

# Staff Summary Report



Development Review Commission Date: **07/10/07**

Agenda Item Number:   2  

**SUBJECT:** Hold a public meeting for a Development Plan Review for CHILDSPLAY located at 900 South Mitchell Drive. This item was continued from the June 12, 2007 public meeting.

**DOCUMENT NAME:** DRCr\_Childsplay\_071007

**PLANNED DEVELOPMENT (0406)**

**SUPPORTING DOCS:** Yes

**COMMENTS:** Request for **CHILDSPLAY (PL070079)** (Childsplay, property owner; Peter Fischer, DPA Architects, applicant) for the removal of an existing building and addition of a new +/-29 feet high, +/-7,466 s.f. building and new parking stalls on 2.87 acres, located at 900 South Mitchell Drive, in the R1-6, Single-Family Residential District, including the following:

**DPR07085** – Development Plan Review including site plan, building elevations and landscape plan.

**PREPARED BY:** Ryan Levesque, Senior Planner (480-858-2393)

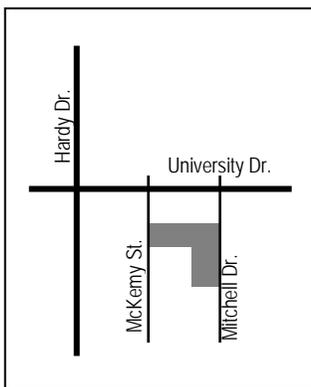
**REVIEWED BY:** Lisa Collins, Planning Director (480-350-8989) *LC*

**LEGAL REVIEW BY:** N/A

**FISCAL NOTE:** N/A

**RECOMMENDATION:** Staff – Approval, subject to conditions (1-23).

**ADDITIONAL INFO:**



Net site area	2.87 acres
Total Building area	35,571 s.f. (7,466 s.f. addition)
Lot Coverage	31 % (45% maximum allowed)
Building Height	29 ft. (30 ft. maximum allowed)
Building setbacks	+44' front, +60' side, +17' rear (20, 5, 15 min.)
Landscaped area	67% (minimum N/A)
Vehicle Parking	46 spaces (114 minimum required)
Bicycle Parking	11 spaces (10 minimum required)

A neighborhood meeting was held on May 8, 2007 for this application. Neighborhood focus group meetings were held on June 20 and 27, 2007. Development Review Commission held a meeting for this project on June 12, 2007 and continued the case with direction to modify the elevations based on public input at the meeting.

**ATTACHMENTS:**

1. List of Attachments
  - 2-4. Comments / Reasons for Approval
  - 5-8. Conditions of Approval
  - 8-9. History & Facts / Zoning & Development Code Reference
- 
- A. Location Map
  - B. Aerial/Site Photos
  - C. Letter of Explanation (**REVISED**)
  - D. Neighborhood Meeting Summary/Comments
  - E. Site Plans
  - F. Building Elevations (**REVISED**)
  - G. Building Sections
  - H. Floor Plans
  - I. Landscape Plan
  - J. Conceptual Grading and Drainage Plan
  - K. **Open House Overview by staff**
  - L. **Public Comments received after June 12, 2007**

## COMMENTS:

The applicant is requesting approval for a Development Plan Review for the addition of a new 29 foot high building totaling 7,466 s.f. The request also includes new parking spaces located along 9<sup>th</sup> Street and a repaint of the existing facilities. The site is located south of University Drive, at the southwest corner of Mitchell Drive and 9<sup>th</sup> Street. Located just north of the park and a dog run, the site was once home to Mitchell School. The surrounding neighborhood includes mostly single family homes with some lots located east of the area having secondary dwelling units. Childsplay recently acquired the Mitchell School property from the City of Tempe after successfully responding to a City-issued request for proposal which sought the reuse of Mitchell School by an arts-related organization. The proposed building addition would remove the southern most 6,400 s.f. building (Building E) and replace it with the proposed new 7,466 s.f. addition. The 28'-6" tall building is intended to be utilized for preparation of building sets used for approximately eight annual productions off-site, at the new Tempe Center for the Arts located on Rio Salado Parkway.

### Project Analysis

The proposed building would replace the existing southern-most building with new metal panel building. To disguise the appearance of the proposed prefabricated metal building, staff recommended using brick veneer along the exterior. Since the first public meeting, the proposed building has been modified to better integrate with the architecture of the Mitchell School site and the context of the surrounding neighborhood, which primarily consists of single-story 1950s and 60s ranch-style homes. Mitchell School consists of brick buildings ranging in height from approximately 13' to 18', with an allowable building height of 30' on this site and within the neighborhood. The proposed 28' 6" tall building is in conformance with the allowed development standards for this site.

The proposed replacement of the 6,428 square foot building is not considered an intensification of use of the site; the new structure is 7466 s.f. and will be shorter along the Mitchell Drive frontage, with the dock taking up the southern most space the old building occupied. The building footprint expands to the west. The existing mechanical yard will be relocated out of view and the existing park sidewalk south of the mechanical yard will remain in place. Careful consideration is being given to protecting existing mature trees on site.

The building would be accessed from the south through an enclosed yard for vehicle pick-up and delivery of performance sets. After the first Development Review Commission meeting, the elevations have been modified to provide four sided architecture reflecting the character and materials of the existing Mitchell School buildings, which provides continuity throughout the site. The building is a running bond brick veneer to match existing structures and a corbelled brick veneer with alternating corbel to match the existing cafeteria building, with an MR-24 metal standing seam roof system painted Shell Gray with a light reflectance value of .42. A paint modification is also requested for the site. The existing buildings trim, doors, and window sills are currently painted with a faded teal, which include boarded up windows. Once Childsplay occupies the site, all of the boarded up windows will be removed and the facilities improved using a three color palette. The window and door trims, and breezeway columns are proposed to be Dunn Edwards DEA 195 *Primitive Plum*. Doors are proposed to be DE5489 *Jalapeno* and the underside of the breezeway DEA 140 *Cobalt (blue)*. Staff had recommended continuing the plum color through to the fascia of the breezeway and columns as shown. Staff is in support of the proposed color scheme. At this time colors have been favorably received from the public. The wood and metal fence is proposed to have clear coat on the natural wood surfaces, and black paint on the metal pickets. Louvered vents have been added to the top, wrapping the corners to match the existing vents on the cafeteria. The east and south elevations have spandrel/blackout glass windows to tie into the existing window pattern within the school buildings. The windows need to be blacked out to provide appropriate lighting for set design and construction, which is produced under stage lighting to accurately reflect how it will look on a stage scene.

New parking spaces are proposed along the south side of 9<sup>th</sup> Street. Ninety degree parking is proposed at what is currently a loading bus area. Ninety degree parking was previously proposed along McKemy Street, but was not accepted from the Public Works Department and received some public opposition. Nine (9)

parking spaces currently exist on site along Mitchell Drive. The parking along 9<sup>th</sup> Street would provide an additional thirty-seven (37) spaces for use by Childsplay totaling forty-six (46). The remaining streets have opportunity for parallel parking adjacent to the site.

### **Public Input**

Although a neighborhood meeting is not required for a development plan, with recommendation from staff, the applicant initiated an Open House meeting to discuss the new facilities and proposed improvements of the site. The applicant followed the standard procedures identified within the Code by posting notice at the site and notifying property owners within a three hundred foot radius, as well as neighborhood associations within the vicinity.

On Tuesday, May 8, 2007, 5:30-7:30 pm, Childsplay held a neighborhood meeting to hear discussion and comments regarding their proposal. There were approximately 25 attendees, with 10 of those associated with the project, including the project architect, landscape architect as well as Childsplay staff and board members. The meeting started in an open house, small discussion format but at the request of residents, Trevor Barger, a Childsplay board member and an immediately adjacent neighbor, gathered the group for a presentation and Q&A session to respond to input from the neighborhood. The presentation included an overview of the entire campus and what each building was used for, the reasons and rationale for the design and placement of the new building, the barriers they were working around, the type of work that will be done in the building and the associated requirements for that work. After the Q&A, many residents took a tour of the campus. Details of the points of discussion from this neighborhood meeting provided by staff are included (See Attachment K).

June 20, 2007 the applicant and representatives met with approximately 12 residents at a resident's home to compare the old and new building elevations and discuss issues of concern.

June 27, 2007 the applicant met with seven residents at a resident's home to review the proposed elevations, answer additional questions, and share the comments received from the June 20<sup>th</sup> meeting.

The applicant also individually spoke with residents in person and on the phone.

Staff has received phone calls and e-mails from residents concerned with the design previously presented, as well as the industrial nature of the intended use for the new building, and how this use is allowed within the existing zoning. Other issues included the proposed building height, use of brick veneer, use of windows, delivery trucks, and environmental conditions (See Attachment L for letters received). With regard to the use, the facility has historically served as an elementary school and as arts-related space for Arizona State University, serving young adults. After closure of the site as a school, Tempe held neighborhood meetings to determine appropriate re-use for the site, and determined that the use of the site for education and for arts-related uses seemed compatible and comparable to previous uses. Tempe issued a Request for Proposals for an arts-related use. In response to this RFP, Childsplay was awarded the use of the property. A Development and Disposition Agreement was approved and the property was sold to Childsplay with Tempe given the right to revoke the property should Childsplay cease use of the site. The proposed uses are similar to what a school might include such as classes, workshops and administrative functions. Performances are being held at the new Performing Arts Center, and production of sets for the shows would be done on site, and taken off site for the performances.

