

Minutes

Tuesday, November 12, 2019
Council Chambers – Lower Level
57 East 1st Street
4:30 PM

Board Members Present:

Vice Chair Scott Thomas
Boardmember Sean Banda
Boardmember Nicole Posten-Thompson
Boardmember J. Seth Placko
Boardmember Jeanette Knudsen
Boardmember Tanner Green

Board Members Absent:

Chair Randy Carter

Staff Present:

Nana Appiah, AICP, Planning Director
Lesley Davis, Senior Planner
Tom Ellsworth, Principal Planner
Heather Omta, Planning Assistant
Wahid Alam, AICP, Planner II
Cassidy Welch, Planner II
Evan Balmer, Planner II

Others Present:

Councilmember Duff
Jessica Potter
Jeff McVay
Angelica Guevara

Vice Chair Thomas welcomed everyone to the Work Session at 4:35 p.m.

- B. Call to order
- a. Meeting called to order at 4:36 p.m.
 - b. Vice Chair Thomas requested case DRB19-00852 be heard first due to public interest.
- C. Consider the Minutes from the 10/8/2019 meeting
A motion to approve October 8, 2019 meeting minutes was made by Boardmember Posten-Thompson and seconded by Boardmember Placko.

Vote: 6-0

Upon tabulation of vote, it showed:
AYES – Thomas, Posten-Thompson-Green-Placko-Knudsen-Banda
NAYS – None
ABSENT – Carter

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

- Vice Chair Thomas
 - Asked what size the terracotta panels are?
 - Steve Chaitow replied: 8" wide x 5' tall.

- Boardmember Posten-Thompson
 - Doesn't care for the yellow tones of the terracotta sample. Believes the yellow tones will mute the accent lighting. Feels the cooler tones will cast a true version of the lighting color.
 - Prefers cool tones like the grey samples shown.
 - Confirmed the screen will play a moving image throughout the day.
 - Asked if there are living quarters?
 - Jeff McVay replied: no student housing is part of this project.
 - Will there be a kiosk to educate the public about power savings?
 - Steve Chaitow replied: not in the plans at this time but a good idea.
 - Likes the use of light.

- Boardmember Green
 - Voiced concerned about the sound from the exterior display.
 - Steve Chaitow responded: clarifying that they will use directable speakers.
 - What is the plan to handle screen maintenance and sun exposure? How will black spots and fading be handled?
 - Steve Chaitow replied: Their team is currently studying the heat tolerance of the screen. However, the screen consists of individual modular pieces that are replaceable.

- Boardmember Placko
 - Asked who will maintain the landscaping?
 - Plaza and street scape will be maintained by the city. Landscape around the building will be maintained by ASU.
 - On the south side, Fan West Ash tree is not a low water use plant.

- Boardmember Banda
 - Prefers cooler grey tones of the terracotta ceramic material.
 - Asked will thoroughfare be open all the time?
 - Their team has been working with the City and ASU. The thoroughfare will be open during the day as much as possible however it is securable.
 - Asked about roof finish on parapet?
 - Steve: Metal fins are on the left (east side); right (west side) is the photo-voltaic (PV) support. PV over the entire roof. Won't see the photo-voltaic panels.
 -

A motion to approve case DRB19-00683 was made by Boardmember Banda with the acceptance of conditions noted in the staff report and an additional condition limiting the use of warm yellow toned terra cotta colors and seconded by Boardmember Posten-Thompson to approve with the following conditions:

1. Compliance with the final elevations and landscape plan submitted.
2. Compliance with all City development codes and regulations.
3. Compliance with all conditions of approval for zoning case ZON19-0477.
4. Use of terra cotta in cooler color hues, specifically avoiding warm yellow toned material.

Vote: 6-0

Upon tabulation of vote, it showed:

AYES – Thomas, Posten-Thompson-Green-Placko-Knudsen-Banda

NAYS – None

ABSENT – Carter

A. 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 A.1.

DRB19-00333	6225 East Main Street
Location:	Located on the southwest corner of South 63rd Street and East Main Street. (4± acres).
Request:	Review the request to remodel the exterior of an existing building.
Applicant:	Uhaul
Staff Planner:	Wahid Alam
Council District	2

Wahid Alam, Planner II, presented the case. He explained that the board was being asked to comment on proposed facade changes on an existing building. The changes included adding orange squares that look like doors above the walkway on each end of the building face. He noted that they added an argyle pattern, green fabric awning and blue trim. He said that staff is requesting recommendations on entry improvements, color and material choices.

