

MINUTES OF THE APRIL 4, 2012 DESIGN REVIEW BOARD

CITY OF MESA
MINUTES OF THE
DESIGN REVIEW BOARD
APRIL 4, 2012

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
Dan Maldonado – Vice Chair
Scott Marble
Ralph Smith
Eric Paul

MEMBERS ABSENT

None

OTHERS PRESENT

John Wesley
Lesley Davis
Debbie Archuleta
Tom Ellsworth
Gordon Sheffield
Jeff McVay
Wahid Alam

- A. Discuss and Provide Direction Regarding Design Review cases:

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CASE: Residences at Center Street Station
The 40 to 60 blocks of East Main

REQUEST: Review of an 81 unit apartment complex

DISCUSSION:

Staffmember Tom Ellsworth explained the changes that had been made since the March meeting. Charles Huellmantel stated that in response to the Board's comments at the March meeting they had provided more interest at the ground floor; more color, moved the entry feature. He stated they were using hardi panels and faux wood to tie in with the MAC across the street. They moved the leasing office, multi-purpose room and fitness center to the Main Street frontage so it wouldn't look vacant.

Chair Craig Boswell:

- Likes the colors
- They are still working on the landscape plans because they are working with Light Rail to determine how much area they will have
- Predominant building materials are aluminum store front and block on the first floor and hardi panels for the remainder of the building

Boardmember Scott Marble:

- Great job
- Liked the new colors
- Questioned if there would be signage on the color elements above the store front on the first floor

Boardmember Ralph Smith:

- Confirmed there would be exterior activity areas
- Liked all the work they had done
- Concerned the materials could fade
- Nice addition

Boardmember Eric Paul:

- The wood paneling would be a composite product

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CASE: Escobedo Park Subdivision
North of the 200 block of North University

REQUEST: Review of a multi-residence housing development

DISCUSSION:

Staffmember Tom Ellsworth explained the project. Brian Swanton, Corky Poster, Jon Mirto, Jeff Anderson, and Steve Langston represented the case. The applicants stated there would be two phases, this review was for Phase One. They had been meeting with neighbors for about 6 months. They would be maintaining the public streets. The brick eyebrows turn the corners. There would be small balconies. For the building along University, the interior elevations would have very little brick, mostly stucco. The front door would be onto University, with the back door to the courtyard. Parking would be in the rear. There would be many different building types. They would be using veneer brick and wrought iron gates. They were working with CEPTED. The building materials would be brick, stucco, steel, with standing seam metal roofs. They were designing the buildings so that they could be sold in 15 years. All units would be ADA accessible. They were set up for covered parking that could be solar.

Chair Craig Boswell:

- Confirmed they would maintain as much of the existing landscaping as they could
- They would be maintaining 4 of the existing buildings
- There would be increased density along University with 2-story units
- They would be restoring the existing buildings as is
- One existing building would be a house museum, the others would be community buildings
- Mechanical units would be roof mounted and fully screened

Boardmember Scott Marble:

- Liked the different colors of brick
- Liked the mix of colors on the front elevations
- Liked the courtyard
- Appreciated that they were maintaining the landscaping
- A lot of variety

Boardmember Dan Maldonado:

- Looks good
- Liked the site plan and the building material
- Appreciated saving the landscaping

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Boardmember Ralph Smith:

- The setback was 50' back from the curb, but 20' from the future right-of-way
- Will retain flood irrigation and many of the trees
- Label buildings on the plans
- Preferred the Building C on the older plan
- Balconies are very narrow, not intended to be stood on
- Would be nice if the balconies were deeper so they provide more shade

Boardmember Eric Paul:

- Building C needs more residential look, not commercial
- More interest
- Be aware of the orientation of the sun on different elevations when designing overhangs
- Likes the play of the materials

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CASE: Chase Bank
9155 East Baseline

REQUEST: Review of a 3,895 sq. ft. bank

DISCUSSION:

Staffmember Wahid Alam explained the case and stated staff was concerned that the entire center was built to be compatible and Chase is proposing a prototype that doesn't match the center. The drive-through had been moved to the rear (south) to avoid conflicts with traffic within the shopping center.

Chair Craig Boswell:

- Incorporate colors from the shopping center

Boardmember Ralph Smith:

- The orientation of this bank is better than the one on Stapley
- Take colors from Safeway or Peter Piper
- A lot of exposed glass on the west, could they shade them?
- Safeway has awnings
- Hip roof could use colors from the center

Boardmember Scott Marble:

- Could they use louvers to shade the windows?