### **Conclusion**

The applicant has participated in communicating with the neighborhood for input and comments. Although the building addition has brought concerns with the previously presented building design and context, no opposition was received from the neighborhood regarding the proposed new parking and the revised building elevations. The proposed building is 28'-6" in height and within the maximum allowable building envelope of 30'. The proposed color modifications will update the remaining buildings on site. Staff recommends approval of the proposed Development Plan with the revisions presented for this meeting.

**REASONS FOR APPROVAL (CRITERIA):**

1. The proposed use, site plan modifications and building design are in conformance with the goals and objectives of the General Plan;
2. The proposed use and development plan is consistent with the previously approved Development and Disposition Agreement;
3. The placement of the proposed building reinforces the existing street wall, compliments the existing buildings with a similar roof style at a diverse roof elevation and facilitates pedestrian access and circulation;
4. The shaded pedestrian breezeway and existing mature trees will be incorporated to maximize shade and comfort;
5. Materials are compatible with the surroundings;
6. The building and landscape elements have proper scale with the site and surroundings;
7. The building has a clear base and top, as identified by ground floor elements, roof forms, and detailing similar to the adjacent buildings on site;
8. Clear and appropriately lighted walkways connect building entrances to one another and to adjacent sidewalks, the lighting is compatible with the proposed building(s) and adjoining buildings and uses, and does not create negative effects.
9. Accessibility is provided in conformance with the Americans With Disabilities Act (ADA);
10. Plans take into account pleasant and convenient access to multi-modal transportation options;
11. Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding residential uses. The proposed uses will have less traffic generation than an elementary school or other similar uses and the amount of deliveries to and from the site will be less than an elementary school (with daily school bus, office and cafeteria deliveries). Traffic impacts are minimized, in conformance with city transportation policies, plans, and design criteria. The project is consistent with the Tempe Pedestrian and Bicycle Facility Guidelines, contained the Comprehensive Transportation Plan;

## CONDITIONS OF APPROVAL:

EACH NUMBERED ITEM IS A CONDITION OF APPROVAL. DEVELOPMENT REVIEW COMMISSION MAY MODIFY, DELETE OR ADD TO THESE CONDITIONS. THE BULLETED ITEMS REFER TO EXISTING CODE OR ORDINANCE THAT PLANNING STAFF OBSERVES ARE PERTINENT TO YOUR CASE. THE BULLET ITEMS ARE INCLUDED TO ALERT THE DESIGN TEAM AND ASSIST IN OBTAINING A BUILDING PERMIT. THESE ITEMS ARE NOT AN EXHAUSTIVE LIST.

### General

1. Your drawings must be submitted to the Development Services Building Safety Division for building permit by **July 10, 2008** or Development Plan approval will expire.
- Verify all comments by the Public Works Department, Development Services Department, and Fire Department given on the Preliminary Site Plan Reviews dated February 28, 2007 and May 2, 2007. If questions arise related to specific comments, they should be directed to the appropriate department, and any necessary modifications coordinated with all concerned parties, prior to application for building permit. Construction Documents submitted to the Building Safety Department will be reviewed by planning staff to ensure consistency with this Design Review approval prior to issuance of building permits.
- The project site does not have an Archaeologically Sensitive designation. However, State and federal laws apply to the discovery of features or artifacts during site excavation (typically, the discovery of human or associated funerary remains). Where such a discovery is made, contact the Arizona State Historical Museum (520-621-6302) for removal and repatriation of the items. Contact the Tempe Historic Preservation Officer (Joe Nucci 480-350-8870) if questions regarding the process described in this condition.
- Specific requirements of the **Zoning and Development Code** are not listed as a condition of approval, but will apply to any application. To avoid unnecessary review time, and reduce the potential for multiple plan check submittals, it is necessary that the applicant be familiar with the Zoning and Development Code (ZDC), which can be accessed through [www.tempe.gov/zoning](http://www.tempe.gov/zoning), or purchased at Development Services.
- Standard Details:
  - Tempe Standard "T" details may be accessed through [www.tempe.gov/engineering](http://www.tempe.gov/engineering) or purchased from the Engineering Division, Public Works Department.
  - Tempe Standard "DS" details for refuse enclosures may be accessed through [www.tempe.gov/tdsi/bsafety](http://www.tempe.gov/tdsi/bsafety) or may be obtained at Development Services.
- Contact Alan Rady (480-350-8284) to discuss locations of existing street lighting on 9<sup>th</sup> Street.

### Site Plan

2. Provide 6'-0" wide public sidewalks along streets where sidewalk is relocated, or as required by Traffic Engineering Design Criteria and Standard Details.
3. If rolled curb is removed, replace with vertical curb and gutter.
4. Dedicate a public access easement along the portion of sidewalk located outside of the existing rights of way.
5. Provide 8'-0" steel vertical picket fence with wood slats for enclosed service yards, or similar construction. Provide gates of height that match that of the adjacent enclosure walls.
6. 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.

7. 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.
- 100 year onsite retention required for this property, coordinate design with requirements of the Engineering Department.
- Refuse:
  - Construct walls, pad and bollards in conformance with Standard Detail DS-116.
  - Develop strategy for recycling collection and pick-up from site with Ron Lopinski. Roll-outs may be allowed for recycled materials. Coordinate storage area for recycling containers with overall site.
  - Gates for refuse enclosure(s) are not required. If gates are provided, the property manager must arrange for gates to be open from 6:00am to 4:30pm on collection days
- Driveways:
  - Correctly indicate clear vision triangles at both driveways on the site and landscape plans. Identify speed limits for adjacent streets at the site frontages. Begin sight triangle in driveways at point 15'-0" in back of face of curb. Consult "Corner Sight Distance" leaflet, available from Development Services Counter or from John Brusky in Transportation (480-350-8219) if needed. Do not locate site furnishings, screen walls or other visual obstructions over 2'-0" tall (except canopy trees are allowed) within each clear vision triangle.
- Parking spaces:
  - 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(s). 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.

### **Building Elevations**

8. The new building addition shall provide on all elevations brick, matching the style of existing building facades.
9. Future proposed "artist mural" not authorized with this request. Separate review and consideration required with the Development Review Commission.
10. The applicant shall make reasonable efforts to reduce any potential noise within the new building, such as providing sound dampening walls.
11. 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.
12. Provide secure roof access from the interior of the building. Do not expose roof access to public view.
13. 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.

14. 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.
  15. Locate the electrical service entrance section (S.E.S.) inside the building or inside a secure yard that is concealed from public view.
  16. 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.
- Measure height of buildings from top of curb along Mitchell Drive (as defined by Zoning and Development Code).
  - A security vision panel shall be provided at service and exit doors (except to rarely accessed equipment rooms) with a 3" wide high strength plastic or laminated glass window, located between 43" and 66" from the bottom edge of the door.

### **Lighting**

17. Illuminate new building entrances from dusk to dawn to assist with visual surveillance at these locations.
  18. Provide a combination of pedestrian level lighting and bollard lighting along new sidewalk area, in order to meet minimum pedestrian pathway lighting levels and minimizing lighting into the public right of way.
- Follow the guidelines listed under appendix E "Photometric Plan" of the Zoning and Development Code.

### **Landscape**

19. Both backflow units located along Mitchell Drive are used as part of a two source system to water the park. The controller is located in the enclosure at the south end of the existing building and shall continue to operate from the building's power source. Childsplay shall work with the Landscape Maintenance Department and not interrupt the service to the park, subject to review by Steve Amelotte (480-350-5977).
20. Existing mature trees to be maintained through and after construction on the site. In the event that any tree fails to thrive due to site work, it shall be replaced with a staff approved species and size.
21. Provide minimum 8'-0" wide landscape islands when required adjacent to 16'-0" length parking spaces.
22. Irrigation notes:
  - a. 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). Provide details of water distribution system.
  - b. Locate valve controller in a vandal resistant housing.
  - c. Hardwire power source to controller (a receptacle connection is not allowed).
  - d. Controller valve wire conduit may be exposed if the controller remains in the mechanical yard.
  - e. Repair existing irrigation system (on site or in the adjacent public right of ways) where damaged by work of this project. Provide temporary irrigation to existing landscape for period of time that irrigation system is out of repair. Design irrigation so existing plants are 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.

- Indicate the location of all exterior light fixtures on the site, landscape (and photometric) plans. Avoid conflicts with lights in order to maintain illumination levels for exterior lighting.

