

City of Mesa | Design Review Board Minutes

May 12, 2020

Meeting held through a Virtual Platform

4:30 p.m.

Boardmembers Present via virtual connection:

Chair Randy Carter
Vice Chair Thomas
Boardmember Placko
Boardmember Posten-Thompson
Boardmember Sean Banda
Boardmember Knudsen
Boardmember Green

Boardmembers Absent:

Staff Present:

Dr. Nana Appiah, Zoning Administrator
Tom Ellsworth, Principal Planner
Lesley Davis, Senior Planner
Evan Balmer, Planner II
Heather Omta, Planning Assistant

Staff Present via virtual connection:

Charlotte Bridges, Planner I
Wahid Alam, Planner II
Cassidy Welch, Planner II

A. Call to order

Meeting was called to order by Chair Carter at 4:32 p.m.

B. Consider the minutes from the 4/14/2020 meeting

Correction noted: Boardmember Banda was excused and absent from the 4/14/2020 meeting. Boardmember Thompson motioned to approve the minutes with the noted correction and Boardmember Knudsen seconded the motion.

Vote: (7-0)

AYES: Carter, Thomas, Banda, Placko, Thompson, Knudsen, Green

NAYS: None

ABSENT: None

C. Discuss and provide direction regarding Design Review cases:

This is a preliminary review of Design Review Board cases. The applicant and public may speak about the case, and the Board may provide comments and suggestions to assist the Applicant with the proposal, but the Board will not approve or deny a case under Preliminary Review.

Item C.1. DRB20-00038 525 East Broadway Road and within the 400 block of South Pioneer (west side).

Council District 4. Located east of Mesa Drive on the south side of Broadway Road. (1.0± acres). Requesting the review of a new commercial and multi-residence development. Ralph Pew, Applicant; Foster Arizona, Owner.

Staff Planner, Charlotte Bridges presented the case for a new mixed-use project. Charlotte explained that the project meets the previous building and design forms since it was submitted prior to the February 10, 2020 adoption of the new Quality Design Guidelines.

Applicants, Ralph Pew and Jon Gillespie, Pew and Lake, PLC, joined the meeting to answer Board questions.

Landscape Architect, Brad Beazer from Todd & Associates Inc., was also in the meeting to address any landscape questions.

- Boardmember Green
 - Wants to make sure the landscape interacts with the neighborhood
- Boardmember Placko
 - How far on center are willow acacia trees. West property line.
 - Confirmed spacing of the Willow Acacia trees on the west property line. Stated that at 20' on center, they will create sufficient screening over time but not initially.
 - Will a wall be installed?
 - Mr. Gillespie responded: a new block wall will be installed.
 - At the southwest corner where trees overhang onto the trash enclosures, the trees should move back so they do not interfere with solid waste collection.
- Boardmember Thompson
 - Confirmed that there would not be covered parking.
 - Suggested they consider other ways to screen patio contents of individual tenants
 - Not a lot of color contrast between colors on the building
- Boardmember Knudsen
 - Colors seem very close in hue, look at contrast.
- Boardmember Banda
 - Stucco dominate building.
 - Does not have a modern feel
 - No finish at the top of the building
 - Would rather see integral color block, rather than painted CMU.
 - Needs more materiality.
 - Metal trellis will deteriorate over time.
 - Wants to see additional materials in the elevations.
 - Wants to see variations in stucco.

- Vice Chair Thomas
 - Arizona sun will make this look like a very muted building
 - Needs more pop in colors
 - Would like to see more materials used

- Chair Carter
 - Agrees with previous Boardmember comments

Mr. Beazer noted that the design goal was to make the massing simpler and cleaner. Paint colors do look washed out on the electronic version of the material board. He said they were trying to get more of an inter play of light and dark colors.

Summary

1. Some trees are too close to the trash enclosure need to be moved back.
2. Screen patios – less visibility with metal.
3. Provide more contrast in the color scheme.
4. Add additional materials to break up the amount of stucco.
5. More Articulation of roofline -no straight-line parapet.
6. Lighting quality needs to match the architecture

Item C.2. DRB20-00203 864 West Southern Avenue.

Council District 3. Located east of Alma School Road on the north side of Southern Avenue. (1.85± acres) Requesting the review of an office building and self-storage facility. Neil Feaser, Applicant; Creation Funding LLC, Owner.

Staff Planner, Cassidy Welch, presented the case for a remodel of an existing medical office and proposed storage facility to the rear. Parking is located on the eastside of the existing building .The existing home behind the office building will be demolished for the new self-storage facility.

Applicant, Neil Feaser from RCAA Architects Inc., was available to address any Board questions. The applicant added that they will be upgrading the architecture and look of the existing building.

- Vice Chair Thomas
 - Would rather see something other than storage units.

- Boardmember Banda
 - Has an institutional feel.
 - Recommended honed CMU with a pattern integrated into it, not painted. Create depth and volume to the front.
 - Has a heavy feel, columns are bulky.
 - Likes long linear windows but need a bit of detail like louvers.
 - Encourage modern, unique signage.
 - Agrees with Boardmember Thompson, existing Adobe style fits the building well and could be preserved instead of trying to match the storage facility.
 - Features of the existing architecture on the office building to accentuate:
 - Refresh elements: paint, colors, materials.
 - Add equivalent lighting to improve esthetics.
 - Update landscaping to enhance architecture.
 - Place address on the building.
 - Consider Spanish Lace stucco to embrace adobe
 - If a joint sign – suggests an eclectic sign that defines the spaces.