Boardmember Dan Maldonado:

- Could they shade the windows with trees?
- Provide additional landscaping along the west and south

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CASE: Chase Bank
1661 South Stapley

REQUEST: Review of a 4,264 sq. ft. bank

DISCUSSION:

Staffmember Wahid Alam explained the case. Ted Watson, Robert Millet and mark Myer represented the case. The applicants stated they currently have a bank branch in one of the in-line stores, they wanted to replace that one with a stand alone branch with drive-through tellers. They were proposing standard Chase finishes and colors. They were trying to match the landscaping to the Macaroni Grill across the internal entry drive.

Chair Craig Boswell:

- Screen walls along entry drive to the south

Boardmember Dan Maldonado:

- Maintain landscaping wherever you can
- The two-way drive thru lanes are awkward
- Provide trees at the foundation base

Boardmember Ralph Smith:

- Pre-cast limestone base
- Standing seam will look better

Boardmember Eric Paul:

- The canopy doesn't extend very far

Planning Director John Wesley stated the applicant wanted two way drives around the bank. There are no other two-way drive aisles around buildings within the center and staff wanted to maintain the one way drive aisles.

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CASE: Banner Health
NEC Crismon and Baseline

REQUEST: Review of 87,410 sq. ft. of medical office buildings

DISCUSSION:

Staffmember Jeff McVay explained the project. He stated staff was concerned with the landscaping along Ellsworth through the channel. Staff wants the channel to look more natural, and have more landscaping on the slopes. He explained that in response to the Board's comments at the March meeting the applicant had wrapped the east corner with brick, and had added score lines on the north elevation.

Chair Craig Boswell:

- The north elevation is visible from Crismon
- Need more articulation on the north elevation

Boardmember Dan Maldonado:

- 24" box trees will not be very tall
- The foundation base trees are not very wide
- Why are the trees accordianed out, mass them to match the building
- Mass the trees at the center of the building on the north elevation
- The landscaping should strengthen the architecture
- The wash should be more natural with an oasis at the building entry
- The landscaping all blends together
- Cluster
- The Chinese Pistache would be better at the building
- Use trees along the entry drive as way finding
- Landscaping needs more balance
- Use groupings
- What will the treatment be over the box culverts?

Boardmember Ralph Smith:

- Window mullion shades extrusion that comes out, vertical and horizontal is a solid aluminum piece that tapers from 12" to 14"
- It is an interesting element, but it doesn't provide much shade
- Trees are lined up with windows now
- Need more variety of trees around the building
- Mechanical screen should be broken up
- Could they use the colors from the block to break up the north elevation?

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Boardmember Eric Paul:

- The north elevation will be very visible from the buildings to the north
- Use color to create patterns

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CASE: La Mesita
2254 West Main

REQUEST: Review of a 3± acre mixed use apartment complex with first floor commercial space

DISCUSSION:

Staffmember Jeff McVay explained the project. The applicant stated that after working with staff they had revised the plans to provide more window shade elements for the first floor. The applicant thought the project was inspiring and fun. Some of the colors would be on the underside of the balconies. The theme of the project came from the previous logo for "A New Leaf" which depicted a home, as well as a desire to honor the agricultural history of Mesa. The courtyard at the southern end of the project was hardscape. The more private courtyard was toward the rear of the project.

Chair Craig Boswell:

- Concern with glare of the building
- Buildings are all 4-story
- Very tall on the street
- Site plan is very busy
- The units are very packed in
- The gables are over used
- Having a hard time following what you are doing. Site plans elevations, everything
- Doesn't look inviting
- Forced and harsh

Boardmember Ralph Smith:

- Valleys slope to crickets
- The purpose of the gables is to look like a home
- The project looks industrial not residential
- Not a good design in general
- It's like a warehouse
- Function of the site seems OK
- Color isn't the problem
- Geometrically it doesn't have any charm
- There are many cost effective buildings that have charm
- There should be a sense of shelter; a sense of entry
- Crickets are expensive
- Might be better to just have a parapet
- Think about what will happen outside of the buildings and make it a pleasant place to be

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Boardmember Eric Paul:

- The West Main Plan is 4-story
- Maybe vary the heights
- What would draw people into that area?
- Trying to force element onto areas where it doesn't work
- Make sense of the icon
- It looks like a mountain, not a house
- Doesn't look like you are responding to the elements
- Provide shading, it isn't humane

Boardmember Dan Maldonado:

- Proportions are a challenge
- Concerned with roof element
- The roof is symmetrical, but what is below it isn't; they don't relate to each other
- Floor below should relate to the roof above
- The elements fight each other
- There are some good parts but they need to evolve more
- Maybe different materials
- Form at roof and random colors
- Try to find landscaping that can survive with little maintenance
- If the trees die this will be a very inhospitable space
- The space between the two buildings off Main will be "canyonesque"
- Needs softness

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CASE: AZ Car Sales
1648 East Main

REQUEST: Review of a used car facility

DISCUSSION:

Staffmember Lesley Davis explained the project would have landscaping all the way around the perimeter with a modular building facing Main Street. Michael Jorgenson represented the case and stated the applicant would pave the lot and upgrade the site.