### Signage

24. Provide address sign(s) on the building elevation facing the street to which the property is identified.
  - a. Conform to the following for building address signs:
    - 1) Provide street number only, not the street name.
    - 2) Compose of 12" high, individual mount, metal reverse pan channel characters.
    - 3) Self-illuminated or dedicated light source.
    - 4) Adjust locations on building so sign is unobstructed by trees, vines, etc.
    - 5) Do not affix number or letter to elevation that might be mistaken for the address.
  - b. Utility meters shall utilize a minimum 1" number height in accordance with the applicable electrical code and utility company standards.
- Obtain sign permit for any identification signs as well as for internally (halo) illuminated address signs. Directional signs (if proposed) may not require a sign permit, depending on size. Directional signs are subject to review by planning staff during plan check process. Separate Development Plan Review process may be required if signs do not conform to ZDC Part 4 Chapter 9 (Signs).

### HISTORY & FACTS:

January 20, 1959	Building permit issued for construction of Mitchell School site.
January 10, 1990	City of Tempe entered into a lease, with an option to purchase Tempe Elementary School District No. 3 for the former Mitchell School.
May 22, 1990 to June 30, 2005	City of Tempe leased the facility to Arizona State University.
September 12, 2001	City of Tempe Cultural Services staff met with the Northwest Tempe Planning Area Advisory Board to present ideas regarding Mitchell School as a potential arts-related facility.
October 4, 2001	City Council received a presentation during study session on the Tempe Center for the Arts progress which included concepts for the use of Mitchell School as a satellite facility to the TCA.
2002	Tempe Municipal Arts Commission revised its strategic plan to promote the development of additional arts incubator facilities, one of which was identified as the Mitchell School site.
December 4, 2003	City Council approved General Plan 2030, which designated Mitchell School site as a public recreational/cultural site.
June 15, 2004	City of Tempe notified TD #3 of the intent to exercise the option to purchase the facility.
August 10, 2004	Cultural Services staff held a neighborhood meeting for community input regarding the use of the Mitchell School Site.
August 19, 2004	City Council discussed the Mitchell School site during Issue Review Session,

discussion included a proposal by Childsplay for use of the site

April 20, 2005 to  
June 20, 2005

Request for Proposal (No. 05-112) for a creative, innovative functional proposal to reuse the site for arts-related uses, preferably for educational uses for children and/or young adults, assumed to serve one or more arts organizations for administrative functions, classrooms, studio space, and limited exhibit or performance space (limited to prevent excessive neighborhood traffic). The function and design of any proposal must respect the character of the surrounding neighborhood in both intensity and design. The successful respondent is expected to partner with the surrounding neighborhood on the final planning and design of the site. Development must provide sufficient parking to meet the needs of the proposed use, any new construction or rehabilitation must be architecturally compatible with the existing buildings and the neighborhood, and the City of Tempe retains the right to ownership reversion in the event that the respondent vacates the property or ceases operation.

July 21, 2005

City Council approved selection of Childsplay for reuse of the Mitchell School for an arts-related organization.

March 2, 2006

Development and Disposition Agreement executed between the City of Tempe and Childsplay.

July 20, 2006

City Council approves an Amended Subdivision plat for two lots located at 900 South Mitchell Drive, subdividing the Mitchell School site from the existing park.

October 5, 2006

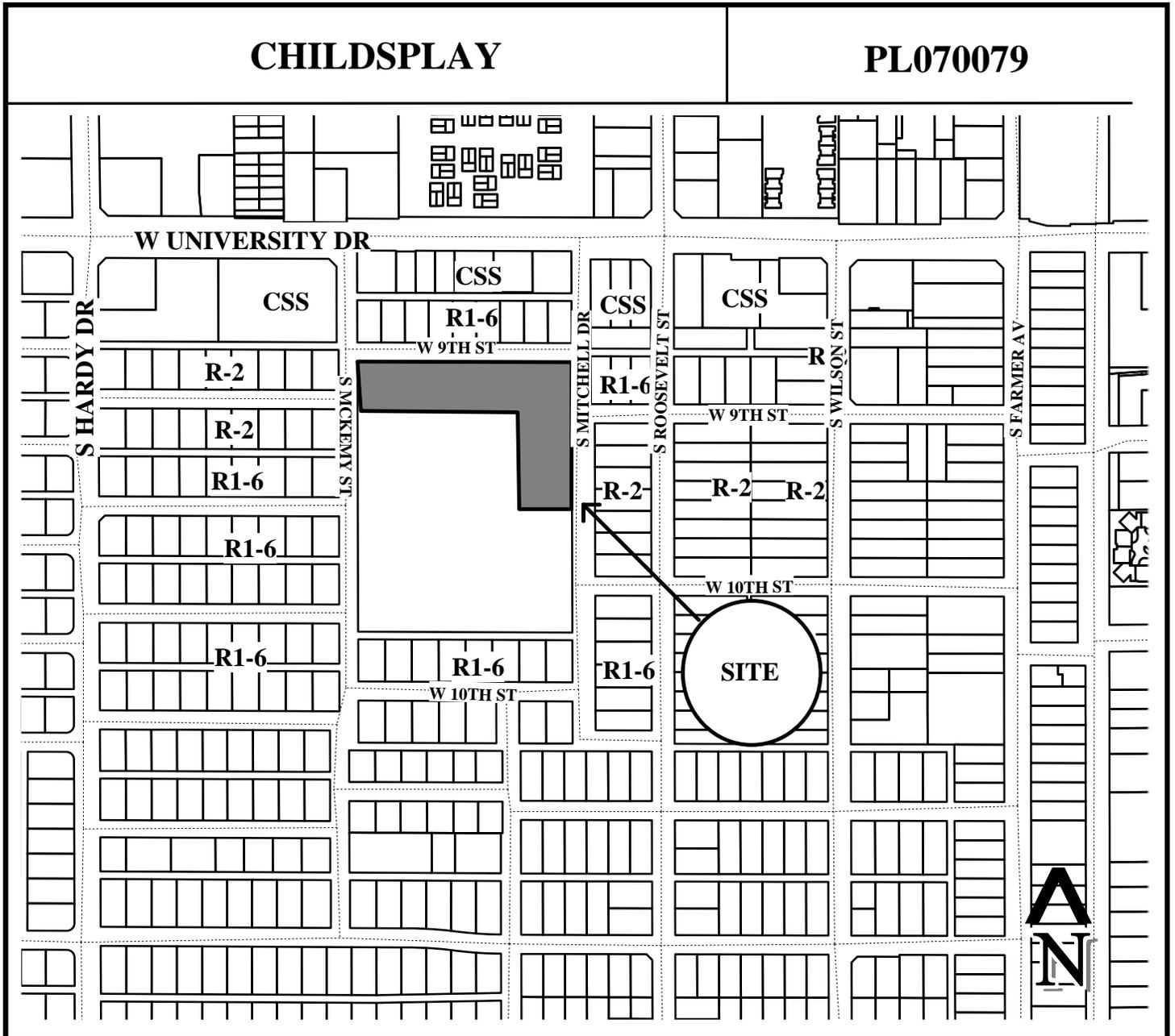
City Council approved the first addendum to the Childsplay – Mitchell School DDA to amend the schedule of performance.

June 12, 2007

Development Review Commission continues the request by Childsplay for approval of a Development Plan Review with building elevations and site plan modifications until July 10, 2007, with the direction to modify the building elevations for compatibility with the existing school structures.

#### **ZONING AND DEVELOPMENT CODE REFERENCE:**

Section 6-306, Development Plan Review

**CHILDSPLAY****PL070079****Request**



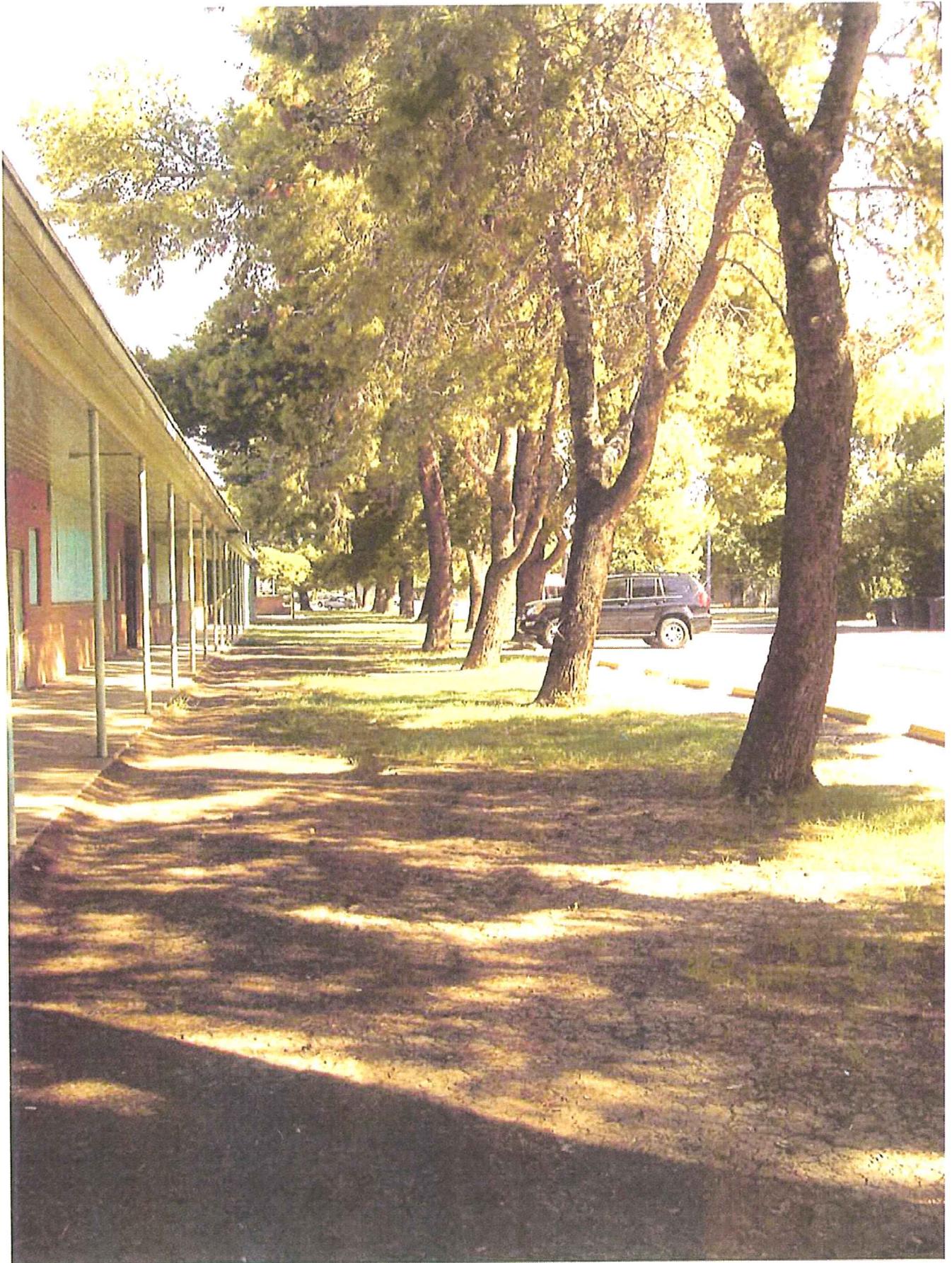
CHILDSPLAY (PL070079)



