

**Tuesday, November 10, 2020  
Virtual Platform  
57 East 1<sup>st</sup> Street  
4:30 PM**

A work session of the Design Review Board was held by Virtual Platform at 4:30 p.m.

**MEMBERS PRESENT:**

\*Chair Randy Carter  
\*Vice Chair Sean Banda  
\*Boardmember Scott Thomas  
\*Boardmember J. Seth Placko  
\*Boardmember Jeanette Knudsen  
\*Boardmember Tanner Green  
\*Boardmember Paul Johnson

**MEMBERS ABSENT:**

None

**STAFF PRESENT:**

Nana Appiah  
Lesley Davis  
Tom Ellsworth  
\*Wahid Alam  
Evan Balmer  
Charlotte Bridges  
Chloe Durfee-Sherman

**OTHERS PRESENT:**

Supervising Engineer Julie Christoph  
Library Director Heather Wolf  
\*Richard Clutter

(\* indicates Boardmember or staff participated in the meeting using audio conference equipment)

Chair Carter welcomed everyone to the Work Session at 4:30 PM

- 1 Call meeting to order.**
- 2 Consider the Minutes from the October 13, 2020 Work Session.**

A motion to approve the Minutes from October 13, 2020 was made by Boardmember Placko and seconded by Vice Chair Banda.

**Vote: 6 – 0**

Upon tabulation of votes, it showed:

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

NAYS – None

ABSENT – Green

ABSTAINED – None

### **3 Discuss and Provide Direction Regarding Design Review Cases:**

This is a preliminary review of Design Review Board cases. That 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 DRB20-00489 District 3.** Within the 300 to 400 blocks of East Baseline Road (north side) and within the 1800 block of South Mesa Drive (east side). Located east of Mesa Drive on the north side of Baseline Road. (5± acres). Requesting the review of a hotel development. Jack Gilmore, Applicant; Sundown Equipment LLC, Owner.

**Staff Planner Balmer** presented the case.

**Chair Carter** invited the applicant to speak.

**Applicant Jack Gilmore, Architect Frank Malek, Buddy Poppet, and other team members**

- Plans speak for themselves
- Infill project makes the access unusual
- Only dealing with the southern half of the parcel
- Addressed all of staff concerns

**Boardmember Johnson**

- Liked the look and proportions
- Liked the use of the fiber cement panel
- Asked what the square elements are on the east and west elevations –not intake grills
  - Architect Malek noted that they are the vents from the restrooms and that they are metal shroud and will be painted to match the rest of the building.
- Make sure to be careful in how they detail those types of elements – interrupts building form and while it is understood that they are mechanical consideration, but try to integrate them into the elevation or coordinate their locations with joint locations.
- Liked the color palette and materials

**Vice Chair Banda**

- Asked if there was a reason for the color palette and warmth
  - Buddy Poppet answered that the inspiration was taken from nature and the natural surroundings
- Agreed with Boardmember Johnson about the vents
- Liked the roof lines and form

- Noted that lighting is important and asked what the plan for the lighting was?
  - Architect Malek stated there was lighting fixtures that illuminate the ground at 10 ft and some higher up that focus on the building form.
- If there are going to be lights focusing on the parapets, make sure to accent parapets and architecture. Be unique
- Optimum lighting is 2,700 – 3,000 Kelvin
- Asked what they were doing for a sign?
  - Noted there will be a monument sign tied into the architecture

#### **Boardmember Knudsen**

- Had trouble finding front entrance in elevations
- Not very recognizable
- Liked the Mothwing color (darker green/gray)
- Consider and note that some bricks are pinker while others are more orange
- Make sure the colors all work together well
- Make sure there is no blue in the white paint color and it is a creamy white

#### **Boardmember Placko**

- No comments on the landscape
- On west side of the property there is a 4-foot fence
- asked for them to elaborate on the design
  - Wrought iron is to secure people stepping into the ditch. – standard wrought iron painted dark bronze to match building
  - Easement – active irrigation ditch
- Asked if they allow plants in the easement, or will it have to be open for maintenance access?
  - Applicant stated they must provide access. They show groundcover, but SRP may say no
- Suspected SRP will not allow, but appreciated the effort

