



## **Design Review Board**

### *Staff Report*

**CASE NUMBER:** DR16-008 (PLN2015-00639)  
**LOCATION/ADDRESS:** 26 North Macdonald (Southwest corner of Macdonald and Pepper Place)  
**REQUEST:** Rehabilitation of the former Federal Building for use as the Mesa Historical Museum  
**COUNCIL DISTRICT:** District 4  
**OWNER:** City of Mesa  
**APPLICANT:** Trevor Collon, PE, Project Manager, City of Mesa Engineering  
**ARCHITECT:** Ronald Peters, AIA, HistoricStreetscapes PLLC  
**STAFF PLANNER:** Wahid Alam, AICP

#### **HISTORY/RELATED CASES**

July 15, 1883  
September 8, 1987  
November 7, 2011

Annexed into the City (Ordinance# 1).  
Rezoning to TCC, TCR-1-3 & TCB-1-2. (Ordinance # 2254)  
Establish Downtown Events (DE) Overlay District (Ordinance # 5065).

#### **SITE DATA**

**PARCEL NO.:** 138-35-055  
**PARCEL SIZE:** 0.67 ± acres  
**EXISTING ZONING:** DC DE-HL District (Downtown Core Downtown Events & Historic Landmark Overlay)  
**GENERAL PLAN DESIGNATION:** Downtown Transit Corridor Station Area  
**CURRENT LAND USE:** Vacant (former Federal Building)  
**PARKING REQUIRED:** 20 spaces @ 1 space per 250 sq. ft. for 5,000 sq. ft. of exhibit area.  
**PARKING PROVIDED:** 20 spaces on site and 4 spaces in front on Macdonald.  
**BUILDING SQUARE FOOTAGE (GFA):** 20, 432 sq. ft. (Total foot print 15,332 sq. ft.)  
**LOT COVERAGE:** 45.81%  
**LANDSCAPE AREA:** 3,000 sq. ft.  
**LANDSCAPE COVERAGE:** 10 %

#### **SITE CONTEXT**

**NORTH:** (across Pepper Place) Existing development – zoned DC-DE  
**EAST:** (across Macdonald) Existing parking lot – zoned DC-DE  
**SOUTH:** (across alley) Existing retail along Main Street – zoned DC-DE  
**WEST:** Existing parking lot – zoned DC-DE

#### **PROJECT DESCRIPTION**

The City of Mesa proposes to rehabilitate and update the former Federal Building located at 26 North Macdonald. The proposal entails reusing the existing building for the proposed Mesa Historical Museum. The proposal does not include any additional square footage to the existing

building except minor modification to comply with current building codes. The front elevation facing Macdonald will replace a 1970s addition with a newly designed canopy and accessible ramp. Also a new enclosed stair tower is proposed to replace the former metal fire escape on west elevation. The existing building floor plan will be reused for exhibit areas (5,000 sq. ft.), storage areas and laboratory areas including administrative offices. The historic 1936s Post Office façade will not be modified and existing windows will not be replaced. Street front landscaping will be enhanced in a manner compatible with existing downtown landscaping pattern.

Building Area/ Height	Parking Req'd / Prov'd	Building Setbacks Req'd/Prov'd
20,432 sq. ft. / 30' top of parapet	Museum: 1 space per 250 sq. ft. of public assembly. Exhibit area 5,000 sq. ft. 20 spaces required/ 20 spaces provided onsite & 4 available on Macdonald	Existing Building with its current setbacks

### **BUILDING COLORS/MATERIALS**

Existing building materials and color will not be modified except for the free standing decorative steel frame element with mesh infill at the entry canopy. The only proposed building material will be stucco at the new stairwell on west/rear elevation. The final project may include additional upgrades and enhancement depending on future budget allocations.

### **STAFF ANALYSIS**

#### **CONCERN:**

Staff does not have any unresolved concerns with the proposed building design and supports the choice of adaptive architecture to inspire others to invest in reuse of existing building in downtown area.

#### **CONCLUSION:**

The design team has respected the building architecture and proposed thoughtful enhancements to repurpose the building as a public museum; therefore staff recommends approval of case DR16-008 with the following conditions.

#### **CONDITIONS OF APPROVAL:**

1. Compliance with the development as described in the Design Review Board staff report and as shown on the site plan, landscape plan, floor plans and exterior elevations.
2. Compliance with all City development codes and regulations.
3. Compliance with all requirements of the Development Services, Engineering, Transportation, and Solid Waste Departments.
4. All backflow preventers 2" or larger shall be screened with landscape material located within a 6' radius of the backflow preventer. All backflow preventers less than 2" shall be placed in a wire mesh basket *and painted green. (The City of Mesa has requested the change to green, to discourage theft.)*
5. Fire risers, building downspouts and roof access ladders shall be located within the building.
6. Roof and ground mounted mechanical equipment shall be fully screened per Section 11-30-9 of current Mesa Zoning Code.