north elevation facing Main. He also stated there would be an employee break area on the north side of the building.

Boardmember Eric Paul:

- They are matching EVIT masonry
- The turnout parking on Main meets the Central Main Street Plan
- The verticality breaks up the building

Chair Craig Boswell:

- Concerned with the west elevation
- Mechanical needs to be screened
- How will parking work?
- Is there any clear-story
- Likes the revisions
- Appreciates the 4-sided architecture

Boardmember Ralph Smith:

- Glad they are breaking up the elevations
- Look at the elevation on EVIT, they did not use masonry above the entries
- Less masonry, more metal so it is not heavy
- Likes the corrugated and smooth aluminum
- Could the building be see thru from Main through to the entry
- Need to honor the existing buildings, EVIT is a very nice campus
- Do some angles and a big curve
- Would like to see an enlarged entry plan

Boardmember Andrew Call:

- Aesthetically very nice
- Compliments EVIT

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Boardmember Scott Marble:

- Will look very nice along main Street
- Likes the vertical and horizontal elements

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CASE: Arizona Corrugated Containers
225 South Dobson

REQUEST: Review of a remodel of an existing industrial building

DISCUSSION:

No one was present to represent the case

Chair Craig Boswell:

- What will it look like from Dobson?
- Underwhelmed
- Do more, especially along Dobson
- Are we going to see trucks stored along Dobson?
- Punch up the block wall and give it articulation
- Do more with the west elevation of the building
- Concerned with the outside storage

Boardmember Andrew Call:

- What are the silos made of?
- Concerned with the 7' wall

Boardmember Scott Marble:

- Had hopes for this site to improve
- Agreed this is underwhelming

Boardmember Ralph Smith:

- 15' of landscaping along Dobson
- 7' block wall creates more of a security issue
- The tower is out of proportion
- Visibility will be important, don't wall it off
- Could they store to the south and put the parking along Dobson?
- Will they still use the truck wells?
- Need a lot more information

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Boardmember Eric Paul:

- The landscaping shown is on the side street
- Why the 7' wall along Dobson, with wrought iron everywhere else?
- Wall should be half cmu half wrought iron
- The main entrance is on the south side
- The tower looks stubby
- The stripe makes the long building even longer
- Use different design to break up building
- Need to provide vertical elements

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A. Call to Order:

Chair Craig Boswell called the meeting to order at 4:31 p.m.

B. Approval of the Minutes of the September 7, 2011 Meeting:

On a motion by Eric Paul seconded by Ralph Smith the Board unanimously approved the minutes.

C. Design Review Cases:

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D. Discuss, receive comment and take action on the following appeals of Administrative Design Review:

1. Northeast corner of US 60 and Power. Mattress Firm at Mesa Pavilions

STAFF PLANNER: Wahid Alam

Mr. Alam stated the applicant was not ready to be heard yet.

E. Other business:

None

F. Adjournment:

The meeting adjourned at 5:20 p.m.

Respectfully submitted,

Debbie Archuleta
Planning Assistant

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