#### **Boardmember Thomas**

- Is stone dry stack or grouted?
  - Poppet said it will be grouted
- Was the beam at the entry being painted or is it exposed sealed wood?
  - Intention is to leave exposed (per Poppet)
- Recommends a wood sealer or the wood will rot and bow
- End tower feature appeared to be a membrane roofing and is listed as a color-match, be sure to use standing seam that matches with cap flashing

- Exposed wood will be sealed with semitransparent sealer (per applicant – Malek)
- Use a powder coat on the rod iron fence – (or electrostatic paint) to prevent future maintenance issues

**Vice Chair Banda**

- Exposed scuppers – are they just for the canopy?
  - Applicant confirmed that roof has internal drain

**Staff Planner Balmer** summarized

- Vents more integrated
- 300 Kelvin lighting
- Integrated sign design
- Downspouts are internal
- Colors are consistent of color tone
- Paint rod iron fence
- Seal wood
- Stacked stone is grouted

**3-b**

**DRB20-00623 District 6.** Within the 10000 block of East Southern Avenue (south side). Located east of Crismon Road on the south side of Southern Avenue. (0.9± acres). Requesting the review of a new drive-thru restaurant. Jeff Kamtz, Applicant; V J Crismon LLC, Owner.

**Staff Planner Balmer** presented the case.

**Chair Carter** invites applicant to speak

**Applicant Jeff Kamtz**

- Noted that it was a tight site to work in
- Different landscaping and finishing

**Boardmember Thomas**

- Wanted the shade of white to be a darker white color match
- White will also show more dirt and dust
- Noted he will leave colors to Boardmember Knudsen

**Boardmember Knudsen**

- Asked about the façade where the Salad and Go sign is – Dun Edwards sheet metal gray, are there white lines in there?
  - There are controlled reveals in there
  - East elevation- lines are to break up the building lines
- Did not see it called out in the drawings
- Concerned about the white and agrees with Boardmember Thomas
- Noted that project should not go too dark with the white

- Liked other colors
- Columns are 6in by 6in metal?
  - Yes
- Concerned the columns are too thin

**Boardmember Johnson**

- Liked design
- Do not go stark white, but want to have more off white
- Liked proportion of the steel columns
- Appreciated the modern feel
- Concerned about drive isles, do not want it to feel like sitting in a parking lot
- Wanted to make sure there was a decent amount of landscaping shielding it

**Boardmember Placko**

- Required to have 18 trees around the perimeter – but the number on west may need to be thinned out
- Noted some trees on west side look like they are fighting the original trees

**Staff Planner Balmer**

- Noted the trees are required, but staff could look at their options within the code to address the concern

**Boardmember Placko**

- Bird of Paradise is a low shrub and could go into drive isle
- Asked what is the specialty paving?
  - Applicant stated they used stamped concrete in past projects
- Liked that detail

**Vice Chair Banda**

- Best designed salad and go he's seen
- Want a pony wall to screen drive isle
  - Landscape is between the two areas
  - Noted that they will look into it
- Did not need to be entire run, just main area and could be simple
- Landscaping could also be dense and tall enough to screen
- Did not like seeing queuing
- Asked if it was stucco?
  - It is an EIFS material
- Liked color
- On the rendering in the black and white part, there is a small panel, what is it for?
  - Noted it was placed to break it up the look of the wall

- The plane is not as modern feeling because of the panel
- Wanted the plane to be smooth

**Boardmember Placko**

- Noted that when the plants on east property line grows up, it will do a good job screening cars

**Vice Chair Banda**

- No need for a pony wall then

**Chair Carter**

- Like the minimalism of building
- Disagrees with Vice Chair Banda about the wall detail
- Thought it looked modern

**Staff Planner Balmer** summarized

- Look at the shade of white on building to make sure it is not a stark white
- Trees on the west property line may need to be thinned or grouped to not compete with the existing trees
- Bird of Paradise could conflict with the drive aisle, so a more columnar tree may be more appropriate

**Boardmember Knudsen**

- Added that there are many varying shades of white – stay away from creams, lean more to true white and maybe on light side of off-white, creams will look dirty

**3-c**

**DRB20-00666 District 6.** Within the 7600 block of East Guadalupe Road (south side). Located east of Sossaman Road on the south side of Guadalupe Road. (0.5± acre). Requesting the review of a restaurant with a drive-thru. Dan Scott, Stewart+Reindersma Architecture, PLLC, Applicant; AEI SOSSALUPE LLC, Owner.

