

Minates

## June 13, 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:**

**Board Members Absent:** 

Sean Banda - Chair Brian Sandstrom Taylor Candland Nicole Thompson J. Seth Placko Randy Carter Tracy Roedel

**Staff Present:** 

John Wesley
Tom Ellsworth
Tom Ellsworth
Lesley Davis
Kim Steadman
Mike Gildenstern

**Others Present:** 

Matthew Bartholomew Adam Baugh Michael Hreha Tyler Wilson Wes Balmer others

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

Chair Banda welcomed everyone to the Work Session at 4:32 p.m.

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

(Continued from February 14, 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 July 11, 2017

A.2. DR17-021 1705 South Stapley Road

(Continued from April 11, 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

Continuance to July 11, 2017

A.3. DR17-024 1126 North Ellsworth Road (Continued from April 11, 2017)

LOCATION/ADDRESS: 1126 North Ellsworth Road

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

**COUNCIL DISTRICT**: 5

OWNER: MagicGifts LLC/ETAL

APPLICANT: Adam Baugh
ARCHITECT: Withey Morris
STAFF PLANNER: Wahid Alam

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

#### Chair Banda

- Liked the idea of mixing masonry and wrought iron along the wall
- Proposed an articulated wall, using reliefs, and landscaping
- Proposed an 8-8-16, or an 8-6-16 wall with a catwalk, and suggested that the applicant work with Staff to obtain a more finished detailed look including shadow lines, articulations, or occasional wrought iron to break up the rhythm of the wall
- Confirmed that there is a mix of glass used, the real glass located mainly the areas around the office/lobby, and some spandrel glass mixed in to the rest of the project.

#### Boardmember Sandstrom

- Didn't like the view fencing along the canal, would prefer better screening, possibly lacing masonry with landscape and a wrought iron module
- Suggested an 8' solid material and 8' transparent material rhythm
- Suggested using an integral color for the wall and building
- Suggested using the chair ledge on the building to carry over onto the wall

#### Boardmember Thompson

- Liked the wall articulation idea
- Liked the building elevations

#### Boardmember Placko

- Felt that the narrow landscaping strip may present a challenge for tree planting
- Felt that landscaping around the rear and sides is a bit hodge-podge, encouraged the applicant to tighten up the design
- Suggested playing off the wall openings, planting smaller shrubs near the wrought iron, and larger plants near the solid walls
- Liked the randomness of the landscaping on the frontage

#### Boardmember Roedel

• Liked the project

A.4. DR17-026 1440 South Higley Road (Continued from May 9, 2017)

LOCATION/ADDRESS: 1440 South Higley Road

**REQUEST:** This is a review of a drive-thru coffee shop

COUNCIL DISTRICT: 2

OWNER: Lowes H I W Inc.
APPLICANT: Larson Engineering
ARCHITECT: Michael Hreha
STAFF PLANNER: Wahid Alam

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

## Boardmember Carter

• Liked durability of the exterior materials and how they complement the area

#### Chair Banda

• Liked the proportion and the new details

A.5. DR17-027 6502 East Brown Road

(Continued from May 9, 2017)

LOCATION/ADDRESS: 6502 East Brown Road

**REQUEST:** This is a review of a senior living community

**COUNCIL DISTRICT**: 5

**OWNER:** Brown Road Baptist Church

APPLICANT: Ryan Companies
ARCHITECT: Tyler Wilson
STAFF PLANNER: Wahid Alam

**Discussion:** Staff member Davis gave a brief description of the project and Shane Allman, Tiffany Bosco, presented the project to the Board.

#### **Boardmember Carter**

- Proposed masking louvers better, to make less visible
- Suggested moving mechanical unit louvers next to balconies for screening purposes
- Didn't like, but can live with the louvers
- Suggested working with Staff to make louvers less visible

#### Boardmember Thompson

- Inquired about all the mechanical louver units (roughly 100-110 total) are accurately shown on the elevations
- Concerned that the stone was not shown all the way up the columns as was discussed in the previous meeting
- Concerned about landscaping shown in roundabout not accurately reflected (specifically the size of the grass component)
- Confirmed that roof will be covered with concrete tiles
- Didn't like the louvers, but liked the use of stucco joints, the alignment with windows, and the matching colors for screening
- Liked the redesign of the project
- Didn't like the wall packs, but liked the LED bollards, and suggested that the lighting be more residential in appearance

