

Design Review Board – Special Meeting

Minutes

**Monday, December 30, 2019
Council Chambers – Lower Level
57 East 1st Street
4:00 p.m.**

Board Members Present:

Chair Randy Carter
Vice Chair Scott Thomas
Boardmember Sean Banda
Boardmember Nicole Posten-Thompson
Boardmember Jeanette Knudsen

Board Members Absent:

Boardmember Tanner Green
Boardmember J. Seth Placko

Staff Present:

Nana Appiah, PhD., AICP, Planning Director
Lesley Davis, Senior Planner
Tom Ellsworth, Principal Planner
Heather Omta, Planning Assistant
Wahid Alam, AICP, Planner II

Others Present:

Kari Kent, Assistant City Manager
Beth Huning, City Engineer
Arianna Urban, HP Coordinator
Veronica Gonzalez, Project Manager
Michael McBrady, Project Manager

Chair Randy Carter welcomed everyone to the Special Meeting at 4:00 p.m.

- A. Call to order
- B. Discuss and take action on the following Design Review case:

Item B.1.

DRB19-00897

Location: Within the 9200 and 9300 blocks of East Point Twenty-Two Boulevard (north side) and 4800 and 4909 blocks of South Ellsworth Road (east side)

Request: Requesting the review of a proposed City of Mesa fire station number 221
Continued from December 10, 2019

Applicant: City of Mesa

Staff Planner: Wahid Alam

Council District: 6

Dr. Nana Appiah, Zoning Director, advised that staff reviewed the Board's comments from the last meeting. He reiterated the project has been reviewed and approved by the Eastmark Design Review Committee. Dr. Appiah addressed the Board's concern about not seeing the project earlier in the design process and noted that staff will consider making some procedural adjustments to present preliminary City projects in the future. The goal of this project is to create a fire station that will serve the community and stand the test of time.

Bruce Scott, Architect with HDA Architects, represented the project. He spoke about adjusting the design based on the Board's previous comments. He said they studied the design of the entire building again. He noted that masonry is used throughout the project for longevity and an inviting feel. The revisions simplified the design to make it more modern, by introducing additional stone colors, increased community room window size to express its presence, and redesigned apparatus doors. He said they have connected the main entry with the sidewalk by extending the pedestrian path with stamped concrete. They simplified the canopy design over the bay doors and added Kalwall clerestory windows above the canopy for daylight. They also improved the massing and changes of planes with increased depth of the bay doors, expressing the mezzanine and varying parapet heights. The trash enclosure is screened, and gates will be solid. Lighting will be 3000 Kelvin.

Chair Carter reminded the Board this is an official meeting that will conclude with a motion and Board vote.

➤ Boardmember Banda

- Revisions are significantly more modern.
- Bay lines and banding lines line up.
- The new design gives a sense of linear form.
- As far as materials – the amount of split face is a bit excessive.
- Recommends adding wall caps on top of site walls.
- Likes the extra lighting, adds a modern finish.
- Echoed the sign comments made by Boardmember Posten-Thomas and Chair Carter; signage needs upgrading.

➤ Boardmember Posten-Thompson

- Mesa Fire Station Sign design is lacking the modern touch compared to the rest of the building. Suggests adding signage to the vertical wing walls near the main entrance.
- Are the bay doors bi-folding?
 - ◆ Michael McBrady replied: Fire Station designs are moving away from bi-fold doors for safety reasons.
- Asked if all glass bay doors were considered?
 - ◆ Michael McBrady replied: Yes, they considered, however decided to limit glass opening above the eye level for security purposes.
- Prefinished metal flashing for parapet walls looks very small, recommends increasing the size for better proportion.
- Asked for clarification about the three front windows – are they for offices?
 - Michael McBrady replied: Three windows are in the dormitory room.
 - ◆ Nicole commented: The three windows seems smaller in verticality and the block wall above them looks heavy. Recommends raising the window height to look taller/vertical.
- Pedestrian path needs to end at the building sidewalk, not at the lot stripping. No need for stripping even if a handicapped parking spot, changing in texture will do.
- Asked for color clarification on the decomposed granite?
 - Michael McBrady commented the rendering emulated the Eastmark color. Eastmark uses caramel colored rock.

➤ Vice Chair Thomas

- Asked for clarification on what material frames the Kalwall?
 - Bruce Scott replied: Metal painted copper color.
- The number of parking spaces on the plans show 13 spaces which seems under parked for the size of the community room. Recommends reviewing parking availability.
- No site lighting shown in the renderings, asked if there will be parking lot and site lighting?
 - Bruce Scott confirmed there will be site lighting.

➤ Boardmember Knudsen

- Likes the changes.
- Likes the lighter colors.

➤ Chair Carter

- Community room window mullion locations seems arbitrary.
- The spandrel glass above the window will change the overall look.
- Recommends putting station number '221' on the wing walls and make them taller to break-up the straight-line.
- Looking at the Kalwall entrance, where does rainwater go? Expressed concern about rainwater pouring down.
 - Bruce Scott advises he will work on an efficient design to avoid people getting wet from the rainwater coming from the Kalwall canopy.
- The entry Kalwall canopy has an odd proportion – looks like the canopy dies into the metal wall. Recommends improving the canopy design.

- Commented on the size of the mass above the three dorm windows.
- Dumpster angle needs revised; refuge trucks need easier access.
- Add landscaping around the rear patio for fire fighters use.
- Prefers and strongly recommends no spandrel glass.

Boardmember Banda motions to approve the revised design with the following conditions:

1. Increase the height of the three wing walls by the entry,
2. Raise the height of the three dormitory windows on the front of the building,
3. Increase the width of the metal flashing for parapet wall for a more pronounced look,
4. Add precast concrete wall caps for screen wall and perimeter walls.,
5. Extend the pedestrian path with enhance material other than stripes on asphalt to connect the building entrance with the sidewalk,
6. Create a modern looking sign compatible with the Fire Station 221 building design,
7. Do not use spandrel glass for community room windows, use regular glass instead,
8. Add landscaping around the rear patio with a tree or two.

Boardmember Posten Thompson seconded the motion.

Vote: 5-0

Upon tabulation of the vote, it showed:

AYES – Carter, Thomas, Posten-Thompson, Banda, Knudsen

NAYS – None

ABSENT – Green and Placko

C. Adjournment

Without objection, the special meeting adjourned at 4:41 p.m.

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