**Staff Planner Alam** presented the case

**Chair Carter** asked applicant to speak

**Applicant Dan Scott**

- Excited to bring the new business to Mesa

**Boardmember Knudsen**

- Very interesting building
- Appreciated the color board
- Interesting mix of warm and cool colors

- Recommended getting a large sample of the Sherwin Williams Wolfskin and compare to the other colors
- Was unable to tell what the undertone was
- Make sure it goes with other colors and does not conflict
- Was initially hesitant about the gray but now likes it
  - Color rendition of printers could be off, but we will look

**Boardmember Thomas**

- No comments
- Loved the building, colors and materials
- Notes building is different than the surrounding shopping center but it works
- Enjoyed building design

**Boardmember Placko**

- Asked what is going to happen to the trees on Guadalupe Road? Are you working around them or are they coming out?
  - Working around them
  - Was planning all new trees on Guadalupe Road but surrounding trees are being left
- Requested applicant adjust landscaping plan for original trees
- Trees around trash container are tall and skinny so should not cause problems in the future
- Look for the Ghost Gum trees now as they are hard to find
- Decomposed granite is from Tucson and it should be locally sourced instead

**Vice Chair Banda**

- Asked Boardmember Placko for a recommended tree if not Ghost Gum trees. Would you recommend a Red Push instead?

**Boardmember Placko**

- There are other smaller Eucalyptus that would be better like the Blue Ghost

**Boardmember Johnson**

- Great building
- No comments

**Vice Chair Banda**

- Liked this building as it is cooler than the one in Chandler
- Liked the canopy edge signs
- Colors look like coffee and cream
- Showing 4000 k lighting and wants more of the 3500 k
- If there is a sign, make it cool

- No monument sign proposed
- Only sign will be on the building

**Chair Carter**

- Great eclectic building

**Staff Planner Alam** summarized

- Get large samples of the colors
- Lighting suggested to 3500k
- Make sure you look for Ghost Gum and look for Blue Ghost or other smaller trees if not available
- Source granite locally for such small amount

**4 Hear the following presentation:**

- 4-a** Presentation and discussion of the proposed addition to the Dobson Ranch Library, 2425 South Dobson Road

**Staff Planner: Charlotte Bridges**

**Presenter: Supervising Engineer Julie Christoph**  
**Library Director Heather Wolf**  
**Architect Richard Clutter**

**Boardmember Green joined the meeting at 5:45 PM**

**Planning Director Appiah**

Chair, members of the board. So, the next item is item 4-a and this is modifications or additions to the Mesa Dobson Library. This is a project that has been reviewed several times by city staff and administration and they've also had several discussions with various stakeholders about how the community wants it to be designed. They really had extensive public outreach to be able to get to where they are today. And so, with that, I'm going to pass it on to the Library. We have the Library Director here to give you guys a summary of all the things that they've done so that you can consider them as you review the design and the elevations.

**Supervising Engineer Christoph**

Hi, this is Julie Christoph from Engineering. Thank you, Nana. Before Heather starts, we also have our architect who is going to present on the architectural and material choices. What can we check to make sure that he is connected?

**Senior Planner Davis**



Mr. Clutter, are you there? We just want to test your audio. If you are on the phone, you may have to press star six.

**Architect Clutter**

Can you hear me now? Okay, hang on.

**Supervising Engineer Christoph**

So Richard, I'll have Heather start and we'll have you switch over when we get to landscaping. Does that sound good? All right, thank you Chair and Boardmembers. As Mr. Appiah mentioned, we have Heather Wolf, our Library Director here. I am Julie Kristoff from Engineering, and on the line is Richard Clutter, our architect from EMC2. Heather's going to start with some context, importance of the project and some of our project goals. And then we will switch over to Richard for the technical side.