CHILDSPRAY

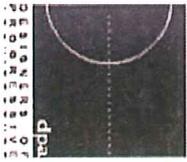
07 APRIL 2007

DEPARTMENT OF  
TRANSPORTATION  
dpm



CHILDSPRAY

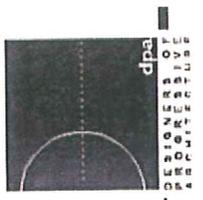
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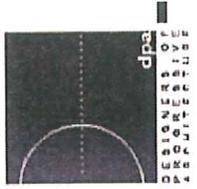
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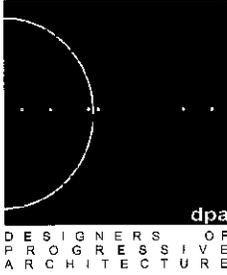
CHILDSPRAY



CHILDSPRAY



DEPARTMENT OF  
PUBLIC WORKS  
dps



June 28, 2007

## Design Narrative

City of Tempe  
Development Services Department - Planning Division  
Tempe City Hall  
31 East 5th Street  
Tempe, Arizona 85281

Re: **Childsplay – Site Improvements & New Building 'E'**  
**900 South Mitchell Drive**  
**Tempe, Arizona 85281**  
**(DPA Project Number #06049.2)**

To Whom It May Concern:

The following is our design narrative for the above referenced proposed development:

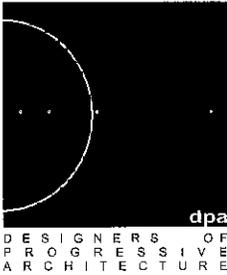
### **Site Location and Characteristics:**

DPA Architects, Inc., as applicant on behalf of the owner, is requesting design review approval of the attached civil design, landscape design, site plan, building plan, elevations, sections and material palette for the proposed development.

The subject parcel is a 2.8 acre site (net) on the southwest corner of Mitchell Drive and 9<sup>th</sup> Street. There is approximately 455 feet of frontage on South Mitchell Drive and 580 feet of frontage on 9<sup>th</sup> Street. The western property line runs parallel to McKemy Street and the southern property line is adjacent to Mitchell Park. The Mitchell School currently exists on this site.

### **Development Plan:**

The development proposal includes the demolition of the existing shed at the northwest corner of site and Building E of Mitchell School, construction of a new one-story scene shop building at the southeast corner of the site, new surface parking at the north and west sides of the site, and associated site improvements. Tenant improvements to Buildings A through D of Mitchell School are not included in this proposal, and have been submitted to the City of Tempe previously (Plan Review #: DS070212 )



### **Grading and Drainage:**

The conceptual grading and drainage design includes general maintenance and repair to the existing flood irrigation system, as well as the pad height for the New Building E.

### **Site Planning Design:**

New on-street parking and a new driveway will provide vehicle access to the site. On-street parking will be provided along 9<sup>th</sup> Street, as well as along Mitchell Drive. A driveway from South Mitchell will lead to a loading area at the south side of the New Building E. In addition, a metal fence with wood privacy slats to screen views from the street will enclose the loading area.

Accessible parking has been conveniently located near the development's main entrance on 9<sup>th</sup> Street.

Bicycle racks complying with City of Tempe standard details have been located along 9th Street between Buildings B & C, and between Buildings D & E along Mitchell Drive.

Landscaping islands with shade trees have been located throughout the on-street parking.

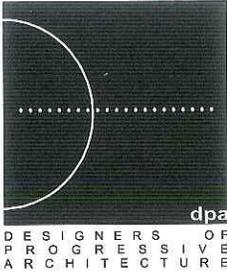
The existing chiller yard to the south of Building E will be relocated to the west of Building D and enclosed with a metal fence with wood privacy slats.

An existing refuse enclosure will remain at the west side of Building C, while a new refuse enclosure will be located within the metal fence of the loading area, at the south side of Building E.

Site landscaping, including lighting and tree placement, is designed to extend or to be complementary with existing school, park, and neighborhood conditions.

Major consideration was made in locating the new scene shop, Building 'E', predominantly by the following reasons:

- Existing Building 'E' appears to have structural damage, with a large crack visible.
- Large existing trees along Mitchell Drive will help aide in screening a new structure.
- Existing Cafetorium space, Building 'C', was deemed to have insufficient height for programmatic uses, and any major renovation of this space would damage it's inherent historical beauty.
- Existing Building 'A' could be renovated much easier into usable facilities, as it already includes a functional 'Black Box' practice space.
- Demolition of the existing 6,428 SF Building 'E', to be replaced by a new 7,466 SF space within the same street frontage along Mitchell Drive. This net gain, towards the rear of the site, of only 1,038 SF will greatly limit disruption to the site and nearby community.



### **Building Design:**

The building is designed of a brick veneer structure with metal columns and beams. The brick color and unique pattern are to reflect the brick on the existing school, as well as including visual elements such as windows, and louvered vents.

The building height, determined by the programmatic needs of Childsplay, fits within the height restrictions set forth by the City of Tempe Codes, and Zoning.

A walkway awning will continue along the east face of Building 'E', and will compliment the existing awning on the adjacent Building 'D'.

The use of a low sloped roof on the new Building E will compliment the shallow pitch of the existing school buildings.

Deliveries to the scene shop are minimal. Childsplay produces 8 shows annually. Each show will receive two deliveries of material on a approximately 24' flat bed truck (similar in size to a short school bus), as well as three roundtrip deliveries/ shipments of the set pieces within an enclosed 24' moving vehicle. A refuse container located within the loading area will be removed monthly. Other office related deliveries will occur periodically, similar to U.S. Mail and FedEx.

Please contact me with any questions regarding this proposal.

Sincerely,

John S. Szafran, A.I.A.  
Principal  
DPA Architects, Inc.  
DESIGNERS OF PROGRESSIVE ARCHITECTURE

# Community Open House

Come hear about the upcoming plans and city submissions for the

## **Sybil B. Harrington Campus for Imagination and Wonder at Mitchell Park**

You are invited to attend a neighborhood meeting  
Tuesday, May 8th, 2007 from 5:30 pm - 7:30 pm  
in the Black Box Theater at Mitchell School located  
at 900 South Mitchell Drive, Tempe, AZ 85281.  
For more information, please contact Ellen at 480-350-8119.

Childsplay officials will be on hand to discuss plans for their new headquarters. The plans include the replacement of the southern most building with a 28.6 feet tall 7,466 s.f. building, and the addition of parking spaces on 9th street and McKemy street. You may attend in person or contact us directly to provide us your comments and questions.



