



Design Review Board

Minutes

**Tuesday, October 8, 2019
Council Chambers – Lower Level
57 East 1st 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:

Chair Randy Carter
Vice Chair Scott Thomas
Boardmember Nicole Posten-Thompson
Boardmember J. Seth Placko 4:36
Boardmember Jeanette Knudsen
Boardmember Tanner Green

Board Members Absent:

Boardmember Sean Banda

Staff Present:

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

Others Present:

Veronica Gonzalez

Chair Randy Carter welcomed everyone to the Work Session at 4:32 p.m. Boardmember Posten-Thompson joined the study session meeting at 4:35 p.m.

A. Quality Development Design Guidelines presentation and discussion:

Nana Appiah, Planning Director: City Council has directed staff to create quality development design standards that will serve as a guideline for development. Based on research, public input, and consultant advice, two parts were identified; 1) creation of quality development guidelines and 2) text amendments. Staff is seeking Board input and feedback on the proposed guidelines and text amendments.

Development Services Project Manager, Veronica Gonzalez, stated that implementing the vision of the Mesa 2040 General Plan requires tools such as design guidelines. So, at the

direction of the City Council staff set out to establish a set of quality development design guidelines. The goals of this project are to set clear expectations for quality development, create a common vision for quality, encourage innovation and flexibility, establish consistency, and adopt supporting text amendments.

The project included extensive public outreach that included three community workshops, one developer workshop, two development advisory forums and two online surveys. Staff also looked at our peer cities to ensure our design guidelines are on par with other cities.

An overview of the design guidelines was presented to the Board that included a breakdown of the three main categories of development (residential, commercial and industrial) covered in the design guidelines. An overview of the proposed text amendments to the Zoning Ordinance that are necessary to support the design guidelines was also presented.

The presentation was concluded with an explanation of the next steps in the design guidelines and text amendment adoption process.

- ❖ Chair Randy Carter
 - Well done
 - Graphically nice
 - Guidelines are welcomed
- ❖ Boardmember Knudsen
 - When would it go into effect? 90-day phase in.
 - Available to the public? Yes, online now.

B. 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.

DRB19-00626 **Within the 10800 block of East Guadalupe Road (north side)**
Location: **Located east of the northeast corner of Guadalupe Road and Signal**
Butte Road. (4 ± acres)
Request: **Review of a new commercial building in a group commercial**
development
Applicant: **Archicon Architecture and Interiors**
Staff Planner: **Lisa Davis, Planner II**
Council District: **District 6**

Planner, Lisa Davis, presented case DRB19-00626. The proposed project is a Goodwill building within the commercial center at the northeast corner of Guadalupe Road and Signal Butte Road. Currently the McDonald's and mini-storage buildings are under construction at this corner. The site has existing landscaping along Guadalupe Road. Staff is looking for feedback from the Board on the proposed painting of the CMU, the proposed cover at the north side of the building and consistency of the elevations with the theme of the center established with previously approved elevations of the Aldi and McDonald's stores. Lisa said she received two calls from residents with concerns about traffic regarding because Guadalupe Road dead ends just south of this commercial center. She explained that the overall site plan was approved by the Planning and Zoning Board in 2019 with the commercial building shown on the site plan. The City Transportation Department reviewed the site plan and no concerns were expressed with the proposed driveway entrances.

Applicant, Scott Puente, 5055 E. Washington, Phoenix, stated that they are developing on an approved site plan. He said the overall footprint is consistent with that approved site plan.

Speaker, Michael Mihin, 2827 S. Olivewood, raised concerns about ingress and egress and traffic concerns of the commercial site since Guadalupe is a dead end. He is worried about U-turns and is speaking for some of his neighbors. Chair Carter informed the speaker that he should contact the City's Transportation Department with the traffic concerns and directed Staff to help provide that contact information.

❖ Chair Randy Carter

- Expressed concern for the painted CMU and directed the applicant to utilize the previously approved Aldi and McDonalds building for an integral color or stained masonry rather than a painted block.
- There needs to be a variation in pattern of the block.
- Overall the building design and materials do not create an aesthetically pleasing building.
- The proportions of the entry are odd. He expressed a concern for the angled entry that seems out of place with the forms of the building.