**Library Director Wolf**

Good evening, Chairman Carter and members of the board. Again, my name is Heather Wolf, and I'm the Library Director and thank you so much for this opportunity to hear your feedback on the proposed design for the Think Spot addition to the Dobson Ranch Branch Library. To orient everyone, we have a map here showing where the library is located on Dobson Road. It's between Baseline and Guadalupe or just south of this golf course, next to the park and north of the fire station. I'd like to give you a brief summary of what has led us here today.

The Dobson Ranch Branch opened in June 1987. It was designed by a local architect, Nelson Boren, who actually sold his architectural firm in 1990. He moved to Idaho and has since become a well-known painter specializing in Western art. Dobson is a great neighborhood library, but libraries were very different in the 80s. And we are pleased to have this opportunity to bring the library into the 21st century. We are also very pleased to work with Richard Clutter of EMC2 on this project. He and his team worked with us several years ago when we refresh the interior of the Dobson Library. With just over 15,000 square feet available, the team was very careful in the reworking of the interior to not only keep, but also highlight certain aspects of the building's design while still improving the function.

With this project, we asked EMC2 to design a 1600 square foot addition to house a Think Spot, which is Mesa Public Library's name for our makerspaces. We have been able to remodel existing spaces at the Main and Red Mountain branches so this will be our third Think Spot. Think

Spot at Dobson will offer a studio space for recording music and video, a collaborative work area, and technologies such as 3D printers, laser cutters, and editing equipment. When deciding where to place the addition, we walked the entire site. We started on the north or playground side of the building. There is a small outdoor amphitheater behind the library. But engineering facilities and the architects all agreed quickly that the cost of removing the dirt, rerouting the existing drainage, as well as dealing with the concrete columns and beams that create the shade structure back there, that was going to increase the cost beyond the \$1.5 million budgeted as part of the bond package.

So, this led us to the front of the building and the southwest corner and you can see it there on the slide. In addition to the lower cost, there are many advantages to this option, as it provides the greatest visibility for Think Spot, it updates the look of the library from the street, it creates a defined and more welcoming entrance, and it has the least impact to the interior space. Our goal was to bring the library out of hiding and make a statement that reference the existing building, but also enhanced it. Think Spot is about discovery and creativity and we wanted the community, especially the children who visit the library, to be excited to discover what is housed in the new space. And now I'll turn it over to Richard.

### **Architect Clutter**

Thank you. Mostly, it is kind of an iconic building and so we're trying to be sensitive to that building, the existing architecture. At the same time, we've been given some marching orders from the city that they wanted to have a little more drama, a little more sense of entry, something that would attract people to the library and keep them interested. So, placement of the addition in the front really is to try to combine all those different requirements and requests from the different user groups to add something that's going to draw people to the library. And at the same time, try to be sensitive to what's there and not disrespect it but at least create something that's going to keep people coming to the library and show some new interest.

In the front of the library, as far as landscaping, they have an existing program using butterfly pollinators and so we're trying to maintain that butterfly garden in the front of the building. All we are adding is foundational landscaping, we're taking out a lot of the existing planters, there's a lot of fixed hard masonry planters, mostly buffering the front of the building with landscaping and trying to get people to come into the interior of the building and not sit out front.

Going to the elevations, the intent here was that the new additions is right in front of the main library entrance. One would have to go up into the

breezeway between the restroom and meeting room and the library itself. We wanted to situate the breezeway to create a kind of banner element across the front where we could put the signage. The new building is metal and glass to kind of play off the existing concrete and glass already there. We have a concrete foundation while planes go around that, then everything else is metal panel above that. Metal screens on west facing glass and we have a small covered outdoor learning space. It can be flexible and used by different programs.

Within the library, the idea is to keep the outside spaces usable and functional, and also flexible so we tried to avoid some of the built-in elements that were out there before. So, they've kind of been taken away, we just have the fixed covered area now.

Go to the perspective rendering please. This is the rendering. You can see that the new addition kind of flanks your entry as you're walking in. We're going to replace existing concrete with some color topping, again, to kind of draw you up into the building where the entry is. And then as you're walking up, you'll be able to see the Think Space on your right as you're going into the building. The colors are kind of played off the library logo for the City of Mesa which is yellows and blues. We added some blue accents, everything out there now is gray with a copper roof that's a patina and you can't really see it very well from the street anyways.

