

**Minutes
DEVELOPMENT REVIEW COMMISSION
JUNE 26, 2007**

The Development Review Commission Study Session was held on June 26, 2007, at Council Chambers, Garden Level, 31 East Fifth Street.

Present:

Charles Huellmantel, Chairman
Vanessa MacDonald, Vice Chair
Peggy Tinsley
Monica Attridge
Stanley Nicpon
Heather Carnahan
Tom Oteri
Mario Torregrossa

Absent:

Mike DiDomenico
Dennis Webb

City Staff Present:

Chris Anaradian, Development Services Manager
Lisa Collins, Deputy Development Services Manager
Kevin O'Melia, Senior Planner
Diana Kaminski, Senior Planner

Study Session convened at 6:37 p.m.

Study Session adjourned at 6:55 p.m.

The Development Review Commission Public Hearing was held on June 26, 2007, at Council Chambers, Garden Level, 31 East Fifth Street.

Present:

Charles Huellmantel, Chair
Peggy Tinsley
Monica Attridge
Stanley Nicpon
Heather Carnahan
Tom Oteri
Mario Torregrossa (alternate)

Absent:

Mike DiDomenico

City Staff Present:

Chris Anaradian, Development Services Manager
Lisa Collins, Deputy Development Services Manager
Kevin O'Melia, Senior Planner
Diana Kaminski, Senior Planner
Shelly Seyler, Transportation

Meeting convened at 7:05 p.m.

Item #1 – MINUTES (minutes of May 22nd regular hearing postponed)

On a motion by Commissioner Nicpon and seconded by Commissioner Tinsley, the Commission with a vote of 6-0 (Commissioner Attridge abstained) approved the E-Session minutes of May 22nd.

Consent Items

Charles Huellmantel, Chair stated that certain items could be handled in the consent fashion if they were properly represented and if there were no objections.

On a motion by Commissioner MacDonald, seconded by Commissioner Oteri, the Commission with a vote of 6-0 (Commissioner Nicpon abstained) approved the Consent Agenda as follows:

Item #2	PL0070205	RUBY TUESDAY RESTAURANT
	DPR07111	(Development Plan Review)
		27 South McClintock Drive
		RCC, Regional Commercial Center District

DPR07111 – Development Plan Review including building elevations, landscape and site plans.

This approval is subject to the following conditions:

1. Your drawings must be submitted to the Development Services Building Safety Division for building permit by **June 26, 2008** or Development Plan approval will expire.

SITE PLAN:

2. Place exterior, freestanding reduced pressure and double check backflow assemblies in pre-manufactured, pre-finished, lockable cages (one assembly per cage). If backflow prevention or similar device is for a 3" or greater water line, delete cage and provide a masonry or concrete screen wall following the requirements of Standard Detail T-214.

3. Provide a minimum of 11 bicycle parking spaces and distribute bike parking areas nearest to entrance. Provide parking loop/rack per standard detail T-578. Provide 2'-0" by 6'-0" individual bicycle parking spaces. One loop may be used to separate two bike parking spaces. Provide clearance between bike spaces and adjacent walkway to allow bike maneuvering in and out of space without interfering with pedestrians, landscape materials or vehicles nearby.

ELEVATIONS:

4. Provide main colors and materials with a light reflectance value of 75 percent or less. Specific colors and materials exhibited on the materials sample board are approved by planning staff. Submit any additions or modifications for review during building plan check process. Planning inspection staff will field verify colors and materials during the construction phase.
5. Conceal roof drainage system within the interior of the building. Minimize visible, external features, such as overflows, and where needed design these to enhance the architecture of the building.
6. Incorporate lighting, address signs, incidental equipment attachments (alarm klaxons, security cameras, etc.) where exposed into the design of the building elevations so that the architecture is enhanced by these elements.
7. Locate the electrical service entrance section (S.E.S.) inside the building.
8. Exposed conduit, piping, etc. is not allowed unless a creative conduit surface design that compliments the architecture is reviewed and approved by the Development Review Commission.

LIGHTING:

9. Follow requirements of Zoning and Development Code Part 4, Chapter 8
10. Illuminate building entrances from dusk to dawn to assist with visual surveillance at these locations.

LANDSCAPE:

11. Irrigation notes:
 - a. Enclose backflow prevention device in a lockable, pre-manufactured cage.
 - b. Provide pipe distribution system of buried rigid (polyvinylchloride), not flexible (polyethylene). Use of schedule 40 PVC mainline and class 315 PVC ½" feeder line is acceptable. Class 200 PVC feeder line may be used for sizes greater than ½" (if any). Provide details of water distribution system.
 - c. Locate valve controller in a vandal resistant housing.
 - d. Hardwire power source to controller (no receptacle).
 - e. Controller valve wire conduit may be exposed if the controller remains in the mechanical yard.
12. Include requirement in site landscape work to de-compact soil in planting areas on site and in public right of way and remove construction debris from planting areas prior to landscape installation.
13. Top dress planting areas with a rock or decomposed granite application. Provide rock or decomposed granite of 2" uniform thickness or less. Provide pre-emergence weed control application and do not underlay rock or decomposed granite application with plastic.

SIGNAGE:

14. Provide address signs on all four building elevations, horizontally near the left end of each elevation, except on the front facing elevation, which may be located above the main entrance. Match the height of all four address signs.
 - a. Conform to the following guidelines for building address signs:
 - 1) Compose address signs of 12" high, individual mount, metal reverse pan channel characters, except on the west (front) face, which may be vinyl cut letters on glazing above door.
 - 2) Halo-illuminate each address from dusk to dawn.
 - 3) Coordinate address signs with trees, vines, or other landscaping, to avoid any potential visual obstruction.
 - 4) Do not affix a number or letter to the building that might be mistaken for the address assigned to the building.
 - 5) Provide minimum 50 percent contrast between address and the background to which it is attached.
 - b. Utility meters shall utilize a minimum 1" number height in accordance with the Tempe electrical code and utility company standards.

Attridge: I have a couple of questions regarding traffic flow and the wall behind the building. Can you explain sidewalk going on behind the building?

Looker: There is front-end parking up to that sidewalk. The sidewalk is there to enable people to walk from the parking lot into the restaurant without having them walk through the landscaping.

MacDonald: Do we have the materials board?

Kaminski: No, I'm sorry we do not.

Chair Huellmantel: Is the paint scheme on top of the building and in the windows regional?

Looker: It is part of the national identity. We are matching the palate that Southern Palms has been repainted to. We have modified the standard colors to match the shopping center.