Applicant, Andy Smith from the Uhaul team, explained that this site is used for Uhaul's self-storage program. The building facade improvement created awareness and enhancement. The orange boxes on each end of the building represents the self-storage units within the building. He also said they are replacing the signage in existing monument sign cabinet.

- Boardmember Banda
 - Looks like a harlequin with the variety of colors and patterns.
 - Signage will help will draw customer attention rather than mixing blue, orange, forest green, tan, and off-white colors.
 - The company colors don't need to be incorporated everywhere on the exterior, roof tiles could represent the orange, tiles could be used to create a facade pattern.

- Boardmember Posten-Thompson
 - Agrees with staff, the entry element needs to change by toning down the variety of colors used.
 - Niche tile is better to integrate the colors, gives a more professional look than a painted argyle pattern.

- Boardmember Green
 - Windows show on google maps so these changes are existing, windows were added to store front.

- Boardmember Placko
 - Recommends they use a taller and skinnier tree species along the south wall, for an example: Willow Acacia.

Item A.2.

DRB19-00542 **608 through 616 East Southern Avenue**

Location: **Located on the northeast corner of East Southern Avenue and North Hobson. (1± acres).**

Request: **Review of an exterior remodel of two existing buildings.**

Applicant: **Casa Maravilla LLC**

Staff Planner: **Wahid Alam**

Council District: **4**

Wahid Alam, Planner II, presented the case for an existing building that is being remodeled for a health clinic with significant changes to the exterior. He explained that staff is looking for board recommendations on the entry feature, wall material and design, as well as landscaping.

Roy Noggle, 1301 E. Maryland Ave, represented the case. He said they are correcting a premature start on the building's exterior changes. They are bringing in some of the same colors from the two-story building to the east, which they do not own.

- Vice Chair Thomas
 - Asked for clarification on eastside bump outs. Looks like framing stopped short on the tower.
 - Roy Noggle replied: new elevations will have bump out all the way down.

- Boardmember Placko
 - No plant palette proposed, will there be new landscape?
 - Roy Noggle replied: landscape is already planted; only green screens being proposed.
 - Asked will the parking lot screen wall screen headlights from Southern?
 - Wahid replied: Already landscaping and wrought iron fence.
 - Asked for clarification on what shrubs and trees were planted.
 - Fence doesn't meet code to protect traffic from headlights in the parking lot.

- Boardmember Banda
 - Kelvin on the lighting is too high; very bright and not the right hue (light warmth-ness).
 - Previous building front was more interesting with better detail.
 - Previous Spanish style entry was nicer.
 - Looks institutional and not an enhancement.
 - Not seeing the connection between buildings.
 - Very awkward looking since the building lid has been removed.

- Boardmember Posten-Thompson
 - Avoid green screens
 - The three tower elements could be more interesting architecturally.
 - Requests the use of three materials.

- Frontage walls creates a long line of plain stucco.
- Missing windows or stucco reveals to add interest.
- Add reveals in the stucco to give some pattern.
- Integrate stone to towers and entry.
- Parapets seem very small.
- Does not meet the intent of the Zoning Ordinance for four-sided architecture, variation of wall plane, or variation of materials and colors.
- Clarified the double door access a passage between the two buildings.

Planning Director, Dr. Nana Appiah, clarified the criteria for compliance. He asked the Board to be specific in their recommendation. If the Board has significant issues, they can ask the Planning Director for the changes to come back to the Board to review again. The Board said that is their preference and Dr. Appiah agreed to accommodate the request.

Staff reclarified the Board summary of recommendations:

- Revise the three towers.
- Use of materials needs improvement
- Lighting needs to be corrected
- Reduce the long line of stucco between far west tower and middle tower.
- Incorporate patterned stucco reveals.
- Instead of green screen, consider integrated trellis to shade the walkway. Improve design to break up long stripe on building front.
- Connect the two buildings with a metal breezeway.
- Introduce a third material like niche or hardy board to towers, along with additional stone.
- Entries and towers need additional material elements.

Item A.3.

DRB19-00699 **Within the 400 block of North Ellsworth Road (east side) and the 9200 block of East University Drive (north side)**

Location: **Located on the northeast corner of North Ellsworth Road and East University Drive. (1.6 ± acres).**

Request: **Review of a new convenience store and fuel station.**

Applicant: **Will Goff**

Staff Planner: **Evan Balmer**

Council District: **5**

Evan Balmer, Planner II, present the case for a new Circle K convenience store and fuel station at the northeast corner of Ellsworth Road and University Drive.

Mike Scarbrough, Land Development Consultants, 11811 N Tatum Blvd #1051, Phoenix, represented the case.