Chair Craig Boswell:

- Could they remove the bay door facing Main on the shop building?
- The chain link fence will come down and they will have screen walls

Boardmember Dan Maldonado:

- Could they change the canopy color, it blends too much with the building
- The screen walls and shrub placement seem out of balance
- The landscape plan needs some work
- Provide shade for the windows
- The Mt. Laurels will be too low to provide much shade
- Could they box out the rear column on the canopy?

Boardmember Scott Marble:

- Could they use platforms where the screen walls are?

Boardmember Ralph Smith:

- Do they have any other options for the building?
- It would be easier to paint the building and leave the Kynar finish on the canopy

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CASE: Dairy Queen
2754 South Alma School

REQUEST: Review of a 2,400 sq. ft. restaurant

DISCUSSION:

Staffmember Wahid Alam explained the project and stated staff was concerned there were too many colors. He stated the applicant would be removing the mansard roof, staff was concerned with how the coping on the "chimney element" worked with the new roof. The applicant, Brian Johns stated Dairy Queen was updating old mansard buildings to be more modern.

Boardmember Dan Maldonado:

- Confirmed the color placement and materials
- Questioned the scuppers
- Could the large stucco element be broken up somehow?

Chair Craig Boswell:

- Awnings are fabric
- Could they add the cornice to the large stucco area?

Boardmember Ralph Smith:

- The LED is blue
- The fascia is black
- Awnings should be wider

Boardmember Eric Paul:

- Could they have a landscape planter in front of the large beige elevation?

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CASE: Longhorn Steakhouse
1434 South Alma School

REQUEST: Review of sit down restaurant

DISCUSSION:

Staffmember Wahid Alam explained the project.

Chair Craig Boswell:

- They are proposing to use real wood
- In his opinion the bull horns are part of the design, not a sign

Boardmember Dan Maldonado:

- These are standard colors
- The trees should be changed to be in scale with the building
- Use larger trees to soften the corner elements

Boardmember Ralph Smith:

- Confirmed this is a prototype
- The building was not designed for this site
- Should use a produce like a marine oil on the wood
- Overhangs are solid

Boardmember Eric Paul:

- Concerned with the size of the outside waiting area

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CASE: LA Fitness
2605 N Power

REQUEST: Review of a 45,000 sq. ft. fitness building

DISCUSSION:

Staffmember Jeff McVay explained the project. He stated the project would have to have cross access to the project to the north and east. He also stated that staff would like the building to be closer to the street, and that staff was concerned with the north and south elevations. Jorge Ramirez represented the case and stated that there are 4 LA Fitness sites in Mesa and they have improved over time. They are proposing brick and integral split face block. He stated they would agree to additional relief. Mr. Ramirez stated they were proposing a new element for the top of the rotunda, a perforated metal element. He stated the rotunda is a brand and that the height was dictated by the courts.

Boardmember Scott Marble:

- The property to the south is residential

Boardmember Ralph Smith:

- Roof top mechanical
- Trying to understand the perf metal
- Rotunda is brick
- The brick cantilevers out
- The north and south elevations are bad
- West elevation needs more work
- Why the stucco?
- Painting the stucco the same color as the block isn't working
- Getting rid of the stucco would help a lot
- Suggest popping up the parapet a few times, two courses would help
- Provide pilasters on the side elevations

Boardmember Eric Paul:

- Corrugated metal would be easier to take care of
- Stucco is not doing anything for the building
- Don't understand the center element, the squares could be different colors
- The bay door looking element is odd
- Make the element dark and lose the bay doors

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B. Call to Order:

Chair Craig Boswell called the meeting to order at 4:30 p.m.

C. Approval of the Minutes of the March 7, 2012 Meeting:

On a motion by Dan Maldonado seconded by Eric Paul the Board unanimously approved the minutes.

D. Other business:

Discussion regarding Sign Code Update and possible designation of some members as volunteers to serve on the Sign Code Update Advisory Committee.

Staffmember Gordon Sheffield explained that staff has been directed to update the Sign Ordinance. He stated staff would be trying to streamline the Sign Code. He asked for volunteers for the update committee.

Boardmember Dan Maldonado confirmed that staff would be involving sign companies after the committee had put together draft regulations. He confirmed staff anticipates it will take 9 to 12 months to complete the project.

Discussion of the General Plan Update

John Wesley, Planning Director stated that Boardmember Paul had volunteered to help with the General Plan Update.

F. Adjournment:

The meeting adjourned at 8:05

Respectfully submitted,

Debbie Archuleta
Planning Assistant

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