We have a night rendering showing how most of the lighting is going to be concealed within the metal perforated metal canopies so there won't be that many surface mounted lights. There will be more concealed LED lighting that lights the exits, raised spaces, and washes the walls. The color board includes two colors of metals and then brushed aluminum perforated metal is our main materials for the addition.

### **Supervising Engineer Christoph**

We would invite any input that the board may have.

### **Chair Carter**

Welcome to Tanner Green who just arrived. Let's start with Boardmember Paul Johnson, please.

### **Boardmember Johnson**

Thank you Chair. Yeah, I used to live right near this library. It's is a really unique building and this is super exciting project. Glad to see you guys working on it. I think you made the right choice by taking the opportunity to give the library a facelift and put the addition on this side of the building. I

do have some comments about the forms themselves. I think, generally, I'm liking the palette and I like the general direction this is heading, but some of these forms.

If I could speak specifically to the way that the running bond metal panel crashes into the perforated metal panel where the library sign is. I feel like they're in conflict. And maybe that conflict is intentional, but it just doesn't feel like it's very balanced. I guess from a formal standpoint, I kind of want to see that perforated metal form come around the corner and then come down the side of the building and create a really interesting sort of negative space where it's it crashes to the ground.

But anyway, I think the form could be played with a little bit. The other thing I'll point out is, I think you have some really great opportunities with signage. I don't know if you were listening earlier when Shawn was talking about the signage on the coffee shop that we were looking at, but I think there's some fun things that can be done with signage that would be more modern, and leverage the architecture in a better way. So I'd say get into that a little more and see what can be done there. Those are my comments.

#### **Boardmember Thomas**

So based off the renderings and everything, I really liked the new modern look to it. I would agree that the existing Dobson Ranch Library is a little dated, but this is a great feel. I love the way that it's going to come up against a golf course there. My only real comment would be with some of the angles and some of that modern feel. Really make sure you play with the details on how you're waterproofing some of that stuff. When you get into it from the constructability side, some of that stuff can be tricky on that side of things. But outside of that, I really love it. I think that it's going to be a great addition and look to that area.

#### **Boardmember Placko**

Thank you, Mr. Chairman. I think I am curious why you're going with the fruitless Wilsonii, and not the Swan Hill. If you truly want a fruitless olive, you probably need to go Swan Hill. Otherwise, the city's committing itself to spraying that tree every year if they don't want olives. Or the purpose of selecting the tree because it's a butterfly attractor? I'm curious.

#### **Architect Clutter**

Well, we actually picked the tree because of the color of the leaves. Because its kind of tied in with the pallets of the building. We'd had a red flowering tree there before so we've gone back and forth on the

landscape. We're not married to that tree, but it was just to kind of get an evergreen tree that tied in with the color palette.

**Boardmember Placko**

I mean, you might be doing your client a favor if you gave them a Swan Hill instead of a Wilsonii, because of Swan Hills are truly fruitless. Just a suggestion. The other suggestion I would say is you might add some desert milkweed to this plant palette. They're one of the primary butterfly attractors. And you know, there's a couple of others that work well in the landscape. The problem is most of the butterfly plants are perennials and are really hard to keep alive in an institutional type setting. So that's pretty much all. That's all I had for this project.

**Boardmember Knudsen**

Thank you, Mr. Chair. I think it's a very handsome building. I appreciate the update and the color palette is good. I think they did a good job. So I really don't have any additions. So that's all I have for right now. Thank you.

**Vice Chair Banda**

Well, I remember this building. I've been going there since day one at the opening of the library and my kids go there. I actually live right across the street. But I don't know extensive outreach has happened because the first notice I had was after the first public meeting happened on the 29th of October. So it was kind of already on its way and I didn't realize that was happening. Luckily, Engineering was very kind to me and gave me the link because the link wasn't actually on there for the presentation on the website. They added it on there for me so I can watch it you and so thank you Engineering for doing that.