E S P I R I T U L O C I  
The Spirit of the Place

CHILDSPLAY'S  
SYBIL B. HARRINGTON  
CAMPUS FOR IMAGINATION AND WONDER  
PUBLIC INVOLVEMENT PROGRAM REPORT

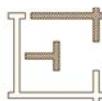
**Project Description and Background**

Childsplay is the new owner of the buildings at 900 South Mitchell Drive also known as Mitchell School (the "Site"). Childsplay intends to use the Site for their administrative offices, class rooms, rehearsal halls, and scene and costume shops. Childsplay has been working to use the existing buildings as much as possible; remodeling them so that they no longer appear abandoned making the adjacent park safer. The requirements for the scene and costume shops did not fit within any of the existing structures. The southern most building is in the worst physical condition, and is the most screened by existing large vegetation, and as such was chosen for the new structure. Childsplay is seeking design approval for a new building to replace the southern most building on the Site with a twenty-eight and six tenths (28.6) foot tall 7,466 s.f. building to be used as the scene and costume shops with attached loading dock area to be enclosed by a screen wall with gates. The neighbors had early on asked to paint the non-brick portions of the building a different color and for new paved parking at the Site as existing earth parking lot is not suitable for long term use. To accommodate this, Childsplay is also seeking approval for the addition of paved parking spaces to the street frontage along 9<sup>th</sup> Street and McKemy and a new color palette for portions of the building exterior that are not brick. The parking was placed and configured here to keep the most amount of the property in landscaped area and to preserve and not disturb the existing mature pine trees along Mitchell Drive. The site plan will also remove an existing shack from the property improving the view into the park from McKemy and improve the landscape surrounding the buildings.

Before Childsplay's ownership of the Site, the Site was owned by the City of Tempe and leased to ASU who boarded up the windows on the property and used the buildings as a warehouse with large trucks coming and going on a regular basis, a class room and a black box theater with public performances. The buildings have appeared abandoned and boarded up for the last six years. The neighbors have worked for years to improve the condition and find a user for the buildings which would enliven the area and make the park safer.

The Site is bounded by neighbors to the north across 9<sup>th</sup> street who front on to the buildings, neighbors to the east across Mitchell Drive who back to the buildings, the park to the south with an alley south of the park and neighbors south of the alley backing to the alley, and neighbors on the west siding on the end of the buildings.

7 2 7 2 E I N D I A N S C H O O L R D  
S U I T E N U M B E R 4 7 2  
S C O T T S D A L E A R I Z O N A 8 5 2 5 1



W W W . E S P I R I T U L O C I . C O M  
P H O N E 4 8 0 . 4 8 1 . 9 1 0 0  
F A X 4 8 0 . 4 8 1 . 9 1 0 1

# E S P I R I T U L O C I

## The Spirit of the Place

### Stakeholder Analysis

Invitations to an open house were sent all residents within 300 feet of the property. Invitations were also sent to all of the local neighborhood association presidents. The City staff reviewed the text and layout of the invitation, and made comments that were incorporated into the text. Invitations were mailed out two weeks before the open house.

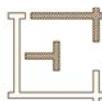
### Community Concerns and Issues

Concerns and Issues were listened to during the open house event and recorded on note cards. Residents were also encouraged to use note cards provided to provide written comments. A majority of the comments had to do with the new building, its massing, materials and position on the Site. Neighbors in attendance made the following recommendations:

- planting vines to cover the new building,
- move the new building to the northwest corner of the Site (replacing that building instead),
- add movement to the massing of the building so it is not a box,
- add faux movement to the massing of the new building,
- add the screening into the rendered elevations of the new building
- break up the park side elevation of the new building
- add windows, brick or something to the elevation of the new building
- paint a mural on the exterior of the new building
- use the park side elevation of the new building to show movies in the park
- lower the height of the new building so that it does not exceed the existing height of an adjacent two story home or the height of the exiting cafeteria building,
- insulate the new building against sound (coming from inside)
- add trees to screen views of the new building
- use green walls to screen the new building
- match the existing building in depth

Neighbors expressed concern that the new building was an all metal building. One neighbor requested that the proposed parking on McKemy be parallel parking on street rather than the off street parking proposed. One neighbor requested that all of the buildings be L.E.E.D. certified. One neighbor expressed a concern about the existing brick work on the north east corner of the Cafeteria building and how easy it is for small children who may wish to climb the building to get a foot hold. Many neighbors expressed how happy they were that something was finally being done with the old school buildings, that there would be activity in the buildings, and that the windows would no longer be boarded up. Neighbors expressed appreciation for Childsplay's site plan change to move the parking so that it was along the exiting roadway rather than displacing landscaped area. Many neighbors had questions about parking and traffic and were happy with the solutions that are already incorporated into the plans. Several comments were made about the adjacent park, but this land is not owned by Childsplay and the facilitator made it clear which areas were not included in this proposal/request.

7 2 7 2 E I N D I A N S C H O O L R D  
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F A X 4 8 0 . 4 8 1 . 9 1 0 1

# E S P I R I T U L O C I

## The Spirit of the Place

### **Public Involvement Objectives**

To solicit public reactions and ideas to better comprehend the community's needs and desires. Childsplay seeks to inform and consult.

### **Involvement Techniques**

The "open house" method outlined in the Tempe Involving the Public (TIP) Manual was used for our open house. This method was selected to get the most candid comment from the neighbors and to encourage comments from all of the neighbors. Three neighbors in attendance were upset that we were using this format and insisted that we switch to the "neighborhood meeting" format in the middle of the open house. They were noticeable upset (physically) and it was decided to accommodate their request. The facilitator informed those in attendance about the change in meeting format and provided a formal presentation followed by a question and answer period. The three individuals who were upset about the open house format continued to be rude during the question and answer period until one individual was so rude to another neighbor in attendance that she left the meeting. At that point the facilitator interrupted the question and answer period and re-explained the ground rules of the meeting and explained that Childsplay was interested in hearing all comments and opinions. The individuals continued to be offensive, but were at least civil from that point on.

### **Communication Approach**

No on-going communication was promised. The next step is the public hearing on the 12<sup>th</sup> of June. Individuals in attendance were encouraged to use the comment cards or to contact the City of Tempe Staff.

### **Project Timeline**

Public Hearing 12 June 2007 at City Hall, 7p

If approval of site plan and elevations is granted, Childsplay will move as quickly as possible to complete the project.

### **Facilitation**

Location: Black Box Theater at Mitchell School – 900 South Mitchell Drive, Tempe AZ

Time: May 8<sup>th</sup> 2007, 5:30p – 7:30p

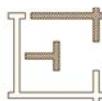
Setup: sign in at door; colored renderings, site plan and materials boards on easels at front of room; staff at each board and available for questions; food drink and comment cards with pens on the side of the room; doors open on park side and on 9<sup>th</sup> Street sides of room; other rooms open for informal tour

Facilitator: Trevor Barger, AICP of Espiritu Loci Incorporated – Childsplay Board Member and resident of the neighborhood

### **Documentation**

Individuals in attendance were encouraged to use the comment cards and staff members and facilitator recorded comments from individual discussions on note cards throughout the meeting.

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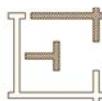
W W W . E S P I R I T U L O C I . C O M  
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F A X 4 8 0 . 4 8 1 . 9 1 0 1

E S P I R I T U L O C I  
The Spirit of the Place

**Process Evaluation**

The open house portion of the event went very well with lots of good comments from the neighbors and lots of suggestions and dialogue. Many had questions about specific uses of the buildings or the day to day operations of Childsplay and appropriate Childsplay Staff members were on hand to answer all of those questions. The question and answer period of neighborhood meeting portion of the event became a venue for three individuals to express their displeasure to all of the neighbors in attendance. It was rude and un-productive. Many residents were put off by this portion of the meeting, only one comment was expressed that had not been during the open house portion, and the three individuals dominated the conversation from that point on. The individuals were rude to all in attendance. The comments made during the event are outlined in the "Community Concerns and Issues" section above and the comments made in writing are attached.

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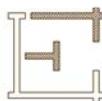
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F A X 4 8 0 . 4 8 1 . 9 1 0 1

E S P I R I T U L O C I  
The Spirit of the Place

**Appendix A  
Attendance Log for Childsplay Open House May 8, 2007**

*Many people did not sign in.*

Name	Address	Telephone	Alternate
Wayne & Erma Shelton	814 West Laird Street	(480) 966-6689	
Ruth E. Wineberg	1017 South Wilson	(480) 967-8145	
Celia Liddil	708 West 10th Street	(480) 966-4551	
Decima Sever	31 East 5th Street	(480) 350-8920	
Michael & Cindy Allen	912 South Roosevelt Street	(480) 966-5916	
Donna LaGuardia	915 South Mitchell Street		
Tom Hornsby	624 West Howe	(480) 967-6123	
Mark Wymer	719 West 10th Street	(480) 539-4101	
Chris Rhodes	1502 East Fairmark, Mesa 85203	(480) 332-4468	
Connie & Michael Ferrell	904 South Roosevelt Street	(480) 829-7880	
Steven Gastelum	909 South Roosevelt Street		
Diann Peart	1012 South Wilson	(480) 966-5816	(480) 229-0483
Bob Young	710 West 9th Street	(480) 967-6819	
Glen Wollenhaupt	1037 West 12th Place	(480) 921-9948	
Lisa McGregor	744 West 9th Street	(480) 266-9254	
Kathleen Flick	1905 East University #C210	(480) 540-0524	
Paul Barger	728 West 9th Street		



E S P I R I T U L O C I  
The Spirit of the Place

**Appendix B**  
**Comment Cards**

---

Josh Oehler  
732 West 9<sup>th</sup> Street  
Tempe, Arizona 85004

I am in support of the project.  
I just believe the elevations need to be worked on.