- Vice Chair Thomas
 - How are you screening the vent pipe?
 - Mike Scarbrough replied: out of the back of the trash enclosure. Screened by trash enclosure.

- Boardmember Placko
 - There are currently areas with dense naturally occurring vegetation along the University Drive frontage. Rework this massing to provide a more evenly distributed landscaping along the frontage.
 - Likes the use the of the Shoestring Acacia.
 - Asked how storm water is was being handled?
 - Mike replied: They have a retention basin.

- Boardmember Banda
 - Tone down the brown colors.
 - Modernize the colors.
 - Monument sign is boring.

- Boardmember Posten-Thompson
 - Monument sign lacks uniqueness.

Item A.4.

DRB19-00713 **Within the 3400 thru 3500 blocks of South Ellsworth Road (west side).**

Location: **Located north of Elliot Road on the west side of Ellsworth Road. (4.5 ± acres).**

Request: **Review of a new two-story medical plaza.**

Applicant: **Butler Design Group**

Staff Planner: **Cassidy Welch**

Council District **6**

Cassidy Welch, Planner II, presented case for a new medical office building. North of existing Dignity Health at Elliot and Ellsworth Roads. She stated that the site is currently vacant, and the applicant is Opting-In to the Elliot Road Technology Corridor; specific guidelines apply.

Glen Hurd, Butler Design Group, 5017 E Washington Street Ste 107, represented the project. He said this project is a support building for the hospital.

Lanny Shaw, Senior Designer with Butler Design Group, 5017 E Washington Street Ste 107, also represented the case and explained that the recessed the glass at the entrance and supplied a pedestrian canopy. The cornice will match the existing hospital. He feels the building has articulation. He said they used the existing hospital for color and material inspiration.

- Boardmember Knudsen
 - Asked for clarification on where the entry was on the north and south.
 - Confirmed that entries are recessed back and colored differently.
 - Likes the color palette.

- Vice Chair Thomas
 - Asked for clarification on parapet bump-out material.
 - Greg Hurd replied: It is the horizontal reveal that is part of the tilt.
 - Doesn't care for that part of the design.
 - Likes everything else about the building.

- Boardmember Banda
 - Look like battlements on the reveal pattern.
 - Having a hard determining where the entry is, doesn't stand out.

- Boardmember Green
 - Entrance is disguised.
 - Doesn't have clear directions to the entry.

- Boardmember Posten-Thompson
 - Needs a defined entry.
 - Canopy feels like a little shade structure rather than a stronger architecture element.
 - Not loving the parapet or the color palette.

Dr. Nana Appiah, Zoning Administrator asked the Board for specific recommendations.

Boardmember Banda clarified:

- Specifically, parapet modifications – Redesign striations. Feels like a battlement.
- Integrate canopy better with the building.
- Entry needs more definition. Cut the parapet, possibly raise the glass.

Item A.5.

DRB19-00751	Within the 2600 block of North Higley Road (west side)
Location:	Located on south of East McDowell Road and on the west side of North Higley Road. (1± acres).
Request:	Review of a new proposed aircraft hangar within the Falcon Field Airport.
Applicant:	Design Professionals LLC
Staff Planner:	Wahid Alam
Council District:	5

Wahid Alam, Planner II, presented the case for a new hangar at Falcon Field Airport.

Architect, John Manross, represented the project. He explained that the site is located north of the Steak and Stone restaurant. The hangar is for a private company. It is an executive hangar, which is a limited use type of a hangar. The existing black chain link fence will be replaced with a wall that will have 4' block and 4' of steel mesh as a security fence.

- Boardmember Banda
 - Captures aeronautical features.
 - Front façade is fun.
 - Has layers.
- Boardmember Posten-Thompson
 - Doesn't care for the blue band.
 - Fluted masonry color. The brown dates the building.
 - Likes the fluted block.
 - Wants the wall to have a design.
- Boardmember Green
 - Gable stands out with color used.
 - The massing of the gable stands out.
- Boardmember Placko
 - Clarify which Palo Verde
 - John Manross replied: the hybrid Palo Verde.
 - Better as a Desert Willow.
 - Suggested replacing Palo Verdes with Desert Willows.
- Boardmember Knudsen
 - Suggested changing the accent color.

Item A.6.

DRB19-00791 **Within the 1300 block of South Signal Butte Road and within the 10700 block of East Hampton Road.**

Located: **Located south of Southern Avenue on the west side of Signal Butte Road. (1.2± acres).**

Request: **Review of a new fast food restaurant.**

Applicant: **Andrew Whisler**

Staff Planner: **Ryan McCann**

Council District: **6**

Cassidy Welch presented for Ryan McCann. It is a new McDonald's restaurant with double lane drive-thru within an existing shopping center.