Oteri: Was there a formal request from the Police Department regarding this security issue?

Kaminski: No. It was a combination of aesthetics and security and Planning staff's request.

Chairman Huellmantel: Can you clarify this window that is not a "window"?

Looker: It is an expression panel. It is a way of tying in the materials from the other parts of the building.

Chairman Huellmantel: If we went with Ms. Kaminski's suggestion, we would see a standard window with the same lattice work?

Looker: Yes. It probably wouldn't be as long, stopping at the top of the stone wainscot, due to the booth on the inside.

Chairman Huellmantel: Ms. Kaminski, what was your idea?

Kaminski: Either to fit a glass window within that panel or find a location within that general area that works with the seating arrangement and match the windows shown on the other elevations. The canopy could be curved or horizontal, this would be up to the applicant as well.

Tinsley: Would you add a security camera?

Looker: We have those as part of the security package already.

Oteri: Is the security for the ability to look out or in?

Kaminski: More security for the parking lot area to the outside, but the idea was to provide visual communication between the inside and outside; it's the natural surveillance of the area that adds to a sense of security for the whole center.

Oteri: Can you show us the impact of a proposed window on the floor plan?

Looker: Referring to the floor plan, shows the location of booths, beverage station and the solid back wall.

Chairman Huellmantel: Is there a way to provide a better looking exterior without providing an actual window? I'm talking about the painted design you have on the inside?

Looker: A substitute for a mural on the inside? Probably would be.

Attridge: I had a question regarding the white arches. Why was white chosen?

Looker: The arch is a symbol of Taco Bell and they want it to stand out. It's a nice piece, it is thick and has depth.

Oteri: The thickness does not seem to be the same as on the rendering?

Looker: Clarifies the depth and thickness relative to a photo.

Carnahan: Are all the arches the same elevation or are the arches on the north and south elevation lower and closer to the building?

Looker: There are only three arches and the one on the north is being proposed by staff to be removed. And yes, the one on the south is lower than the one on the west.

Chairman Huellmantel: What does the north elevation get replaced with when you remove the arch?

Looker: We will have to look at that, it has not been designed yet.

Kaminski: We are looking at continuance of that mosaic band. Our concern was that the curved element on that north elevation was not a stand alone architectural feature and conflicted with the band. We suggested removing it and continuing with the band.

Looker: We would still have the tower there.

Nicpon: I like the design of the building. In respect to the window, I agree with the applicant and not be illuminated because it is disruptive to people on the inside having cars go by. I would agree to approve this as is.

Oteri: I agree with staff in getting that element replaced as a window.

Attridge: I would support project if that window were made a true window and if that white arches were the same color as arch and overhang over the windows.

On a motion by Commissioner Tinsley seconded by Commissioner Nicpon, the Commission with a vote of 2-5 (Chairman Huellmantel, Vice Chair MacDonald, Commissioners Carnahan, Oteri and Attridge opposed), motion fails.

Collins: I recommend that an alternate motion be made.

A motion by Commissioner Attridge to approve did not have a second.

A motion by Vice-Chair MacDonald, seconded by Commissioner Nicpon, with a vote of 7-0, continued this case to the July 20th Hearing.

Chairman Huellmantel changes order of agenda and Item 6 is called to be heard.

Item #6	PL070121	ALOFT W HOTEL
	PAD07007	(Development Plan Review and Amended Planned Area Development Overlay)
		951 East Playa del Norte Drive
		MU-4, Mixed Use, High Density District

This case was presented by Kevin O'Melia and represented by Cameron Artigue from Gammage & Burnham, and Jason Plosza from RSP Architects.

Plosza gives brief presentation about Aloft using renderings and site plans.

Oteri: Was this designed in light of what will be surrounding it? It seems very out of context to what is in Playa del Norte. It is very institutionalized.

Jason: This design is based on a prototype for Aloft that is being deployed across the United States.

Nicpon: I think this is an outstanding project. Referring to the "ramp" (the upper roof design), how will this be illuminated at night?

Jason: It's not fully illuminated, you will see the ambient light reflecting off the underside of the roof edge.

Tinsley: "Aloft" sign is hard to read. Gray "area" of building elevations looks heavy and dense.

Chairman Huellmantel opens the hearing to public input, no one comes forward to speak.

Chairman Huellmantel: I do respectively disagree with some of Commissioner Oteri's concerns regarding the look of this hotel. I suspect that people who will be staying here will be doing so because they know the brand, they know the symbol and the sign isn't quite as important. I do agree with Commissioner Tinsley and worry about the bulk along the elevations. I think the lighting is critical as to how this building feels at night.

Attridge: Can you explain what exactly will be lit at night?

Jason: The sign will be internally illuminated. We have some up lighting but it doesn't breach above the roof.

Chairman Huellmantel: Can you address Commissioners Oteri and Tinsley's concerns regarding the mass of the building?

Jason: Referring to the element on the northwest corner, it is pulled out and meant to be massive. Rather than the entire building looking like one big rectangle, it breaks it up and gives it more of a vertical element across the long horizontal mass of the hotel.

Oteri: Referring to the rendering of the "backyard" (south and east elevations), to me this looks very institutional and very basic.

Chairman Huellmantel: Is there way to add some of the blue streaks into this area?

Jason: Yes, that would be a stipulation we would agree to.

Oteri: When I see this design, it reminds of a tilt-up wall system, I don't see a lot of style or design.

Tinsley: What can you do to make that "backyard" area of the building look better?

Jason: We can match the same aesthetic and articulation that we have on the other side of the building (the north and west). We can add a few more shade fins along with the lighting.

Tinsley: Would you consider having any of the metal cladding on any part of it?

Jason: I'm not sure we would. It is a pretty expensive material that we are trying to use on that focal point from the exterior.

Oteri: After reviewing the photos of Grigio, I'll soften my comments and maybe the hotel is not out of context with its surroundings as much as I believed earlier.

Cameron: If I may make a comment Mr. Chairman, if you were going to take a picture that maximized the apparent mass of the structure, it would be this one; to go down to grade and take it up at the northwest corner of the L-shaped building. Please remember the context here, it is a five-story building and immediately north of it is the 202, which is built at three stories above grade. The freeway is there and dwarfs this structure and then there are the high voltage transmission lines, which are taller than the freeway. I believe the larger context mitigates these massing concerns. I believe we can work on the courtyard (the west and south elevations) and soften some of the features.

Jason: I think we could add some of these horizontal lines to break it up and stagger that overall mass.