---

I am really glad that Childsplay is finally coming. I'm looking forward to having their positive activity occurring here. I'm really excited about the redesign and look forward to its completion. – Paul

---

I am so excited to have a fine arts center in this historic neighborhood. I'm positive Childsplay will be a fantastic asset to this community. I support this project 100%.  
- Kathleen Flick

---

Building E – is an eyesore.  
Would like it to blend better with the rest of the buildings.  
Would like it to be moved to the North west corner on 9<sup>th</sup> street.  
- Connie Ferrell

---

John Minett  
1022 South Maple Avenue  
Tempe

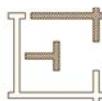
Glad to see it happening.

---

I am very happy about Childsplay moving in to my neighborhood. Any building or change to the site plan will be an improvement over the vacant building we have now.  
- Lisa McGregor

---

We approve of Childsplay coming to our Park.  
- Erma Shelton  
- Wayne Shelton



E S P I R I T U L O C I  
The Spirit of the Place

- 
- Respect the views from houses
  - No (perpendicular) parking on McKemy
    - Parallel per neighborhood plan
  - No metal buildings – what about 4”CMU w/ integral color
- 

I'd like to see large trees planted on the south side of the scene shop to soften the south elevation. The metal building is the least attractive portion of the project and would be more palatable with large trees. Thanks.

---

Bob Young  
710 West 9<sup>th</sup> Street  
(480) 967-6819

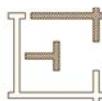
Why not put your new building here (drawing indicating northwest corner of McKemy and 9<sup>th</sup> Street)? If not I will oppose new building.

---

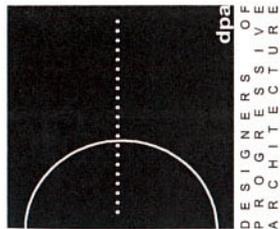
- 1) The new building goes against 2 decades of developing the neighborhood planning document as far as the visual scale and material useage. This is not the place for a warehouse building.
  - 2) There are 3 equally important sides to the building and all must be addressed (drawing indicating the west, east and south elevations)
  - 3) You can be creative on a tight budget
  - 4) Even if taller, there is no relationship to the scale of the school, materials, and history of this vital piece in the fabric of this community.
  - 5) DPA Architects are a very creative firm. What happened! ?
- 

I am extremely excited about Childsplay. Bringing something into the community for our children is fantastic! Maybe we can restart their imaginations!

7 2 7 2 E I N D I A N S C H O O L R D  
S U I T E N U M B E R 4 7 2  
S C O T T S D A L E A R I Z O N A 8 5 2 5 1



W W W . E S P I R I T U L O C I . C O M  
P H O N E 4 8 0 . 4 8 1 . 9 1 0 0  
F A X 4 8 0 . 4 8 1 . 9 1 0 1



**A T T E N D A N C E**

Project Name: Childsplay  
 DPA Project Number: 06049  
 Date: 08 May 2007  
 Time: 5:30 P.M.  
 Location: 900 S. Mitchell Drive

Name	Address	Telephone	Alternate
Wayne & Emma Shelton	814 N. Laird St.	(480) 966-6689	
Ruth E. Weberg	1017 S. Wilson	480 967-8145	
Celia Hidalgo	708 W. 10 <sup>th</sup> St	480-966-4551	
Decima Sever	31 E 5 <sup>th</sup> St.	480 350 <del>8920</del>	
Michelel + Cindy Allen	912 S. Roosevelt St	480-966-5916	
Panna LaGuardia	915 S. Mitchell St		
TOM HORNBY	624 W. Howe	480-967-0123	
AMAL SYMBE	719 W. 10 <sup>th</sup> St.	480-539-9101	
Chris Rhodes	1502 E. Fairbank Mesa	82203 480332.4468	
Conic Ferrell	904 S Roosevelt st	Tempe 480 829-7880	
Michael Ferrell	904 S. Roosevelt St.	(480) 829-7880	
Stefen Gadelum	909 S. Roosevelt St		
Diana Peart	1012 S. Wilson	480 966 5816	480 229 0483
Bob Young	710 W. 9 <sup>th</sup> St.	480 967 6819	
GREN WOLLENHAUPT	1037 W. 12 <sup>th</sup> Pl.	480-921-9948	



I am extremely  
excited about Childsplay.  
Bringing something into the  
community for our  
children is fantastic! Maybe  
we can restart their  
imagination!

- ① THE NEW BUILDING GOES AGAINST 2 DECADES OF DEVELOPING THE NEIGHBORHOOD PLANNING DOCUMENT AS FAR AS THE VISUAL SCALE AND MATERIAL USAGE. THIS IS NOT THE PLACE FOR A WAREHOUSE BUILDING.
- ② THERE ARE 3 EQUALLY IMPORTANT SIDES TO THE BUILDING AND ALL MUST BE ADDRESSED



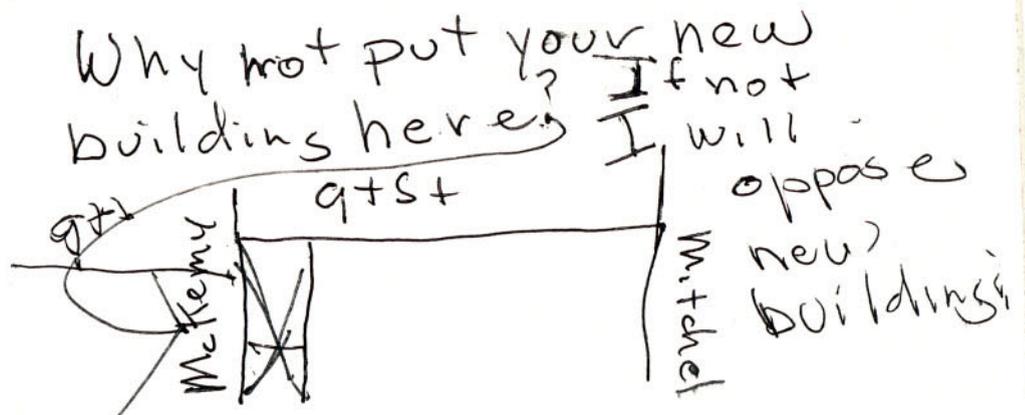
- ③ YOU CAN BE CREATIVE ON A TIGHT BUDGET
- ④ EVEN IF TALLER, THERE IS NO RELATIONSHIP — OVER —

④ CONT. TO THE SCALE OF THE SCHOOL, MATERIALS, AND HISTORY OF THIS VITAL PIECE IN THE FABRIC OF THIS COMMUNITY.

⑤ DPA ARCHITECTS ARE A VERY CREATIVE FIRM. WHAT HAPPENED!?

I'd like to see large trees  
planted on the south side  
of the scene shop to  
soften the South elevation.  
The metal building is the least  
attractive portion of the  
project + would be more  
palatable with large trees.  
Thanks.

Bob Young  
710 W. 9th St.  
480 967 6819



- 1) RESPECT THE VIEWS FROM HOUSES
- 2) NO L PARKING ON MCKENNY  
- PACAUEL PER NEIGHBORHOOD PLAY
- 3) NO WTL BLDGS -  
WHAT ABOUT 4<sup>th</sup> CORN.  
W) INTER-CORR.

We approve of Child's Play  
coming to our park.

Erma Shelton  
Wayne Shelton

I am very happy about Childsplay moving in to my neighborhood. Any building or change to the site plan will be an improvement over the vacant building we have now.

Rosa M. Gagnier

Glued to see it happen,

John W. Wrenn.

1022 S. Maple Ave

Tempe

I am so excited to have a fine arts center in this historic neighborhood. I'm positive child's play will be a fantastic asset to this community. I support this project 100%.

Kathleen Flick

Building E - is an eye sore.  
Would like it to blend better with the rest of the Buildings.  
Would like it to be moved to the Northwest corner on 9<sup>th</sup> St.

Conic Ferrell

LOST DEALER  
732 W. 9<sup>th</sup> ST  
TEMPE, AZ 85004

I AM IN SUPPORT OF THE PROJECT.

I JUST BELIEVE THE ELEVATIONS NEED  
TO BE WORKED ON.

I AM REALLY GLAD THAT  
CHILDSPRAY IS FINALLY COMING.

