

**CITY OF MESA
MINUTES OF THE DOWNTOWN DEVELOPMENT COMMITTEE
MEETING**

DATE: March 21, 2002 **TIME:** 7:30 a.m.

MEMBERS PRESENT

Dave Wier, Chair
Art Jordan, Vice-Chair
Vince DiBella
Deb Duvall
Shanlyn Newman
Lori Osiecki
Wayne Pomeroy

MEMBERS ABSENT

Theresa Carmichael
Terry Smith

STAFF PRESENT

Shelly Allen
Katrina Bradshaw
Craig Crocker
Tony Felice
Greg Marek
Patrick Murphy
Bryan Raines
Julie Rice
Lisa Smith
Doug Tessorndorf

OTHERS PRESENT

Tom Honore'
Sim Nathan
Bob Page
Tom Verploegen

1. Call to Order

The March 21, 2002 meeting of the Downtown Development Committee was called to order at 7:34 a.m. in the City Council Chambers located at 57 E. First Street by Chair Wier.

2. Items from Citizens Present

There were no items from citizens present.

3. Approval of Minutes of February 21, 2002 Study Session

It was moved by Wayne Pomeroy, seconded by Art Jordan to approve the minutes.

Vote: 7 in favor; 0 opposed

Approval of Minutes of February 21, 2002 Regular Meeting

It was moved by Art Jordan, seconded by Wayne Pomeroy to approve the minutes.

Vote: 7 in favor; 0 opposed

4. Discuss and consider Design Review Case No. DR02-002TC for Latte' Dah Coffee Company, located at 148 N. Center Street.

Applicant: Simeon Nathan, Latte' Dah Coffee Company
Staff Contact: Tony Felice, (480) 644-3965
e-mail address: tony_felice@ci.mesa.az.us

Mr. Felice explained that this is an adaptive reuse project located at 148 N. Center Street. The property is zoned TCC and is adjacent to the Serrine House. It is also a contributing property to the West 2nd Street Historic District.

Mr. Felice stated that the proposed uses for the property are consistent with the Town Center Commercial zoning. The applicant is proposing to provide an art gallery, retail space, a coffee bar, and office space. Mr. Felice displayed the floor plan and reviewed the proposed changes to the building.

Mr. Felice said the original building is a Bungalow style home and the additions that the applicant is proposing are in keeping with the Bungalow style. Mr. Felice pointed out that several of the elements on the original structure will also be reflected in the addition, such as windows and latticework. Mr. Felice circulated the colors and material board. He explained that the applicant is proposing to repair and match the color on the original structure to the addition.

Mr. Felice stated that parking requirements for TCC are not identified in the Zoning Ordinance; however, if this property were in another commercial district they would be exceeding the parking requirements. Mr. Felice also pointed out that the landscaping plan incorporates many of the planting materials used at the Serrine House. In addition, the applicant has agreed to replace the Mesquite trees with Ficus trees as requested by the neighbors at the neighborhood meeting.

Mr. Felice stated that the applicant is anxious to become an active addition to the community. They have expressed interest in developing a symbiotic relationship between their site and the Serrine House. They have attempted to do so visually by incorporating similar plant and paving materials and they would eventually like to open a walkway between their property and the Serrine House. Mr. Felice also talked about the extensive uses this building could accommodate in the future should the owner decide to sell the property. Mr. Felice said this project is in keeping with the Downtown Concept Plan and the Historic Preservation Plan. He added that the adaptive reuse is consistent with the Secretary of Interior standards for rehabilitation.

Mr. Felice stated that this project has been reviewed by the Historic Preservation Committee and they voted unanimously to forward a recommendation of approval for the project. In addition, staff recommends approval subject to stipulations stated in the staff report.

Mr. Felice stated that the applicant Sim Nathan is in attendance at today's meeting and would be available to answer questions from the Board.

Chair Wier asked if there were in questions from the Board.

Mr. Jordan said he was excited about the project and suggested that the applicant add a little more architectural interest on the west elevation to break up the height of wall. In addition, he felt that a registered architect should stamp the drawings.

Mr. Felice said it is not clear on the elevations but the eight foot planting area on the west side of the building contains a climbing bougainvillea to help bring the scale down and soften the height of the building.

Mr. Jordan agreed that the bougainvillea would be a positive feature to help break up the mass of the building and his only other concern was that the doors be compatible to the neighborhood.

It was moved by Shanlyn Newman, seconded by Deb Duvall, to approve Design Review Case No. DR02-002TC for Latte' Dah Coffee Company, located at 148 N. Center Street subject to the following stipulations:

- 1. Full compliance with the approved plans date stamped February 27, 2002, and all current Building Code requirements, unless modified through the appropriate review. Plans are attached as Exhibit 1.**
- 2. Compliance with the basic development as shown on the site plan, elevations and landscape plan dated February 27, 2002.**
- 3. Site shall be used as outlined in the staff report as well as the narrative description provided by the letter dated February 27, 2002, attached as Exhibit 4 in the staff report.**
- 4. Delivery trucks shall not exceed those of standard Federal Express, UPS or U.S. Post Office.**
- 5. All retail service preparation at the rear of the facility will be accessory to the primary use -- coffee bar, gallery, retail sales and offices -- although some packaging and shipping will occur.**
- 6. Add additional plantings (at least five) along the north side yard and indicate on landscape drawing.**
- 7. Change proposed mesquite trees to ficus, as agreed at neighborhood meeting.**
- 8. Add a dormer to the east elevation, new addition, north side, per neighborhood request.**

Vote: 7 in favor; 0 opposed

5. Discuss and consider Special Use Permit Case No. ZA02-25TC for a Comprehensive sign Plan for the Main Library, located at 64 E. 1st Street.