Attridge: Can you clarify the discrepancy in colors between the elevation and the perspective? I prefer the 3D rendering that you are showing.

Chairman Huellmantel: I agree. I prefer the blue rather than the blue and yellow.

Jason: The 3D rendering is a later development of the 2D elevation.

Chairman Huellmantel closes the public hearing portion of this item.

O'Melia: Include stipulation regarding the banding and illumination on that interior side to be approved by staff, which includes removal of the yellow striping on the north and west elevations of the building.

On a motion by Commissioner Nicpon, seconded by Commissioner Tinsley, the Commission with a vote of 5-2 (Commissioners Carnahan and Oteri opposed) approved this Development Plan Review and recommended for approval this Amended Planned Area Development Overlay subject to the following conditions:

CONDITIONS OF APPROVAL:

PAD0717

1. A building permit shall be obtained and substantial construction commenced on or before **June 26, 2009** or the Amended Planned Area Development approval will expire.
2. The Amended Planned Area Development for Playa del Norte, Lot 6 shall be put into proper engineered format with appropriate signature blanks prior to issuance of building permits. The Amended Planned Area Development shall be kept on file with City of Tempe's Development Services Department/Planning Division. The Amended P.A.D. does not require recordation at Maricopa County.

DPR07086

General

3. Your drawings must be submitted to the Development Services Building Safety Division for building permit by **June 26, 2008** or Development Plan approval will expire.

Site Plan

4. Landscape planting areas:
 - a. Maintain minimum 6'-0" wide landscape planting strip adjacent to Grigio at south side of office.
 - b. Maintain minimum 7'-0" wide landscape buffer along Playa Del Norte, as measured between right of way line and nose end of 18'-0" long parking spaces. Configure the adjacent parking spaces so they are 16'-0" long with a 2'-0" landscape overhang. The 2'-0" overhang may not be considered part of the 7'-0" wide landscape buffer. Parking screen wall may occur within the width of the landscape buffer. Parking setback reduction is subject to approval of Planned Area Development Overlay.
 - c. Typically provide landscape islands that align with the toe end of the adjacent parking space.
5. Provide pool fence and gates of steel vertical picket, steel mesh, steel panel or similar construction that allows visual surveillance through the fence and gate. Minimize or eliminate horizontal elements to impede climb over. Reconcile gate hardware with Fire Department (emergency ingress) and Building Safety (emergency egress) requirements.
6. On-Site Paving:
 - a. Provide upgraded paving at each driveway apron consisting of unit paving. Extend unit paving in the driveways from the back of the accessible public sidewalk bypass to 20'-0" on site and from curb to curb at the drive edges.
 - b. Provide walkways of integral color, design scored concrete.
7. Place exterior, freestanding reduced pressure and double check backflow assemblies in pre-manufactured, pre-finished, lockable cages (one assembly per cage). If backflow prevention or similar device is for a 3" or greater water line, delete cage and provide a masonry or concrete screen wall that matches building materials and follows the requirements of Standard Detail T-214.
8. Utility equipment boxes for this development shall be finished in a neutral color (subject to utility provider approval) that compliments the building finishes.
9. Alcoves: The deep alcoves may remain at the major east entrance. Remove secondary north and south entrance door exterior alcoves, as indicated in the May 2, 2007 Site Plan Review mark-up. A shallow exterior recess--up to an 8" depth--is acceptable at these entrances. Protect these secondary exterior entrances from sun and rain with a projecting overhang. At interior guest room entrance alcoves in the hotel corridors, do not exceed 8" depth of alcove.

10. Provide a "landscaped" finish at lower roofs that are visible from upper guest room windows. This treatment may consist of sized, monochromatic cobblestones or river run rock over a built up roof. An alternate treatment may be acceptable if it is attractive from above and does not reflect excessive light.
11. Provide low reflectance on upper surface of metal entrance canopy on west of building. Do not exceed 75 percent light reflectance value.
12. Locate electrical service entrance sections and related equipment inside electrical room on north side of building. Do not position equipment other than the transformer outside.
13. Public Exit Security: Provide visual surveillance by means of fire-rated glazing assemblies from stair towers into second, third, fourth and fifth levels of adjacent circulation corridors.
14. Public Restroom Security (this condition does not cover bathrooms in guest rooms):
 - a. Lights in restrooms:
 - 1) Provide 50% night lights
 - 2) Activate by key or remote control mechanism
 - b. Single user restroom door hardware:
 - 1) Provide a key bypass on the exterior side
15. Provide security visual surveillance capability at service and exit doors. Do one of the following to exterior doors (except to rarely accessed equipment rooms) that are otherwise unglazed:
 - a. At exterior stair tower exit doors and (preferred) at service doors, provide vision panel of high strength plastic or laminated glass, 3" wide, to 5'-6" at head and to 3'-7" at sill of vision panel.
 - b. Where two-way viewing is not desired at service doors, provide two 360 degree viewers per door. Position the viewers so they can be used from the interior in a standing or seated position. Position the viewers vertically in the door and conform view angle to the Americans with Disabilities Act.
16. Provide main exterior colors and materials with a light reflectance value of 75 percent or less. Specific colors and materials exhibited on the materials sample board are approved by planning staff. Submit any additions or modifications for review during building plan check process. Planning inspection staff shall field verify colors and materials during the construction phase.
17. Provide secure roof access from interior of the building. Do not expose roof access to public view.
18. Conceal roof drainage system within the interior of building. Minimize visible, external features, such as overflows, and where needed design these to enhance the architecture of the building.
19. Incorporate lighting, address signs, incidental equipment attachments (alarm klaxons, security cameras, etc.) where exposed into the design of the building elevations so that the architecture is enhanced by these elements.
20. Exposed conduit, piping, etc. is not allowed unless a creative conduit surface design that compliments the architecture is reviewed and approved by the Development Review Commission.

Lighting

21. Illuminate building entrances continuously from dusk to dawn. Illuminate pedestrian gates same as a building entrance.
22. The rectangular paved drive aisle that abuts the east elevation near the northeast corner of the building is a loading area. Illuminate this area to minimum 4.0 foot-candles from dusk to dawn.
23. Follow requirements listed in the ZDC Part 4, Chapter 8 and in the guidelines listed in the ZDC under Appendix E "Photometric Plan." Accent lighting that is not full cut-off must conform to the maximum lumen allowance.

Landscape

24. Coordinate tree layout within high voltage line easement. Obtain written approval for tree layout within easement—contact S.R.P. line asset management. Waiver of required parking and street trees under high voltage power lines is subject to approval of Planned Area Development Overlay.

