

Design Review Board



Tuesday, August 11, 2020
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 Sean Banda
Boardmember Scott Thomas
Boardmember Paul Johnson
Boardmember J. Seth Placko
Boardmember Jeanette Knudsen
Boardmember Tanner Green

Board Members Absent:

Staff Present:

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

Others Present:

Christine Zielonka, Development Services
Director
Danielle Torres
Sterling Margetts
David Faulk
John Gerdes
Jeff McCall
Mike Whitney
George Pasquel

- 1 Call to Order
Chair Randy Carter welcomed everyone to the Work Session at 4:32 p.m.
 - 2 Consider the Minutes from the 7/14/2020 meeting
Vice Chair Banda motions to approve the minutes as written, Boardmember Knudsen seconds the motion.
- 2-a Vote: 7-0**
Upon tabulation of vote, it showed:
AYES – Carter–Banda–Thomas–Placko–Knudsen–Green–Johnson
NAYS – None

3 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.

3-a DRB20-00286 Council District 6. Within the 10000 block of East Southern Avenue (north side). Located east of Crismon Road on the north side of Southern Avenue. (1.5± acres). Requesting the review of a medical office building. Carrie Fennelly, Applicant; Pros Investments LLC, Owner.

Staff Planner Kellie Rorex presented the case.

David Faulk, Architect and Project manager was available for board comments and questions.

Vice Chair Banda

- Does not care for the split face
- The front (north) seems to lack depth
- Top portion is just multi-colored stucco
- How are the canopies being integrated with the architecture of the façade?
- Mr. Faulk stated it is the same color as canopy for adjacent project

Boardmember Thomas

- Colors blend with surrounding shopping center
- Not bad shopping center building
- Bump outs lack depth

Boardmember Placko

- Shrubs in parking lot islands will block where people park

Boardmember Knudsen

- Confirmed that blocks will be painted to match the color chart.

Boardmember Johnson

- Concerned with facade flatness
- Wants to see more movement between colors
- Site wall not shown in the rendering

Chair Carter

- Crenellations look like a western set and need depth
- Bump outs lack depth
- Shrubs will grow too high, change out
- Flatness of the facade
- Color tone seems underwhelming.
- Mr. Falk stated that the color choice is from an adjacent project to create a connection between the two developments

3-b DRB20-00315 District 5. Within the 200 block of North Power Road (east side). Located south of University Drive on the east side of Power Road. (.79± acres). Requesting the review of a restaurant with a drive-thru. John Gerdes, Applicant; STRR Investments LLC, Owner.

Staff Planner Kellie Rorex presented the case.

John Gerdes was available for board comments and questions.

Boardmember Thomas

- Would like to see more color and not so much white
- Not bad shopping center building

Boardmember Knudsen

- Likes the architecture
- Concerned that red brick and black is not visually appealing
- Likes the black brick, which could be used in place of the red brick

Boardmember Placko

- South property – 3-foot planter suggestion
- Don't rely on San Marcos Hibiscus so heavily and reduce from 52 to 10 or 12
- Use Evergreen Sumac rather than Sugar Bush
- Little Blue stem will not survive
- Use deer grass (*muhlenbergia-rigens*), which will fit the look

Boardmember Green

- Doesn't care for red and gold
- Don't use fluorescent lighting

Boardmember Johnson

- Likes the recommendation of using the black brick in place of red brick
- Sign looks very large

Vice Chair Banda

- Lighting
- Agrees mix of brick colors and style clash

3-c DRB20-00375 Council District 6. Within the 4600 block of South Power Road (east side). Located south Warner Road on the east side of Power Road. (19.1± acres). Requesting the review of 3 industrial buildings. McCall and Associates Architects, Applicant; Power 17, LLC, Owner.

Staff Planner Ryan McCann presented the case.

Jeff McCall with McCall and Associates and George Pasquel with Withey Morris, PLC, were available for board comments and questions.