❖ Vice Chair Thomas

- Expressed concerns that there is 150-feet of façade for the building with no architectural or material changes. He is concerned with the expansive amount of masonry block used on the building.
- Looks very plain with no variation in material, or height or planes of the building.
- The north elevation is especially plain with no changes in material or articulation.

- ❖ Boardmember Placko
 - East side of the building can utilize larger trees like Live Oak or Willow Acacia. Change out the type of tree from the Texas Mountain Laurel at the west side of the parking lot and at the east side of the lot.
 - The planting area at the south side of the building is sparse and needs more trees to be placed within the shown planting area.
 - Plants on north side want sun, use a shade tolerant type and change tree type out to more shade tolerant.
 - The shrub planting design needs structure.

- ❖ Boardmember Posten-Thompson
 - Expressed concerns for the pop-out dimensions. They do not appear to be deep enough to give the needed relief on the building. Looking for plane change and ins and outs to the building to provide shade lines. These should be more than just a few inches.
 - The entry of the building needs to bring more attention and be more interesting. It should have more depth, coverage and shade.
 - Concern for the appearance and quality of the painted masonry, stated that a natural color integral color masonry would match other projects approved in the commercial center.
 - The applicant can consider split face block with a grout for contrast.
 - Canopy at the north side of the building should provide more coverage, more shade.
 - Expressed that the east elevation needs more architectural changes and massing details.
 - The overall building design needs articulation.

- ❖ Boardmember Knudsen
 - Expressed agreement for concern of the painted CMU.
 - The colors chosen for the building appear to be too dark.

- ❖ Boardmember Green
 - The canopy at the north side of the building needs to be enlarged to create a full cover and designed to better integrate with the building design.

Item A.2.

DRB19-00631 **Within the 10200 through 10300 blocks of East Elliot Road (north side)**

Location: **Located west of Signal Butte Road on the north side of Elliot Road. (102± acres)**

Request: **Review of a new technology campus**

Applicant: **Harley Ellis Deveraux**

Staff Planner: **Evan Balmer, Planner II**

Council District: **District 6**

Evan Balmer, Planner, presented case DRB19-00631, which is a Data center campus in the Elliot Road Tech Corridor.

Applicant, Peter Norris, 133 Federal Street, Boston MA., represented the case. He explained that this building will be used for a 24-hour, 7 day a week data operation. The project will be constructed in phases. The building design was inspired by mountains, grounded in the landscape and of the earth. A sleek, modern design was chosen, and roof screening hides the mechanicals. He said that this is a high security facility with little road exposure.

- ❖ Chair Randy Carter
 - Confirmed that the building is tilt up concrete, painted with reveals
 - For the plant inventory in northern area, consider transplanting from around the site
 - A very good-looking building
 - Concerned with paint colors fading
 - Perhaps vary colors among buildings
 - Get color schemes approved through staff

- ❖ Vice Chair Thomas
 - Asked if blue panel was painted?
 - ◆ Applicant: Yes, the slices of blue are painted

- ❖ Boardmember Placko
 - Doesn't recommend a thin layer of decomposed granite all over
 - Recommends using various sized decomposed granite to bring in landscape variation
 - Expand landscape on the northside of parking
 - Recommends the use of Creosote and Jojoba
 - Likes the Ironwoods just not in the parking lot islands
 - Wants to see more landscape around the buildings

- ❖ Boardmember Posten-Thompson
 - Asked if all 6 buildings look the same?
 - ◆ Applicant: A prototype design is the goal
 - Suggests changing up the colors on the buildings to differentiate between the six structures

- ❖ Boardmember Knudsen
 - Asked if down spouts were visible?
 - ◆ Applicant: No visible downspouts. No roof penetration, however, rain leaders are architecturally covered

- ❖ Boardmember Green
 - Asked what type of coolers will be on the roof?
 - ◆ Applicant: Air cooled chillers will be on the roof
 - Asked if decibel level of chillers had been considered?
 - ◆ Applicant: They will have solid walled screening and currently evaluating air flow
 - Asked if there will be any open loop systems or cooling towers?
 - ◆ Applicant: No, all closed looped systems, there will be no open loop systems

Item A.3.