25. Irrigation notes:

- a. A separate dedicated landscape water meter is recommended (not required) to measure landscape water and avoid a sewer charge on water used for landscape.
- b. Provide pipe distribution system of buried rigid (polyvinylchloride), not flexible (polyethylene). Use of schedule 40 PVC mainline and class 315 PVC 1/2" feeder line is acceptable. Class 200 PVC feeder line may be used for sizes greater than 1/2" (if any). Conform to Development Services/Building Safety requirements which may require upgrade of water distribution system to copper where over building. Provide details of water distribution system.
- c. Locate valve controller inside the building. Alternately, if the controller is in a freestanding location or on the exterior of the building, place the controller inside a lockable, vandal resistant housing and fully conceal the valve wire and power conduits.
- d. Hardwire power source to controller (a receptacle connection is not allowed).

26. Include requirement in landscape work to de-compact soil and remove construction debris from planting areas prior to landscape and irrigation installation.

27. Generally top dress landscape areas with compacted decomposed granite. Indicate granite size, quality (minus, screen or sized) and color in the landscape legend. Provide a color that compliments the building. Install compacted decomposed granite to a 2" uniform thickness.

Signage

28. Provide details of major building address signs for review during building plan check process. Address signs do not need a sign permit unless they are halo illuminated. Each major address sign consists of an illuminated, 12" high, metal, reverse pan channel, individually mounted set of address numbers that are attached to the building elevation. The street name and direction are not part of the address sign. Do not affix a number or letter to the building that might be mistaken for the address assigned to the building. Maintain minimum 50 percent contrast between address number and the background to which it is attached. Refer to the Site Plan Review mark-up, dated May 2, 2007, for a preliminary graphic presentation of the major building address locations. It is acceptable to delete the address sign on east elevation above the swimming pool. Coordinate height of address signs to avoid visual conflicts from tree foliage. In addition to the major building address signs, provide the following:

- a) 6" high vinyl (or similar) address number set on the glass directly above each entrance on east and west.
- b) 1" address number set at each meter in accordance with electrical code and utility company standards.

29. Provide one horizontal address sign on the upper roof of the hotel as indicated on the Site Plan Review mark-up, dated May 2, 2007. Orient sign to be read from the south.

- a) Include street address number in 6'-0" high characters on one line and street name in 3'-0" high characters on a second line immediately below the first.
- b) Provide high contrast sign, either black characters on a light surface or white characters on a black surface.
- c) Do not illuminate roof address.

Added Condition

30. **Incorporate horizontal blue banding of the northwest perspective exhibit on the major elevations of the building. Details to be approved by staff. (Added by the Commission)**

Item #5	PL060616 DPR07037 PAD07007	PHASE 2 OF TEMPE GATEWAY (Development Plan Review and Amended Planned Area Development Overlay) 222 South Mill Avenue CC, City Center District
----------------	---	--

Chairman Huellmantel recuses himself and turns the meeting over to Vice Chair MacDonald. Commissioner Torregrossa steps in.

This case is presented by Kevin O'Melia and represented by Grady Gammage.

O'Melia: Before the applicant makes his presentation, there is one added condition and one amendment to a condition that I would like to clarify. The added condition would be a PAD condition, PAD Condition No. 3: The owner is required to prepare a security plan with the Police Department that would include remote visual surveillance (cameras) of the paseo and the colonnade on the southside of the garage. The amended condition is Condition No. 19, the third sentence of this condition would be modified to read as follows: "Where a divided store front window with a small lower panel is used, as is indicated in the presentation exhibits, in-fill these smaller panels below the main window with laminated glass or with an opaque decorative metal screen." There is also a bulleted item that needs to be struck under Security Requirements in the General Section of the Conditions, indicating that the owner is not required to prepare a security plan with the Police Department.

Gammage: We are in agreement with all stipulations, including the ones added and amended here tonight; with the exception of Condition 13, relating to parking canopies on the roof of the garage. This is the only one we have a concern with and am happy to address only that concern or do a presentation on the building and site plan, whichever you prefer.

Vice Chair MacDonald: Why, as a developer, did you not opt into the TOD?

Gammage: We are meeting the spirit of the TOD requirements, the biggest one we are not doing is cutting the amount of parking. As you know the TOD allows for significant amounts of reduction in parking. There is a very major addition of parking garage included in this project. We feel it's a good place for parking and we have had discussions with the Mayor and Council about extending the same shared public use that exists with the existing garage and also taking some of the spaces and turning them into 24/7 parking.

Our client is Opus, not US Airways. This is a very large, speculative office building.

Gammage continues presentation using site plan, elevations and renderings.

Oteri: Concerned with the garage elevation facing Third Street that can be seen from the light rail, how much of the cars can be seen?

Gammage: Normal screen height is about hood height, the windshield would show. This view is very much like the existing US Airways garage, which personally I feel is one of the better looking parking garages in the Valley. We have included a row of trees and landscape buffer.

Eric Zobrist, DFD Cornoyer Hedrick: There may be opportunities to add more screening.

Gammage: The trees we are using are Palo Verde trees and will screen about three stories up.

Nicpon: Can you clarify the intention of the art wall or what the art piece is going to be?

Gammage: We don't know at this time.

Nicpon: Is there an automobile exit north and south of the building onto Mill from the garage?

Gammage: You cannot exit the garage directly onto Third Street. You can exit straight north onto the shared drive (2nd Street alignment) between this site and Monti's and then onto Mill. Or, you can exit through the existing garage onto Ash and then south to Third Street.

Nicpon: As far as Mill is concerned, can you go either way?

Shelly Seyler in audience: Yes, from that shared drive (2nd Street alignment) you can go either north or south on Mill.

Nicpon: Are there any other elements of the TOD that you are not utilizing?

Gammage: I'm not aware of any at this time.

Nicpon: To the best of your knowledge, is the Palo Verde suggested along the southern edge of the property part of the landscape palette for the area or did you choose the trees separate from what the City has requested?

O'Melia: There is not a designated type of street tree that is required for Third Street. There is a condition of approval that the existing Palo Verde on site be salvaged and reused. Those are actually Palo Brea and also would be a good candidate for the south side of the garage.

Nicpon: Is there a better type of covering tree that could be used in that area?

O'Melia: The Palo Verde gives a filtering shade, not quite as dense as the Ficus would be on the Mill Avenue side. But it is a pleasing shade and because of the size of the trees being salvaged, you will have some instantaneous shade.