Boardmember Placko

- Avoid Thornless Mesquites in the small parking islands

Boardmember Knudsen

- Good selection of colors
- Like the overall site design and screening the truck courts

Boardmember Green

- Clarified the material for the green screens
- Lighting and architectural relief will be critical for building design, liked the relief along western building at the main entrances
- Emphasis should be placed on lighting, recommended 3500 to 4000 Kelvin

Boardmember Johnson

- Appreciates the use of form liners to create textures on surfaces
- Tower elements on building corners seem odd, stepped back from panels instead of in front of them
- Base element, wainscot seems discontinues at times

Vice Chair Banda

- Asked if there will be a parking screen wall along power road or will it be all landscaping
- Likes building and use of colors
- Verify the type of board form, or is it founders finish block
- Lighting will bring out building textures
- Like lighting proposed for the building, unclear where one of the proposed fixtures will be and asked for clarification
- Verified if the scuppers will be internalized

Boardmember Thomas

- Loading docks will be visible from the elevated freeway (202 Freeway)
- Carry architecture color into loading dock areas

Chair Carter

- Agreed with Board member Thomas about bringing color into loading docks, this area will be visible from the freeway

3-d DRB20-00436 District 5. Within the 2900 to 3100 blocks of North Greenfield Road (east side). Located north of McDowell Road on the east side of Greenfield Road. (21.5± acres). Review of an industrial building in the LI zoning district. Cesar Perez, Boeing, Applicant; Hughes Helicopters, Inc., Owner.

Staff Planner Lesley Davis presented the case

Sterling Margetts with Kimley Horn was available as the applicant to answer questions.

Boardmember Knudsen

- Noted that the color palette with grey is trendy and, on its way out

Boardmember Green

- Asked about the central plant on the west and confirmed screening of cooling towers
- Confirmed the purpose for the location of the central plant

Boardmember Johnson

- Likes the modern style
- Likes the grey
- Does not like the guardrail at the top and thinks they could be enhanced
- Preference would be to bring the panels up but sees that the guardrail look provides variation
- Raising the parapet is limited by a weight threshold
- Asked about fencing material and suggested an enhanced fence

Boardmember Placko

- Likes parking lot landscaping
- Suggested that they avoid fast growing mesquites in the parking field to protect vehicles from breaking limbs
- Consider Creosote and Bursage for shrubs and cluster with boulders
- Suggested ½" screen on granite in parking area and larger 1" minus cobble further east

Vice Chair Banda

- Likes the building overall and thought there were some neat features
- Likes the grey and suggested an enhanced guardrail detail

Boardmember Thomas

- Likes the overall building
- Agreed with Boardmember Johnson on fencing

Chair Carter

- Suggested the parapet should return to provide depth to the thickness
- Consider warmer grey tones
- Agreed with Boardmember Johnson on fencing

3-e DRB20-00440 District 6. Within the 2800 block of South Signal Butte Road (west side). Located south of Guadalupe Road on the west side of Signal Butte Road. (.86± acres). Requesting the review of a restaurant with a pick-up window. Danielle Torres, Applicant; GB-SB, LLC, Owner.

Staff Planner Wahid Alam presented the case.

Danielle Torres was available for board comments and questions.

Boardmember Tanner Green

- Appreciates the design
- Asked about the exterior finish of wooden column and beams, Architect said opaque stain

Boardmember Paul Johnson

- Really likes the form
- Likes how the equipment on top is screened

Vice Chair Sean Banda

- Beautiful design
- Commented sand finished will play better than board or batten in a discussion for alternative materials

Boardmember Jeanette Knudsen

- Appreciates the hard copy material Board delivered to her by staff
- Likes the proposed color combination with materials

Boardmember Scott Thomas

- Also liked the design
- Asked about the color of the material and color of the green screen
Architect said metal and painted black

Boardmember J. Seth Placko

- Did not have any issues with the landscape plan except suggested to move certain plant materials
- Suggested swapping out Desert Museum for Willow Acacia adjacent to pedestrian path and shift Chitalpa to the south

Chair Randy Carter

- Agreed with other Board members and appreciated the proposed design
- Only suggested to thicken wood columns and beams

4 Discuss and take action on the following Design Review case: None

5 Adjournment

Vice Chair Banda motions to adjourn the meeting at 7:08pm. Boardmember Knudsen seconds the motion.

Vote: 7-0

Upon tabulation of vote, it showed:

AYES – Carter–Banda–Thomas–Placko–Knudsen–Green–Johnson

NAYS – None

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