I'M LOOKING FORWARD TO HAVING  
THEIR POSITIVE ACTIVITY OCCURRING  
HERE. I'M REALLY EXCITED ABOUT  
THE REDESIGN AND LOOK FORWARD TO  
ITS COMPLETION. -PAUL









**KEY NOTES**

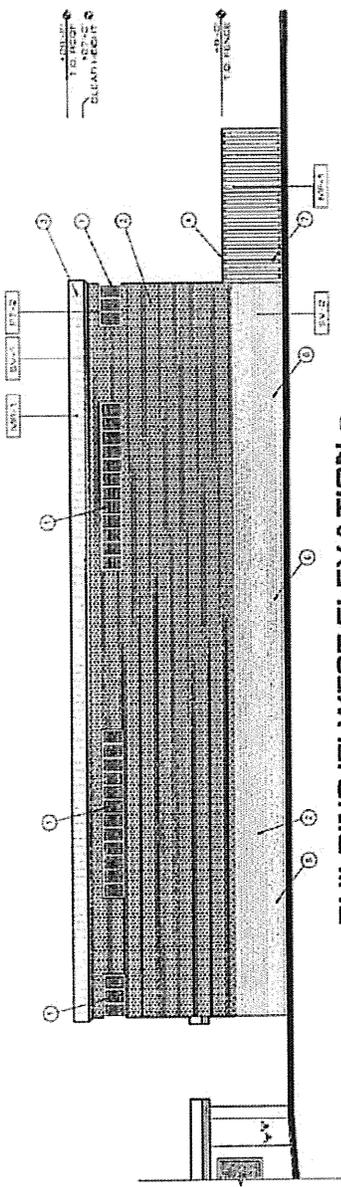
1. BRICKS (NUMBERED) WANT TO MATCH EXISTING BRICKS ON GATEHOUSE BUILDING.
2. BRICK VENEER TO MATCH EXISTING.
3. SEAM METAL ROOF SYSTEM.
4. SLATE FENCE AND GATES WITH WOOD SILLING.
5. NEW OBSERVATION BOOM TO MATCH EXISTING.
6. EXISTING TRUSS TO REMAIN.
7. LANDSCAPE TO SCREEN LEADING YARD.

**SITE IMPROVEMENTS & NEW BUILDING E**  
 CHILDREN'S PLAY  
 900 SOUTH MITCHELL DRIVE  
 TEMPE, ARIZONA 85281

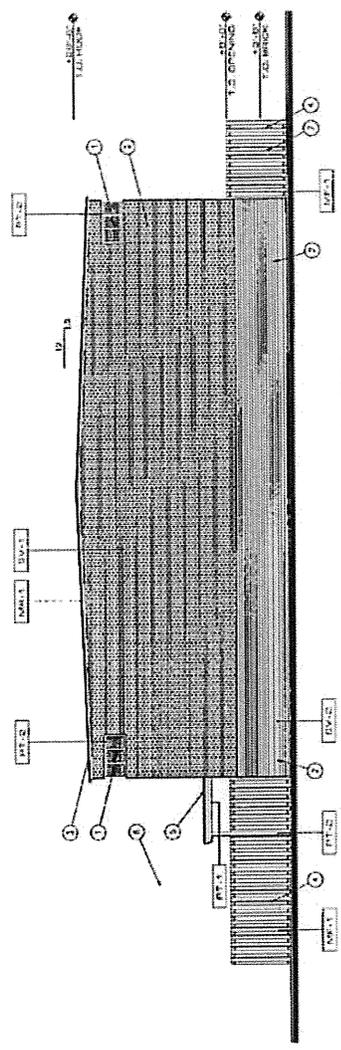
**PACKAGE 2**  
 PRELIMINARY - NOT FOR RECORDING

3/20/20  
 PROJECT NO. 0204  
 DATE: 01/16/2020  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]

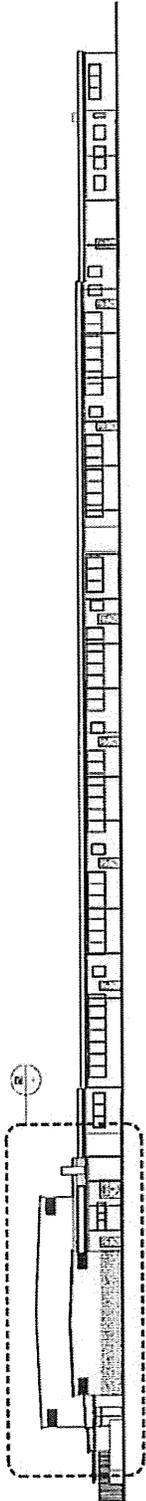
**A 3.1**



**BUILDING 'E' WEST ELEVATION**  
 SCALE: 1/8" = 1'-0"



**BUILDING 'E' NORTH ELEVATION**  
 SCALE: 1/8" = 1'-0"

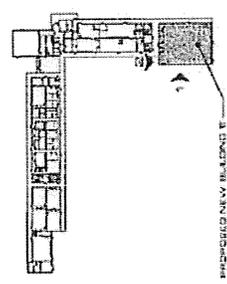


**REFERENCE OVERALL NORTH ELEVATION**  
 SCALE: 1" = 20'-0"

**FINISH LEGEND**

FINISH	DESCRIPTION	BRICK VENEER	BRICK VENEER W/ ALTERNATING CORNER	TRIM	
PT-1	SEAM METAL ROOF MANUFACTURER: BUTLER ROOF STYLE: [Style] COLOR: [Color]	PT-2	DESCRIPTION: BRICK VENEER W/ ALTERNATING CORNER MATCH EXISTING	PT-3	DESCRIPTION: [Description] MANUFACTURER: [Manufacturer] COLOR: [Color] FINISH NOTES: [Notes]
PT-2	WOOD / METAL FENCE DESCRIPTION: WOOD SLATS SILLING: [Material] COLOR: [Color]	PT-3	DESCRIPTION: BRICK VENEER MATCH EXISTING	PT-4	DESCRIPTION: [Description] MANUFACTURER: [Manufacturer] COLOR: [Color] FINISH NOTES: [Notes]
PT-3	DESCRIPTION: [Description] MANUFACTURER: [Manufacturer] COLOR: [Color] FINISH NOTES: [Notes]	PT-4	DESCRIPTION: CORNELED BRICK VENEER MATCH EXISTING	PT-5	DESCRIPTION: [Description] MANUFACTURER: [Manufacturer] COLOR: [Color] FINISH NOTES: [Notes]
PT-4	DESCRIPTION: [Description] MANUFACTURER: [Manufacturer] COLOR: [Color] FINISH NOTES: [Notes]	PT-5	DESCRIPTION: [Description] MATCH EXISTING	PT-6	DESCRIPTION: [Description] MANUFACTURER: [Manufacturer] COLOR: [Color] FINISH NOTES: [Notes]
PT-5	DESCRIPTION: [Description] MANUFACTURER: [Manufacturer] COLOR: [Color] FINISH NOTES: [Notes]	PT-6	DESCRIPTION: [Description] MATCH EXISTING	PT-7	DESCRIPTION: [Description] MANUFACTURER: [Manufacturer] COLOR: [Color] FINISH NOTES: [Notes]