Nicpon: In regards to the building itself, had you or Opus considered a smaller footprint and a taller building than what you have presented?

Gammage: No, Opus knows a lot about office buildings and this is pretty much a standard 25,000 +/- s.f. plate that most Phoenix tenants want. If you make it smaller and taller the costs go up dramatically. So this is designed to meet what we believe is a very strong speculative market demand for office in downtown Tempe.

Nicpon: At eight stories, how many feet above grade is that? What is the highest that is allowed as it related to air traffic?

Gammage: 132' is where we are now at eight stories. Height could probably go to about 200'.

Carnahan: Does the brick that is proposed for the building match the brick proposed for the parking garage?

Gammage: Yes.

Tinsley: When do you think you will have an idea about the type of mural that you will have?

Theresa Shultz, Opus West Construction: We are pursuing artists at this time, most likely a couple of months.

Vice Chair MacDonald: That art will be approved by the City?

O'Melia: Yes, the project will be governed by Art and Private Development.

Torregrossa: Can you explain this area between the garage and the eight story building, it's potential for use, etc.?

Gammage: Referring to a site plan, shows areas that are turfed and depressed for water retention. There is a brick paved walkway through to the building from the parking garage and another walkway going through the other direction towards Third Street. There are some tables located in this area along with a food service area on Third Street. It is intended to be an amenity for people in the offices and people coming off light rail. There are tables with umbrellas and trees along the walkways.

Vice Chair MacDonald closes public portion of hearing.

Oteri: Is my understanding that some consideration will be given to additional screening on the 3rd Street elevation of the parking garage?

Gammage: We would greatly prefer not to do that. We feel it would be difficult to do something that meets your objective but still ventilates. It is an architectural detail that doesn't exist on the existing garage or on the other sides of this garage. We feel between the trees and the type of screening that you put on the light fixtures themselves are sufficient. We like the aesthetics of the existing garage and would prefer not to add what we feel would be an additional disruptive element.

Oteri: The existing garage doesn't front Third Street and Third Street is going to be a major entry point and if you can't make a concession there, I can't support your project.

Vice Chair MacDonald: We still have an issue with Condition 13, can we split the difference?

O'Melia: The reason for this condition is to provide more effective shielding for the security lights required to be up there. Whether the roof deck is used for parking or not, it will need to be illuminated. We would like to use canopies to conceal the lights within those canopies, which will direct the light back to the center of the deck.

Gammage: We are willing to do the canopies if you feel it is critical that we do that.

Nicpon: I've waited for a project to go on this site; however, I don't feel this is the project. There is too much massing of brick and elements on the entire property. The retail will not work as proposed along Mill Avenue. The site plan is ordinary and hastily done. This is not an urban building and totally inappropriate for the Mill Avenue District.

Attridge: I like the building, but I agree with Commissioner Nicpon, it's not the right location. I also have concerns regarding the parking garage and screening on Third Street.

Vice Chair MacDonald: I think it's a great project. I feel the street level needs have been addressed well.

Tinsley: I feel we need the parking downtown. I feel the 100' paseo could turn out to be a pleasant place.

Gammage: I don't agree that this building is not urban. This building will have more protection for people sitting in those areas than the diners at Studio 5C by allowing the tenants to pull that area back in. Urban is building to the lot line, which this building is. It meets the street as your guidelines suggest it should do and that is a lower height feeling along the front where the retail is located. I feel this building has the right scale in terms of height and the right attitude towards the street.

Oteri: I don't believe anyone here said they didn't want the parking but that we were concerned about the visual on 3rd Street. I like the building, I agree that something else might work better in this location; however, I think this will function. If we can get screening on 3rd Street, I will support the project.

Attridge: I hope something can be done about the sterility and customizing the individual spaces to add some interest. I'm not very happy about the massing, but if additional screening is done I can support the project. The architect made some mention to advertising on that garage elevation, I am assuming that would require staff approval?

Collins: Yes, that would require staff approval.

Torregrossa: Don't believe the screening on the garage will do any good, you have trees and the light rail going through there. I would maybe like to see more of a buffer zone for walking down along Mill, but I like the project as it is.

O'Melia: Reads crafted condition to include additional screening of south elevation of parking garage.

Nicpon: Is there a reason that the screening does not come back to the Commission for approval?

Collins: It is completely up to you as the Commission, but this is a relatively minor issue and can be handled at an administrative level.

On a motion by Commissioner Oteri and seconded by Commissioner Torregrossa, the Commission with a vote of 6-1 (Commissioner Nicpon opposed) approved this Development Plan Review and recommended for approval this Amended Planned Area Development Overlay subject to the following conditions:

This recommended approval is subject to the following conditions:

PAD07007

1. A building permit shall be obtained and substantial construction commenced on or before **June 26, 2009** or the Amended Planned Area Development approval will expire.
2. The Amended Planned Area Development for Phase 2 of Tempe Gateway shall be put into proper engineered format with appropriate signature blanks prior to issuance of building permits. The Amended Planned Area Development shall be kept on file with the City of Tempe's Development Services/Planning Department. The Amended P.A.D. does not require recordation at Maricopa County.
3. **The Owner is required to prepare a security plan with the Police Department that would include remote visual surveillance (cameras) of the Paseo and the Colonnade on the south side of the garage. (Added by the Commission)**

DPR07037

GENERAL

4. Your drawings must be submitted to the Development Services Building Safety Division for building permit by **June 26, 2008** or Development Plan approval will expire.