Rod Jarvis, 3101 N. Central Ave, represented the case and is filling in on behalf of Mr. Stephen Earl.

Dan Filuk, 300 W Clarendon #328, is the architect on the project. He explained that they changed up the McDonald's architecture. They made the design compatible with shopping center.

- Boardmember Posten-Thompson
 - Why a third drive thru window?
 - Dan Filuk replied: Third window is for delayed orders.
 - Lose a parking spot to increase the landscape island.
 - Very nice in comparison to previous McDonalds.

- Boardmember Green
 - For a McDonald's, it's different.
 - Feels like the design fits the shopping center.
 - Clarification on 3" pop outs.
 - Architect increased to 8".

- Boardmember Placko
 - Wrap a tree or two on the east side of the building. Add one or two more trees on the east side.
 - Northwest corner parking lot island, willow will grow into the parking spots
 - Suggests using another species that is tall and skinny and doesn't spread out too much.

- Boardmember Banda
 - Asked if screen wall will match center.
 - Dan replied: Yes, screen wall will match the rest of the center.
 - Boxy design and simple building, not as elegant looking as the center.
 - Suggests breaking up the materials.
 - Parapet underplayed and the façade is boring.
 - Raise the CMU upward, instead of just banding.

Item A.7.

DRB19-00797 **1432, 1450, 1500, and 1520 South Dobson Road**
Location: **Located on the northwest corner of Dobson Road and US 60. (11± acres).**
Request: **Review of an exterior remodel of an existing medical campus.**
Applicant: **Krause Architecture and Interiors**
Staff Planner: **Wahid Alam**
Council District: **3**

Wahid Alam, Planner II, presented the case for an exterior remodel of a medical campus. He explained that five buildings will be remodeled, they are improving landscape, moving trash enclosures, and improving pedestrian access.

Applicant Michael Krause, 2141 E Camelback Rd. Ste 200 represented the case. He said they are providing more access through the site, both pedestrian and vehicular. It is a major site remodel.

- Boardmember Posten-Thompson
 - Likes the improvements.
 - Wants to make sure there is 'way finding' throughout the campus. It can be challenging to navigate in its current configuration.
 - Michael Krause explained that the colors of the buildings tie into way finding.
- Boardmember Banda
 - Glad to hear trellises are being demolished.
 - Wants to make sure dark spots on campus have additional lighting.
- Boardmember Placko
 - Cautions against using trees grown in California or elsewhere. Heat is a shock to plants not raised in Arizona.
 - A suggested tree would be the Tipuana or Tipu tree as an alternative.
- Boardmember Knudsen
 - Really likes the proposed improvements
 - Appreciates the color palette

Item A.8.

DRB19-00800 **1457 West Southern Avenue**

Location: **Located on the southeast corner of West Southern Avenue and South Longmore. (7± acres).**

Request: **Review of a re-development of several commercial buildings.**

Applicant: **Kimley-Horn and Associates, Inc.**

Staff Planner: **Cassidy Welch**

Council District: **3**

Cassidy Welch, Planner II, presented the case and explained the request for redevelopment and reconfiguration of an existing commercial center. She said they are creating an atrium and the redesign exceeds 30' which is the maximum height in the LC District. She said they may need to come back to the Design Review Board for consideration of a height exemption.

Applicant Sake Reindersma, 5450 E High Street #200, Phoenix, AZ, stated that this is part of the Fiesta Mall area. They are trying to improve and update the existing strip mall.

- Vice Chair Thomas
 - Is the intent for this to stay retail?
 - Sake Reindersma replied: Intent is retail

- Boardmember Posten-Thompson
 - No problem with the tower height or element.
 - Angled roof is out of character for the rest of the building.
 - Asked if this is a continuous leased space.

- Boardmember Green
 - Parapet wall, is there a second story component?
 - Sake Reindersma replied: no, it is single story
 - Clarified the intent of an open interior up to the glass-way
 - Suggested they bring the glass up to match the roof line.

- Boardmember Banda
 - Possibly raise the glass front on the atrium.
 - Break up façade by adding more CMU.
 - Doesn't care for the amount of stucco.
 - Wants to see a more durable materials.
 - Current design makes it hard to visually see the businesses, so he appreciates the redesign.
 - Keep under 4000 kelvins on the building
 - Wants to see fun signage and wants the tower tied into the sign package.

E. Adjournment

Without objection, meeting adjourned at 8:01 p.m.

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