But there are a couple different things. One of the coolest things, one of the things I loved as a child in fact and it really inspired me to be a designer when I was a child, is they had a model inside Dobson Ranch Library of the library and how they built it, where it was subterranean, and all this stuff and I was very excited as a child. I can't tell you how long I spent looking at that library but one of my favorite things was to play with concrete. In fact, when I went to design school, I actually did all my models in concrete because of my inspiration from this library and really became an Antoine Predock fan. I really was a fan of the concrete in the cast and precast and board form concrete because of it. So it was kind of like my beginnings.

One of the big things that I'm probably going to miss is that really the only

height to this building was that library sign you see. Those pillars that say “Library” and they were all done in concrete and that's going away. I don't know if there's any opportunity to use some sort of height or monumentation to kind of be reminiscent of its past of where it was because you know, concrete won't move.

Well. That was a big thing for me. The other thing, one of the saddest things, is the signage. Mesa is not very good about putting signage together and when I say Mesa, I mean the government facilities. They just did a brand-new signage for their joint police and fire facility and they did exactly what you're not supposed to do. They did a monument sign, good old box sign with an acrylic slide. It says Police Fire and they don't use creative text or anything. I think there really is an opportunity here, the signage needs to be more unique than what we're seeing here because right now it's just a very plain text, not very neat, and doesn't really have that edgy and fun feel on the signage that really works.

Finally, they're showing a concrete retaining wall. I really hope we're not using split face as that is probably one of the biggest things that dates the building. With the kind of edgy feeling we're doing here, I think a retaining wall made of poured concrete would read really well, as opposed to just doing a CMU retaining wall. A board form wall would actually give it a little bit more. Granted, it's not facing the front, but it is an addition, and we are trying to modernize that. I think that would be pretty neat to see.

Finally, and I've seen this in a couple buildings at ASU and other places like the Lattie Coor building, is that it appears the lighting is integrated. Underneath, you see it in the long ballasts, and I didn't know those were exposed ballasts or if you're going to do something that's a little bit more modern. I think it's an opportunity to do lighting integrated into the perforated material itself as well. Maybe it's something that could even change color, as if you needed for different celebrations, or moments to be a little bit more edgy. There's nothing wrong with light, but lighting will make or break this building here. So those were my comments, I left you with a lot of them. And I'll let you guys discuss it more. Thank you.

#### **Boardmember Thomas**

Chair Carter, can I jump in for just a minute? Based off comments by Vice Chair Banda and speaking about the lighting on the underside of that soffit, what is the plan for that material for that soffit there?

#### **Architect Clutter**

That soffit is perforated metal, and the idea is that it gives us kind of an outdoor coverage space. Activities going on in the Think Space can be

drawn outside when it's appropriate for what they're doing.

**Boardmember Thomas**

So if I understand this correctly, where the storefront glazing is right there, that's where the wall will extend up above and then they'll just be basically that awning feature that will stick out there. Is that my understanding?

**Architect Clutter**

Yes.

**Boardmember Thomas**

Okay, and then you're just going to use that same perforated material on the underside, where the light ballasts are shown?

**Architect Clutter**

Correct.

**Boardmember Thomas**

What diameter of perf are you using?

**Architect Clutter**

I think we showed a quarter inch offset for on our sample.

**Boardmember Thomas**

As long as it's aluminum or galvanized or something like that, I would tend to stay away from something too small, because it'll rust. And if the holes are too small, it's a real pain to paint. So, I would definitely look at something that was going to not be something that's going to rust over time, because you're probably not going to want rust stains along the concrete. I personally like that, but lots of people don't, so I would tend to stay away from that if I could. That's my only comment. Sorry for taking over Chair.

**Chair Carter**

That's fine, I did have some minor thoughts on this, but not worthy to bring forth at this venue. I think it's a great addition. I am going to miss the iconic columns with Dobson Library that's embedded into the concrete. So we'll miss that. But I don't go here that often. We appreciate Richard and

Heather for your presentation to us. Are there any other comments by board members?

**Vice Chair Banda**

This is Vice Chair Banda again. I did have a question, in the rendering, it appears that they're keeping the same wood door. Is the front door changing so that that can be modernized too or is that going to stay the same? It's the wood door with the crescents, it was like a circular door with circular cutouts on it filled with glass. I don't know if that was being modernized, because that that did have a 1980s, early 90s feel to it, that part of the library and I'm hoping that we modernize it.