- Boardmember Placko
 - Appreciated use of Willow Acacia as a buffer
 - Likes the protection of existing landscape material

- Boardmember Thompson
 - Likes the Adobe architecture as it is for the office building.
 - Does not think the street-front building design has to match the architecture of the storage facility.
 - Likes the self-storage design.
 - Suggests replacing the existing wood trellis with steel to modernize

- Boardmember Knudsen
 - Likes the idea of keeping the uniqueness of the office building
 - Wants to see screening of mechanical equipment, add a parapet.
 - Introduce an updated color palette
 - Noted that the gates in front of the storage building seem to lack design and decorative appeal.

- Boardmember Green
 - Not in love with the new design
 - Likes the existing building style of the office building.
 - Suggested refreshing the building with new windows.
 - Storage building looks like a modern barn with fluted ceiling.
 - Look at the geometry of the building for consistency.
 - Doesn't love the stair stepping of the roof elevations.
 - Can't tell if roofline is changing or is it just changes in parapet?
 - Mr. Feaser: Does change roof pitch. Roof slope does adjust.
 - Match up the geometry of the elevations.

- Chair Carter
 - Likes the idea of refreshing the front building.

Summary

1. Integrate integral color into CMU, no painted CMU.
2. Adobe look is appreciated- keep and refresh: take off metal security on windows, keep depth and size of window but upgrade to new material and glass.
3. Keep adobe look of front office building.
4. Add parapet to screen mechanical equipment on office building.
5. New color palette that harmonizes and differentiates the office building from the storage building.
6. Front of storage facility needs decorative appeal.
7. Add a gable or two to storage building.
8. Add lighting to existing office building in character with the design.
9. Consider metal trellis for office building.
10. Signage – match with the two styles of architecture.
11. Upgrade gate design to storage facility with decorative gates.

Item C.3. DRB20-00213 2063 South Power Road.

Council District 6. Located on the southeast corner of Baseline Road and Power Road. (2.6± acres). Requesting the review of exterior elevation modifications to a portion of Power Square Mall (Guardian Storage). Bryan Woodruff, Applicant; Infinity Mesa LLC, Owner.

Staff Planner, Wahid Alam, presented the case for a partial exterior remodel of a shopping mall.

Applicant and Architect, Brian Woodruff from SWABACK PLLC, and property owner Brock Danielson joined the virtual meeting to address any questions from the Board.

- Boardmember Thompson
 - Feels the building needs the improvement.
 - Would like to see 2" reveals rather than typical 1" reveals, at stucco pop outs.
- Vice Chair Thomas
 - Likes the upgrade.
 - Does not care for faux roll up door look.
 - Existing green roofline- what are the plans for that?
 - Applicant noted there is a lot of it, and it will be screened. May paint the green.
 - Boardmember Thomas wants to make sure the old roofline color is recovered, painted, or somehow blended into the new; does not want the green roofline to detract from the new redesign between the remodel phases.
 - Wants Standing Seam to match or blend with new architecture.
- Boardmember Banda
 - Likes the public entrance.
 - Likes corrugated metal off the entrance façade.
 - Does not like the monument sign, looks dated, not modern.
- Boardmember Placko
 - Trees under drawn in existing planter spaces. Go with Smoothie (Thornless) Cascalote variety.
 - East side of building – landscape is really packed in there. Too many in one small area. Consider Hybrid Red Yucca (smaller at maturity).
 - On south side of building, likes the cluster of Palo Blanco trees.
- Boardmember Green
 - Faux metal doors should be reconsidered, add a different element.
 - Wants to see the blending of the old to new design. Old roofline color clashes with new.
- Boardmember Knudsen
 - Agrees the monument sign design needs to be revised.

Summary

1. More pronounced stucco pop-out for better shadow lines.
2. Change out faux roll up door look.
3. Find a way to blend the two phases; particularly the contrasting roofline colors.
4. Monument sign needs upgraded.
5. Planter base use Smoothie (Thornless) Cascalote variety tree.
6. Reduce number of shrubs to void over-crowding.

D. Discuss and take action on the following Design Review case:

Item D.1. DRB19-00962 Within the 1400 to 1600 blocks of South Signal Butte Road (west side); within the 10500 to 10700 blocks of East Southern Avenue (south side); within the 10300 to 10800 blocks of East Hampton Avenue (south side).

Council District 6. Located west of Signal Butte Road and south of Southern Avenue. (81.4± acres). Requesting the review of the Mountain Vista Master Plan Design Guidelines. Reese Anderson Applicant; Signal Butte BFC LLC, Owner.

Staff Planner Evan Balmer presented the Design Guidelines for the Mountain Vista development.

Applicant, Reece Anderson, Pew and Lake, PLC, noted he was available for Board questions.

- Chair Carter
 - Likes the guidelines presented.
- Boardmember Thompson
 - Likes the perimeter fence designs.
- Vice Chair Thomas
 - No additional comment.
- Boardmember Banda
 - Agrees with Boardmember Thompson.
 - In support of the changes.
- Boardmember Green
 - Echoes comments of other members.
- Knudsen
 - Agrees and appreciates the changes that were made.

Boardmember Thompson motions to approve the guidelines as presented and Boardmember Thomas seconded the motion.

Vote: 7-0

AYES – Carter-Thomas-Banda-Thompson-Placko-Knudsen-Green

NAYS – None

ABSENT – None

E. Adjournment

Boardmember Thompson motioned for adjournment and Boardmember Green seconded the motion. The meeting adjourned without objection at 6:19 p.m.

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.