DRB19-00641 **Located within the 5400 through 5500 blocks of South Power Road (east side)**

Location: **Located south of Ray Road on the east side of Power Road. (.92 ± acres).**

Request: **Review of a new restaurant**

Applicant: **Jeff Looker**

Staff Planner: **Kellie Rorex, Planner I**

Council District: **District 6**

Kellie Rorex, Planner, presented case DRB19-00641. A new Denny's restaurant South of Ray Road on Power Road. This site will be going to the Planning and Zoning Board in December for site plan review. She noted that the west and south elevation will be very visible from the road.

Applicant, Jeff Looker, represented the case. He stated that this project is very similar to the Longbow Denny's, except for metal material. Going for an old-fashioned diner look. Driveway is to remain in the same place because a future traffic signal will be installed to the west. Number of parking spaces meets requirements for the site. Fork sign will not be seen therefore fork sign will not be installed at this Denny's location. The focus is on the front elevation because of street exposure, rear elevation faces a drainage area.

- ❖ Chair Randy Carter
 - Doesn't like solid waste dumpsters on the front of the building
 - Nice looking building

- ❖ Boardmember Posten-Thompson
 - Wanted to verify wall wash lighting under the inverted chevron
 - ◆ Applicant: Yes, accent lighting will be present

Item A.4.

DRB19-00678 **Located within the 5800 through 5900 blocks of East Longbow Parkway (northside)**
Location: **Located south of the Loop 202 Red Mountain Freeway and west of Recker Road. (2 ± acres).**
Request: **Review of a new restaurant.**
Applicant: **Jeff Looker**
Staff Planner: **Cassidy Welch, Planner II**
Council District: **District 5**

Planner, Cassidy Welch, presented case DRB19-00678. She explained that this case will not be going to the Planning and Zoning Board.

Applicant, Jeff Looker, represented the case and stated that this design has been built in Queen Creek. He said the design is reminiscent of a diner look.

Speaker, Sandy Vitale, 3116 N Olympic, explained that her property looks out to Longbow. She said she is speaking for people in the community. She has noticed traffic noise has increased and cityscape view is gone. Denny's looks a truck stop and she recommends a high-end restaurant instead of a diner. The resident's want services that complement the upscale community. Denny's is not the product they want to see.

- ❖ Chair Randy Carter
 - Great looking building
 - Back seems very severe
 - Pop the middle piece of the building up
 - Needs more pizzazz on back side of the building
- ❖ Vice Chair Thomas
 - Incorporate more of the Longbow standards with rustic material and architectural feel
 - Use more split-faced stone and rusted metal
 - Does not prefer the large fork on the building
- ❖ Boardmember Placko
 - Recommends structural cactus in place of Desert Willow
- ❖ Boardmember Posten-Thompson
 - 28 cars over parked
 - Would rather see landscaping than 28 additional parking spots
 - Likes the building
 - Feels the Desert Willow tree is awkwardly placed in the front of the building
- ❖ Boardmember Green
 - Awning above the window is a little odd looking
 - Fork will need to conform to the Longbow comprehensive sign plan
 - Fork looks like a wavy panel from the sign
- ❖ Boardmember Knudsen
 - Appreciates the building

- C. Call to Order
Meeting called to order at 6:26pm.
- D. Consider the Minutes from the 9/10/2019 meeting
Boardmember Posten-Thompson motions to approve the 9/10/2019 minutes, Vice Chair Thomas seconded the motion. All voted in favor of approving the minutes.
- E. Discuss and take action on the following Design Review case:
None
- F. Other Business:
None
- G. Adjournment:
Boardmember Posten-Thompson motioned to adjourn, Boardmember Placko seconded.
Meeting adjourned at 6:26pm.

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