Site Plan

5. As indicated on site plan, delete driveway to 3rd Street on the Maple alignment. Do not consider this as an exit only drive, coordinated with trains, as is indicated in the applicant's Letter of Intent.
6. As a reflection of the presence of the Light Rail station and the vehicle drive lane reduction on Mill Avenue completed earlier this decade, provide 34 bike parking spaces (representing the amount of bike parking for retail and office use for Phase 2) in addition to the 50 bike parking spaces allowed for the entire site by variance SPD 97-91.
7. Clearly define fire lane and turnaround to extent indicated on the March 14, 2007 Site Plan Review mark-up. Provide pavement design that is suitable for high load traffic for full length of lane. This lane may be used for routine retail deliveries in addition to emergency access; the 150'-0" long lane indicated on the site plan is inadequate for this purpose. Ensure that there is at least a 20'-0" horizontal width and a 14'-0" vertical clearance above the fire lane surface for tree canopies or overhangs. Fire lane design subject to approval of the Fire Department (jim_walker@tempe.gov).
8. Sanitation:
 - a) Review the site plan with Public Works/Solid Waste (maryhelen_giustizia@tempe.gov or ron_lopinski@tempe.gov) and verify refuse pick up truck access and maneuvering to compactor north of Phase 2 building. Modify compactor enclosure position and alignment in overall site layout if necessary.
 - b) Construct walls, pad and bollards for enclosure in conformance with Standard Detail DS-118.
 - c) Provide refuse compactor enclosure gates of steel mesh construction as indicated that allows visual surveillance through the fence and gate. Minimize or eliminate horizontal elements to impede climb over.
 - d) The property manager shall have gates open on collection days as stipulated by the Solid Waste manager.
 - e) Develop strategy for recycling collection and pick-up from site. Roll-outs may be allowed for recycled materials. Coordinate storage area for recycling containers with overall site layout.
9. At northwest corner of Phase 2 office building, provide service yard walls that are at least 8'-0" tall as measured from adjacent grade and are at least the height of equipment or storage items being enclosed, whichever is greater. Verify height of equipment and mounting base to ensure that wall height is adequate to fully screen the equipment. Locate electrical service entrance sections inside the adjacent electrical room, as indicated. Do not position electrical equipment other than the transformers outside. Construct gates of steel mesh to allow visual surveillance when up close. Coordinate gate hardware with emergency ingress and emergency egress requirements of Fire and Building Safety.
10. On-Site Paving:
 - a. Provide upgraded paving at each 2nd Street driveway apron consisting of clay unit paving. Match paving used in downtown district. Extend unit paving in the driveways from the back of the accessible public sidewalk bypass to 20'-0" on site and from curb to curb at the drive edges.
 - b. Provide walkways on site of integral color, design scored concrete. Position score pattern to relate to adjacent architectural features and joinery in the elevations.
11. Place exterior, freestanding reduced pressure and double check backflow assemblies in pre-manufactured, pre-finished, lockable cages (one assembly per cage). If backflow prevention or similar device is for a 3" or greater water line, delete cage and provide a masonry or concrete screen wall that matches building materials and follows the requirements of Standard Detail T-214.
12. Utility equipment boxes for this development shall be finished in a neutral color (subject to utility provider approval) that compliments the building finishes.

Floor Plans

13. Provide a "landscaped" finish at 2nd floor east roofs behind parapet that are visible from 3rd floor and above office windows. This treatment may consist of sized, monochromatic cobblestones or river run rock over a built up roof. An alternate treatment may be acceptable if it is attractive from above and does not reflect excessive light.

14. Provide parking space shade canopies on top of the Phase 2 garage. The purpose of this condition is two-fold: 1) reduce solar irradiation on the mass of the structure, 2) Conceal security lights in the canopies rather than expose lights on poles on top of the garage. Provide the following characteristics in the canopy design:
 - a) Provide fascia that is at least as deep as the canopy structure.
 - b) Provide 75% light reflectance value to surfaces of canopy, including the top.
 - c) Relate canopy in color and architectural detailing to the metal shade canopy proposed atop the stair tower.
 - d) Detail canopy lighting as an integral part of the canopy.
 - e) Conceal lighting conduit to greatest extent possible in the folds of the canopy structure and finish conduit to match surroundings.
 - f) Position light in canopy to direct light to interior of garage deck and away from perimeter.
15. Garage Security:
 - a. Minimize interior partitions or convert these to semi-opaque (steel mesh) screens to inhibit hiding behind these features.
 - b. Provide exit stairs that are open to the exterior as indicated.
 - c. Paint interior wall and overhead surfaces in garage floor levels with a highly reflective white color, minimum LRV of 75 percent.
 - d. Maximize openness at the elevator entrances and stair landings to facilitate visual surveillance from these pedestrian circulation areas to the adjacent parking level.
16. Exit Security:
 - a. Provide visual surveillance by means of fire-rated glazing assemblies from office stair towers into adjacent circulation spaces.
 - b. In instances where an elevator or stair exit in the office or garage is within 20'-0" of an alcove, corner or other potential hiding place, position a refracting mirror to allow someone in the exit doorway to observe in the mirror the area around the corner or within the alcove that is adjacent to the doorway.
17. Provide security visual surveillance capability at service and exit doors. Do one of the following to exterior doors (except to rarely accessed equipment rooms) that are otherwise unglazed:
 - a) At exterior stair tower exit doors and at service doors, provide vision panel of high strength plastic or laminated glass, 3" wide, to 5'-6" at head and to 3'-7" at sill of vision panel.
 - b) Where two-way viewing is not desired at service doors, provide two 360 degree viewers per door. Position the viewers so they can be used from the interior in a standing or seated position. Position the viewers vertically in the door and conform view angle to the Americans with Disabilities Act.
18. Public Restroom Security:
 - a. Lights in restrooms:
 - 1) Provide 50% night lights
 - 2) Activate by key or remote control mechanism
 - b. Single user restroom door hardware:
 - 1) Provide a key bypass on the exterior side
19. Provide increased detailing such as two color brick pattern accenting in conjunction with the stone water table at the base of the Phase 2 Office Building elevations. Extend the two color brick pattern up to the level of the third floor on all sides to strengthen the pedestrian character for the retail entrances, the loft offices and the storefronts. Use of brick detailing on the wall surfaces in conjunction with the adjacent paving surfaces that may entice pedestrians to pause and look rather than hurry by is encouraged.
20. Avoid upper/lower divided glazing panels in exterior windows at grade level, particularly where the smaller, lower glass panes of a divided pane glass storefront system can be reached and easily broken for unauthorized entry. Do not propose landscaping or screen walls that conceal area around lower windows. Where a divided storefront window with a small lower panel is used, as is indicated in the presentation exhibits, infill these smaller panels below the main window **with laminated glass or with an opaque, decorative metal screen**. Design the screen to relate visually to the brick detailing in the pavement and elevations. **(Amended by Commission)**

21. Provide main exterior colors and materials with a light reflectance value of 75 percent or less. Dunn Edwards "Antique Linen" paint is not considered a major exterior color and is acceptable despite LRV of 81. Specific colors and materials exhibited on materials sample board are approved by planning staff. Submit any additions or modifications for review during building plan check process. Planning inspection staff shall field verify colors and materials during construction phase.
22. Provide secure roof access from the interior of building. Do not expose roof access to public view.
23. Conceal roof drainage system within the interior of building. Minimize visible, external features, such as overflows, and where needed design these to enhance the architecture of the building.
24. Incorporate lighting, address signs, incidental equipment attachments (alarm klaxons, security cameras, etc.) where exposed into the design of the building elevations so that the architecture is enhanced by these elements.
25. Exposed conduit, piping, etc. is not allowed unless a creative conduit surface design that compliments the architecture is reviewed and approved by the Development Review Commission.