Applicant: Lisa Smith, Library Graphics Designer
Staff Contact: Katrina Bradshaw, (480) 644-3965
e-mail address: katrina_bradshaw@ci.mesa.az.us

Ms. Bradshaw explained that the Mesa Main Library, located at 64 E. 1st Street, has applied for a Comprehensive Sign Plan in order to allow a display banner on the south side of the building. The main purpose of these banners is to promote the Countywide Summer Reading program and the Chicago Cubs Exhibit. There may be other Library events or exhibits that may necessitate a banner, however, they do not anticipate displaying more than four banners per calendar year.

Ms. Bradshaw provided an overview of the Comprehensive Sign Plan, which includes one existing sign on the south elevation and the addition of the proposed banner above the south entrance door. Ms. Bradshaw stated that the signage does not exceed the maximum square footage allowed for the building.

Ms. Bradshaw said that the Zoning Administrator will consider this application on April 2, 2002 and staff recommends approval of the Comprehensive Sign Plan subject to the condition that it will expire after one year.

Ms. Duvall asked if the previous Comprehensive Sign Plans that the Board has reviewed have been processed as a Special Use Permit and has staff been consistent in their recommendations.

Ms. Bradshaw said previous Comprehensive Sign Plans have been processed as a Special Use Permit and the only difference in staff's recommendation for this application is to require the applicant to renew the sign plan on an annual basis to ensure the quality of the banners.

Ms. Duvall asked if staff will continue to make that a requirement in the future.

Mr. Marek said staff does plan to process Special Use Permits with time limits in the future.

It was moved by Deb Duvall, seconded by Lori Osiecki, to approve Special Use Permit Case No. ZA02-25TC for a Comprehensive sign Plan for the Main Library, located at 64 E. 1st Street subject to the following stipulation:

- 1. The Special Use Permit for the Comprehensive Sign Plan will expire on April 2, 2003, therefore requiring an annual renewal.**

Vote: 7 in favor; 0 opposed

6. Discuss upcoming applications and updates to projects.

Mr. Marek had no updates to report.

7. Director's Report, Greg Marek

Rehabilitation Code - The Building Department anticipates completion of the first draft of the Rehabilitation Code in early June. This draft will be widely distributed for comment. Staff has asked the team to apply their proposed rehabilitation standards to the project that was discussed today at 148 N. Center to determine how effective they will be. The Building Department was receptive to that suggestion.

Relocation of Mitten & Pomeroy House – The Mitten and Pomeroy houses are being moved to the Robson Historic District. Staff will be looking for someone to purchase those buildings for adaptive reuse. There has already been some interest for an office use in the Mitten House. The sites will be provided with utilities when they are relocated. The Downtown Development Committee will be involved in the disposition process of the adaptive reuse of these buildings.

Site 21 – There has been renewed interest from developers in the former Bank One building. Staff has met with at least three developers who seem very interested. Staff would like the City Council to modify their requirement for retail on the ground floor. This requirement has turned out to be the major impediment to the development of this property. Hunter Interests, Inc. has submitted a letter stating that the City should encourage pedestrian-oriented businesses on the ground floor instead. Staff will be attending a City Council study session within the next month to discuss this modification so that staff can inform the developers of the City's expectation.

Staff has also asked Hunter Interests, Inc. to prepare a list of information that the City should require from the developers as well as a recommendation on the process. Hunter Interests will participate and assist in the evaluation of the proposals received in response to the RFP. Staff will keep the downtown Development Committee involved in the RFP process.

Arizona Bronze Foundry: The Arizona Bronze Foundry is still very interested in moving to downtown Mesa. They are currently in the process of identifying preliminary financing commitments. Their intention is to submit a detailed proposal. They are interested in the City-owned land on Center Street just north of Broadway.

Crismon Warehouse Building – The Crismon warehouse building is located on 146 W. Main Street. The Baby Boutique has moved out of the space in front of the new Mesa Arts Center and plans to vacate the warehouse building by April 1st. The RFP may be brought to the DDC for consideration at the May meeting. There has already been interest from investors and business owners.

The City would be more interested in the owner occupied responses because the City would have a better idea of how the building would be used.

Retail Buildings in front of the new Mesa Arts Center – The City is allowing two tenants to move in to the retail building in front of the Mesa Arts Center during the construction. A coffee shop and Segura Publishing will be leasing the space for approximately 2 ½ -3 years. Hunter Interests will be looking at this site during their study to determine if the retail buildings should be rehabilitated or demolished for a new retail space to be built.

8. **Report from Mesa Town Center Corporation, Tom Verploegen, Executive Director**

Mr. Verploegen covered information on the budget, assessments, and sculptures.

9. **Board Member Comments**

None

10. **Adjournment**

With there being no further business, this meeting of the DDC was adjourned at 8:03 a.m.

Respectfully Submitted,

Mr. Gregory J. Marek, Director of Redevelopment
Minutes prepared by Katrina Bradshaw