#### Boardmember Sandstrom

- Didn't like the mechanical louvers, felt that they interrupt the wall plane, the color is not the same and doesn't blend in, value-engineered look
- Suggested removing the louvers or to use cassettes or splits
- Felt that the rest of the building is headed in the right direction
- Suggested exploring changing the mechanical design to a V-Tac System

#### Chair Banda

- Didn't like louvres, would potentially like them if they were to be located on the interior, but not on the front façade
- Liked the front entry feature changes, creates a sense of arrival
- Liked the rooflines, and that the pillars aren't just stucco,
- Would like to see the stone columns go up higher on the first floor
- Suggested that lighting wall pack needs to be made more residential friendly to the architecture, but liked the parking lot lumieres

#### Boardmember Roedel

- Liked the modified design, liked the building
- Confirmed with the applicant that the balconies will be open, and confirmed that there will be a policy in place to keep the balconies cleans

A.6. DR17-029 5600 East Longbow Parkway and North Recker Road

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

**REQUEST:** This a review of a freeway landmark sign

**COUNCIL DISTRICT**: 5

OWNER: Dover Associates, LLC. APPLICANT: Earl, Curley & Lagarde

ARCHITECT: Stephen Earl STAFF PLANNER: Tom Ellsworth

**Discussion:** Planning Director Wesley gave a brief description of the project to the Board.

#### Boardmember Sandstrom

- Would like to see the sign widened
- Didn't like the exposed post
- Proposed weathered steel/wood

#### Boardmember Roedel

Felt that the sign was not big enough

## Chair Banda

- Didn't like the sign, felt it was too plain
- Didn't like the exposed post
- Proposed a more unique base
- Suggested weathered steel/wood
- Felt that it was not scaled appropriately

## Boardmember Thompson

- Would like to see the sign widened
- Liked the design of the sign

#### **Boardmember Carter**

- Would like to see the signage enlarged
- Liked the design of the sign
- Felt that the post was a little too skinny

A.7. DR17-030 East of the SEC Ray & Sossaman Roads Alignment

**LOCATION/ADDRESS:** East of the SEC Ray & Sossaman Roads Alignment

**REQUEST:** This is a review of two industrial buildings

**COUNCIL DISTRICT**: 6

OWNER: PHX-MESA Gateway Airport 193 LLC

APPLICANT: BAG-Inc.
ARCHITECT: W. Balmer
STAFF PLANNER: Wahid Alam

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

## **Boardmember Sandstrom**

- Liked the building
- Proposed using a rhythm of large and small trees

#### Chair Banda

- Liked the building, felt it was well done
- Suggested using the best lighting solutions along the freeway and Ray Road
- Suggested using Date Palms with the diamond cut aesthetic around receiving areas to better landmark entries

## Boardmember Thompson

Liked the building

#### Boardmember Placko

- Liked the massing of landscape color
- Concerned that oleanders won't do anything to inhibit the mass of the building
- Felt that the frontage is very formal, suggested using more palm trees to frame the gates, but felt that date palms would spread out, and may reach into the truck traffic coming in and out
- Concerned about the abundance of parking, and suggested removing parking along the buildings to create larger spaces for more sizable trees
- Suggesting eliminating the crop row planting in the retention basin along the south side, as they will be hard to view from the street. Suggested using rows of petite trees, or possibly rows of shrubs in the foreground, and trees in the background
- Suggested planting shrubs closer to the parking area, and trees in the retention areas

#### **Boardmember Carter**

• Liked the stripes on the building in the loading bay areas, but didn't like the proportional distance between white stripes in other areas, as it created a heavy, squatty appearance

## B. Call to Order

Chair Banda called the meeting to order at 6:00 pm

#### C. Consider the Minutes from the May 9, 2017 meeting

On a motion by Boardmember Thompson and seconded by Boardmember Candland, the Board unanimously approved the May 9, 2017 minutes.

(Vote: 7-0)

# <u>D.</u> <u>Discuss and review the following Design Review cases for action at the July 11, 2017 Meeting:</u>

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:** The artist, Karl Addison, presented the project to the Board.

Nancy, a resident of the Washington-Escobedo Community, had questions about the mural.

#### Chair Banda

• Liked the mural, felt that it should not be considered signage

#### **Boardmember Carter**

• Felt that the existing signage on the site is a distraction to the mural, and confirmed that the painting would be moved away from the signage, so it would appear less cluttered

## E. Adjournment

On a motion by Boardmember Roedel and seconded by Boardmember Thompson, the meeting adjourned at 6:20 pm.

(Vote: 7-0)

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.