LIGHTING

26. Illuminate building entrances, stairwells, landings and under lower landings continuously from dusk to dawn. Illuminate pedestrian gates same as a building entrance.
27. Provide house side shields as necessary to completely deflect security light from neighboring residential development to the southwest of the garage addition.

LANDSCAPE

28. Salvage the Palo Verde and Olive species on site. Retain these trees in place where possible, otherwise box these trees, remove from site and store in a nursery (either on site or in a remote location). Protect and maintain the boxed trees during construction. Incorporate the trees into the landscape site design. Placement of transplant trees in either Phase 2 or Phase 1 site or frontage planting areas is acceptable.
29. Keep tree canopies clear of fire lane except where tree branches arch minimum 14'-0" above the edge of the lane.
30. Irrigation notes:
 - a. A separate dedicated landscape water meter is recommended (not required) to measure landscape water and avoid a sewer charge on water used for landscape.
 - b. Provide pipe distribution system of buried rigid (polyvinylchloride), not flexible (polyethylene). Use of schedule 40 PVC mainline and class 315 PVC ½" feeder line is acceptable. Class 200 PVC feeder line may be used for sizes greater than ½". Provide details of water distribution system.
 - c. Locate valve controller inside the Phase 2 service yard. Alternately, if the controller is in a freestanding location or on the exterior of the building, place the controller inside a lockable, vandal resistant housing and fully conceal the valve wire and power conduits.
 - d. Hardwire power source to controller (a receptacle connection is not allowed).
31. Include requirement in site landscape work to de-compact soil in planting areas on site and in public right of way and remove construction debris from planting areas prior to landscape installation.
32. Top dress planting areas with a ¾" minus decomposed granite application as indicated. Provide decomposed granite application of 2" uniform thickness. Provide pre-emergence weed control application. Do not underlay rock or decomposed granite application with plastic.

SIGNAGE

33. Provide details of major building address signs for review during building and planning plan check process. Address signs do not need a sign permit unless they are halo illuminated. Each major address sign consists of an illuminated, 12" high, metal, reverse pan channel, individually mounted set of address numbers that are attached to the building elevation. The street name and direction are not part of the address sign. Do not affix a number or letter to the building that might be mistaken for the address assigned to the building. Maintain minimum 50 percent contrast between address number and the background to which it is attached. Refer to the Site Plan Review mark-up, dated

March 14, 2007, for a preliminary graphic presentation of the major building address locations. Do not locate address signs on the south elevation, facing 3rd Street. Coordinate height of address signs to avoid visual conflicts from tree foliage. In addition to the major building address signs, provide the following:

- a) 6" high vinyl (or similar) address number set on the glass directly above each entrance on east and west.
 - b) 1" address number set at each meter in accordance with electrical code and utility company standards.
34. Provide one horizontal address sign on the upper roof as indicated on the Site Plan Review mark-up, dated March 14, 2007. Orient sign to be read from the south.
- a. Include street address number in 6'-0" high characters on one line and street name in 3'-0" high characters on a second line immediately below the first.
 - b. Provide high contrast sign, either black characters on a light surface or white characters on a black surface.
 - c. Do not illuminate roof address.

Added Condition

35. **Provide screening elements on south side of garage addition that shields parked vehicles from 3rd Street view or from Light Rail. Details to be approved by staff. (Added by Commission)**

Item #7	PL070001	5TH & MILL BUILDING
	DPR07021	(Development Plan Review)
		425 South Mill Avenue
		CC, City Center District

This case is presented by Diana Kaminski and represented by Eric Volmer of Architekton.

Volmer: One of the primary issues that was brought up was by staff was the design of the 4' sewer easement brought up by the Water/Wastewater Department which has since been nullified. This has allowed us to take care of parking and east elevation considerations. With the easement situation being taken care of, we can now meet the minimum number of required parking spaces.

Kaminski: We originally crafted the report to include a continuance so that we could bring it to you as a whole, but the applicant has been working very diligently over this past week to resolve these issues. However, the conditions have been written as such that we are comfortable with you taking action tonight for approval with the stipulations that we have requested. The elevations tonight are the ones that staff has approved.

Volmer gives brief presentation.

Nicpon: How many spaces do you have for parking?

Collins: There are a series of variances given to this property and there is in lieu parking so there is parking off-site. They are technically over-parked because they are required ten on the site when you take all of the calculations into consideration. They are located in a TOD, so they could take a further reduction as well. So, the required parking per the ZDC right now is really not germane to the case.

Nicpon: Is any of that virtual parking?

Collins: The in-lieu offsite spaces you might consider to be virtual, but the ten spaces are actually on-site.

Nicpon: On the east elevation, is that building built over the existing parking? On the north elevation, is that brought over the building on the north or does it stop where it is right now?

Volmer: Yes, the building is built over the parking and the building stops where it is on the north elevation at the property line.

Tinsley: In the one elevation it appears to have large advertising screens, is that proposed?

Volmer: No, that was just a schematic idea that was tossed out, taking into account the City banner you can see. That could become almost a gateway into Tempe and public announcements could start to be integrated there.

Don Plato (building owner) addresses the Commission: To address the landscaping issue, I would like to have as much landscaping up on top that I can afford to place up there and provide drainage for. The intention of the panels on the corner is to have LED, but that is entirely different idea and would need to come back for approval. I believe it's a better idea than the banner on the street and the idea would be to get the City and the DTC involved.

Nicpon: Why not do that now?

Plato: I absolutely want that but I didn't want the project held up because it is a moving sign and I'm sure not part of the sign ordinance.

Collins: The ordinance currently does not allow or recognize that type of signage and there have been discussions about different types of lighting and signage for the Mill Avenue District that the staff continues to look at. The example given at Tempe Marketplace was the result of a Development Agreement and it does not reflect the ordinance requirements.

Vice Chair MacDonald closes the public portion of the hearing.

Nicpon: Architekton did a sensational job.

Tinsley: Love the project.

Oteri: Not in favor of the colored panels at all.

Attridge: Like the project but concerned about the two different green colored panels and brightness of the green.