I just really hope we're able to push this a little bit to be a little bit edgier than it is right now, because we're going from a very unique architecture, to something that feels disjointed and it's not really connecting everything. I think it's neat, but I really think we need to make it very unique and really push that edge with the signage and really kind of make it fun. We're taking a very iconic, concrete building that the city's had for years and making a pretty drastic change to it.

**Architect Clutter**

The front door is being revised by the Library under a separate project. They intended the renovation to make it more COVID friendly so we're trying to do a hands-free entry. So they're replacing that. There's been a lot of discussion on the concrete column and a lot of people don't like them. That was communicated to us very strongly so I'm kind of caught in the middle on that one.

**Planning Director Appiah**

Chair, if I may add to it. So, we did have extensive discussions on this and I want to add to what the architect just said. A lot of people actually did not like it. Basically, Heather, you said rightly, when we were doing the review how the concrete kind of makes it look like a bunker. So that was why we had extensive discussion. We really considered the concrete building, what it looked like, and we even looked at it from Historic Preservation perspective. This is where we came to the conclusion that having those modern designs with the glazing and all that seems to really brighten up and open up the space. It seems not to be attractive to the younger generation that we want to encourage to be going to and use the library.

Back to the comments about extensive outreach, I know from my discussions with the Library and Engineering that we've had several meetings. I served as the Historic Preservation Coordinator and we have



brought it to the board today, instead of putting it on the agenda for your final approval, to get your input so we could go back and see the minor changes that we could do to it. We are also having the Library and Engineering project managers continue our discussions with our community. I know they also had discussions with council members. So those are what I was referring to as extensive stakeholder involvement. So, I just wanted to reiterate those points.

### **Chair Carter**

Thank you, Dr. Appiah. I am going to chime in on one thing. Number one, did you all consider round columns to kind of echo what the original design was? The second is, I figured out what bothers me and it's right at the Mesa Public Library sign, is that you have a continuous parapet going along there and it feels like, with the difference of materials and the directionality of the perforated support, that maybe the sign and the perforated metal behind it could be just a little higher than the parapet. The gray parapet with the blue accents on there to help differentiate and call attention to the actual sign.

Right now, it feels disjointed even though knowing that you're trying to do a juxtaposition between the screening material and the rest of it, so that it kind of has a bent x type of feel. Anyway, that's my comment. It is going to be a good addition to Dobson, and they need it. Thank you very much, Richard and Heather for your presentation. Are there any other comments from the staff planner or the presenters?

### **Planning Director Appiah**

Chair, Members of the Board, Boardmember Banda, it looks like you have a little bit of sentimental value to the concrete building. So, one of the things we could consider, and we do typically is for structures that are historical is document and use some of the remnants to add to a certain feature to the new building. We can consider that and see if that is an option. So I'll bring that up to the Historic Preservation Coordinator to just work with us. But the next time we bring this before you will be for your approval. They are going to continue to make those minor changes, and then continue to engage various stakeholders and they will bring it before you for your final review and approval.

### **Vice Chair Banda**

So Chair, Director Appiah. What I'm saying is that if we're going to go this way, I guess we were saying the bunkers, you can call it the bunker if you want. I think if we really make it such a wow factor here it'll speak volumes. I don't necessarily need know if you are going to bring back the

columns themselves if the general consensus is to get rid of them. I just thought they were very unique and neat.

I was kind of kind of caught off guard because I thought that brought height and really brings some interest to that site. Every time I go by there it reminds me of pencils and crayons. And like I said, I have a different sense of it too, because I was born and raised in Dobson Ranch and I live here still. I bought a house here right by the library and my kids and I walk over to the library often. So anyhow, I appreciate it. I appreciate everything you guys were doing with this, but I think I made my sentiments known and really think there's an opportunity here. So thank you.

#### **Planning Director Appiah**

- Introduced new staff member Chloe Durfee-Sherman who will be working with and supporting the Design Review Board
- Notified the Board that the December Work Session will include a discussion and presentation about the role and functioning of the Design Review Board

#### **5 Adjournment.**

Vice Chair Banda moved to adjourn the meeting and was seconded by Boardmember Thomas. Without objection, the meeting was adjourned at 6:15 PM.

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