On a motion by Commissioner Tinsley, seconded by Commissioner Nicpon, the Commission with a vote of 7-0 approved Development Plan Review subject to the following conditions:

GENERAL

1. Your drawings must be submitted to the Development Services Building Safety Division for building permit by **June 26, 2008** or Development Plan approval will expire.
2. Verify height of equipment and mounting base to ensure that wall/parapet height is adequate to fully screen the equipment. Locate electrical service entrance sections inside the service yard or inside building.
3. Security gates shall be constructed of steel vertical picket, steel mesh, steel panel or similar construction, with ability to see through. Review gate hardware with Building Safety and Fire staff and design gate to resolve lock and emergency ingress/egress features that may be required.
4. Provide upgraded paving at driveway apron consisting of unit paving. Extend unit paving in the driveway from the back of the accessible public sidewalk bypass to 20'-0" on site and from curb to curb at the drive edges.
5. Utility equipment boxes for this development shall be finished in a neutral color (subject to utility provider approval) that compliments the coloring of the buildings.
6. Parking spaces:
 - This site shall continue participation within the Downtown In Lieu Parking Program, subject to review and parking maintenance by DTC.
 - This site is required to provide 19 parking spaces per previous variance (reducing parking from 57 to 19). Provide a minimum of ten 10 full size on-site parking spaces, the additional nine (9) spaces are provided within the In Lieu Parking Program. Compact parking spaces do not meet parking space requirements.
 - No restaurant uses may be added to this site without further review of parking requirements.
 - Conflicts with electrical service room door and parking space must be resolved prior to issuance of building permits.
 - Verify conformance of accessible vehicle parking to the Americans with Disabilities Act of 1990 (42 U.S.C.A. §12101 ET SEQ.) and the Code of Federal Regulations Implementing the Act (28 C.F.R., Part 36, Appendix A, Sections 4.1 and 4.6). Refer to Standard Detail T-360 for parking layout and accessible parking signs.
 - At parking areas, provide demarcated accessible aisle for disabled parking.
 - Distribute bike parking areas nearest to main entrance. Bicycle parking may be located in City right of way, and may be added on to existing provided public racks. Provide parking loop/rack per standard detail T-578. Provide

2'-0" by 6'-0" individual bicycle parking spaces. One loop may be used to separate two bike parking spaces. Provide clearance between bike spaces and adjacent walkway to allow bike maneuvering in and out of space without interfering with pedestrians, landscape materials or vehicles nearby.

FLOOR PLANS

7. Exit Security:
 - a. Provide visual surveillance by means of fire-rated glazing assemblies from office stair towers into adjacent circulation spaces.
 - b. In instances where an elevator or stair exit in the office or garage is within 21'-0" of an alcove, corner or other potential hiding place, position a refracting mirror to allow someone in the exit doorway to observe in the mirror the area around the corner or within the alcove that is adjacent to the doorway.
8. Public Restroom Security:
 - a. Lights in restrooms:
 - 1) Provide 50% night lights
 - 2) Activate by key or remote control mechanism
 - b. Single user restroom door hardware:
 - 1) Provide a key bypass on the exterior side
9. Garage Security:
 - a. Maximize openness at the elevator entrances and stair landings to facilitate visual surveillance from these pedestrian circulation areas to the adjacent parking level.

BUILDING ELEVATIONS

10. The building shall provide four-sided architecture, with modifications necessary to comply with building safety code requirements and meet staff approval for all four elevations.
11. No openings are allowed on building walls at property line; provide 2 hour rated walls on north building elevation.
12. Obtain a 30 foot no-build easement from Tempe Mission Palms (property to the east) to retain the proposed glass elevations, prior to issuance of building permits. If the no-build easement is not obtained, the proposed design does not conform to building safety requirements, and a revised elevation that conforms to building codes and four-sided architectural design standards shall be submitted to the Development Review Commission for approval.
13. Provide main colors and materials with a light reflectance value of 75 percent or less. Specific colors and materials exhibited on the materials sample board are approved by planning staff. Submit any additions or modifications for review during building plan check process. Planning inspection staff will field verify colors and materials during the construction phase.
14. Provide secure roof access from the interior of building. Do not expose roof access to public view.
15. Conceal roof drainage system within the interior of building. Minimize visible, external features, such as overflows, and where needed design these to enhance the architecture of the building.
16. Incorporate lighting, address signs, incidental equipment attachments (alarm klaxons, security cameras, etc.) where exposed into the design of the building elevations so that the architecture is enhanced by these elements.
17. Locate the electrical service entrance section (S.E.S.) inside the building or inside a secure yard that is concealed from public view.
18. Exposed conduit, piping, etc. is not allowed unless a creative conduit surface design that compliments the architecture is reviewed and approved by the Development Review Commission.

LIGHTING

19. Provide a dedicated light source for proposed ATM location.

LANDSCAPE

20. Proposed tree grates located east of building shall provide a minimum four (4) feet wide accessible sidewalk from opening of the grate.
 21. All new trees shall be a minimum twenty-four (24) inch box size.
 22. Irrigation notes:
 - a. Enclose backflow prevention device in a lockable, pre-manufactured cage.
 - b. Provide pipe distribution system of buried rigid (polyvinylchloride), not flexible (polyethylene). Use of schedule 40 PVC mainline and class 315 PVC ½" feeder line is acceptable. Class 200 PVC feeder line may be used for sizes greater than ½" (if any). Provide details of water distribution system.
 - c. Locate valve controller in a vandal resistant housing.
 - d. Hardwire power source to controller (a receptacle connection is not allowed).
 - e. Controller valve wire conduit may be exposed if the controller remains in the mechanical yard.
 - f. Provide temporary irrigation to existing landscape (on site or in these frontages) for period of time that irrigation system is out of repair. Design irrigation so (existing plants on site or in frontages) is irrigated as part of the reconfigured system at the conclusion of this construction.
 23. Include requirement in site landscape work to de-compact soil in planting areas on site and in public right of way and remove construction debris from planting areas prior to landscape installation.
 24. Provide pre-emergence weed control application and do not underlay rock or decomposed granite application with plastic.
-

Item #7. Announcements

No announcements at this time

Meeting adjourned at 10:05 p.m.

The next public hearing of the Development Review Commission is scheduled for Tuesday, July 10, 2007, located at City Council Chambers, 31 East 5th Street.

Prepared by: Lisa Lathrop, Administrative Assistant II
Reviewed by: Lisa Collins, Deputy Development Services Manager



Lisa Collins
Deputy Development Services Manager

LC/II
07/31/2007 12:35 PM