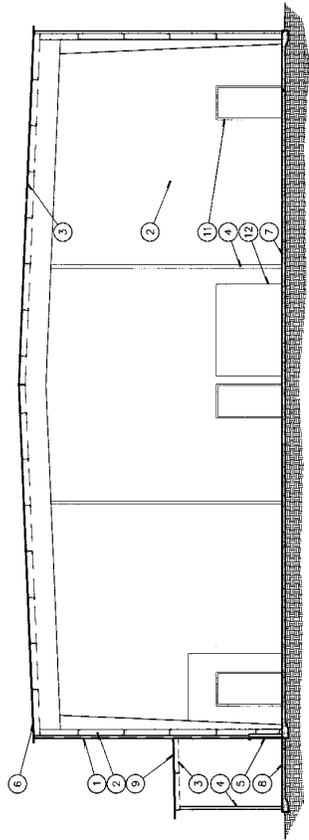
**KEY PLAN**



**BUILDING 'E' ELEVATIONS**  
 PROJ #15PR 07016



F3  
ATTACHMENT 36

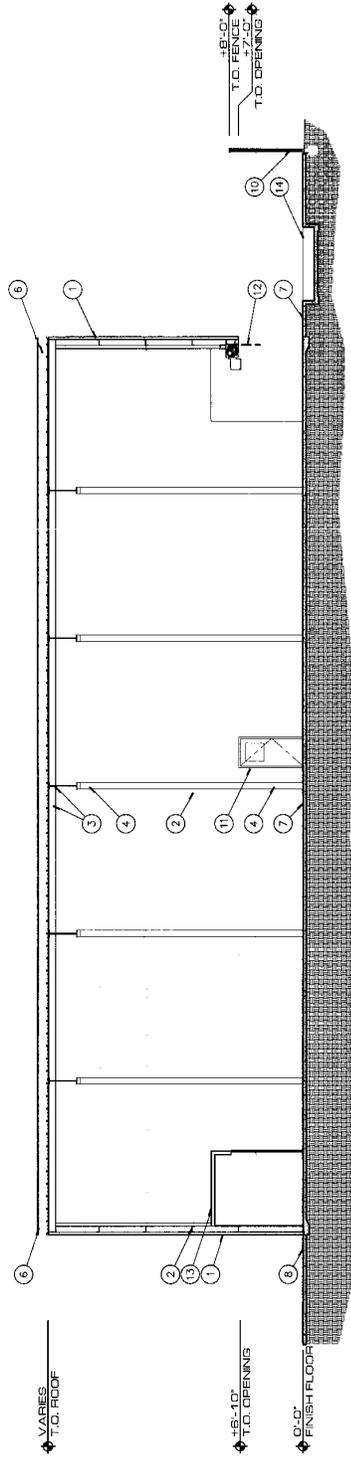


18'-0"  
 TO RIDGE  
 27'-0"  
 TO ROOF  
 2'-0"  
 CLEAR HEIGHT

11'-6"  
 TO BREEZEWAY

6'-6"  
 TO BRICK  
 FINISH FLOOR  
 11"  
 TO CURB @ MITCHELL

**SECTION A-A**  
SCALE: 1/8" = 1'-0"



VARIES  
 TO ROOF

10'-0"  
 TO OPENING

0'-0"  
 FINISH FLOOR

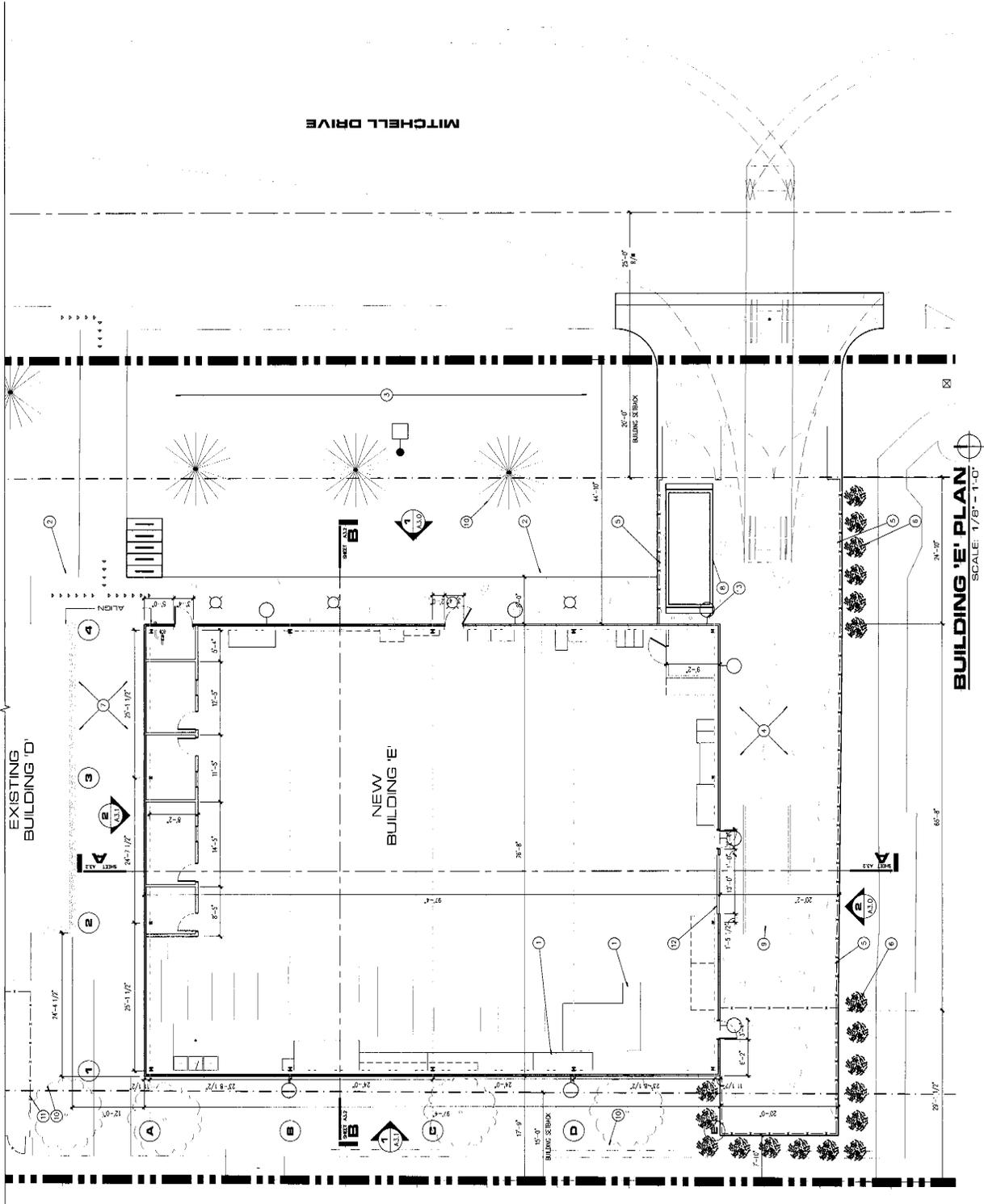
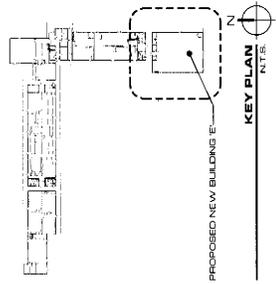
**SECTION B-B**  
SCALE: 1/8" = 1'-0"

**KEY NOTES**

1. EQUIPMENT PROVIDED BY OWNER.
2. LINE OF BREZEWAY ROOF ABOVE.
3. EXISTING PARKING SPACES TO REMAIN.
4. NEW LOADING DOCK AREA.
5. METAL FENCE AND GATES WITH WOOD SLATS TO ACT AS ADDITIONAL SCREENING.
6. EXISTING WALKWAY TO REMAIN.
7. LOCATION OF NEW CLUMPTER.
8. LOCATION OF NEW CLUMPTER.
9. CONCRETE PLATFORM LIFT RECEIVED IN CONCRETE.
10. EXISTING TREES TO REMAIN.
11. NEW CHILLER YARD LOCATION METAL FENCE WITH WOOD SLATS.
12. 10' W X 8' H ROLL-UP DOOR.
13. IRPE BOLLARD.

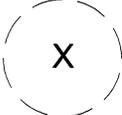
**LEGEND**

- EXISTING TREE TO REMAIN.
- EXISTING PALM TREE TO REMAIN.
- EXISTING TREE TO REMAIN.
- NEW DONATED TREE LOCATION.
- NEW CONCRETE SIDEWALK / AND LOADING AREA.
- INDICATES ACCESSIBLE ROUTE.
- UTILITY EQUIPMENT.
- UTILITY POLE.
- LIGHT POLE.
- IRRIGATION REGULATOR.



THIS DRAWING IS PROVIDED AS AN INFORMATIONAL TOOL ONLY. IT IS NOT A CONTRACT DOCUMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS OF THE SITE AND ALL UTILITIES BEFORE CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING ALL AREAS DAMAGED DURING CONSTRUCTION TO ORIGINAL OR BETTER CONDITION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL DEBRIS AND WASTE FROM THE SITE AT THE END OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL RECORD DRAWINGS AND AS-BUILT DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING ALL AREAS DAMAGED DURING CONSTRUCTION TO ORIGINAL OR BETTER CONDITION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL DEBRIS AND WASTE FROM THE SITE AT THE END OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL RECORD DRAWINGS AND AS-BUILT DRAWINGS.

# LANDSCAPE SCHEDULE

Symbol	TREES Item	Size	Quantity	Comments
	Existing Tree to Remain		23	
	Existing Palm Tree To Remain To Remain		5	
	<i>Prosopis hybrid Phoenix</i> <sup>TM</sup> Phoenix Mesquite	36" box Multi Trunk	22	
<b>SHRUBS &amp; ACCENTS</b>				
Symbol	Item	Size	Quantity	Comments
	<i>Cycas revoluta</i> Sago Palm	5 gal.	1	
	<i>Hibiscus sinensis</i> 'San Diego Red' 'San Diego Red' Hibiscus	5 gal.	7	
	<i>Myrtus communis</i> 'Compacta' Compact Myrtle	5 gal.	89	
	<i>Podranea ricasoliana</i> Pink Trumpet Vine	5 gal.	2	Espalier to wall
	<i>Rosa banksiae</i> Lady Bank's Rose	5 gal.	10	Espalier to wall
	<i>Ruellia peninsularis</i> Baja Ruellia	5 gal.	25	
	<i>Tecoma x 'Orange Jubilee'</i> Orange Jubilee Yellow Bells	5 gal.	5	
<b>GROUNDCOVERS</b>				
Symbol	Item	Size	Quantity	Comments
	<i>Convolvulus cneorum</i> Bush Morning Glory	1 gal.	29	
	<i>Malephoria lutea</i> Rocky Point Ice Plant	1 gal.	59	
	<i>Senecio mandraliscae</i> Blue Finger Ice Plant	1 gal.	31	
	<i>Zephyranthes candida</i> Rain Lily	1 gal.	17	
<b>MISCELLANEOUS</b>				
Symbol	Item	Size	Quantity	Comments
	Concrete Header	6"	90 L.F.	Field Verify L.F.
	Decomposed Granite - "Table Mesa Gold"	1/2" Screened	3,510 S.F.	2" Depth, Field Verify S.F.



ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE ARIZONA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, 2007 EDITION, CHAPTER 11, SECTION 11-1.01.

**Site Consultants, Inc.**  
 ENGINEERS • SURVEYORS • CONSULTANTS  
 113 SOUTH ROCKFORD DRIVE, TEMPE, ARIZONA 85281  
 TEL: (480) 894-2820, FAX: (480) 894-2847

PRELIMINARY GRADING & DRAINAGE PLAN  
 CHILDS PLAY  
 SMC MCKEMY STREET & 9TH STREET  
 TEMPE, ARIZONA



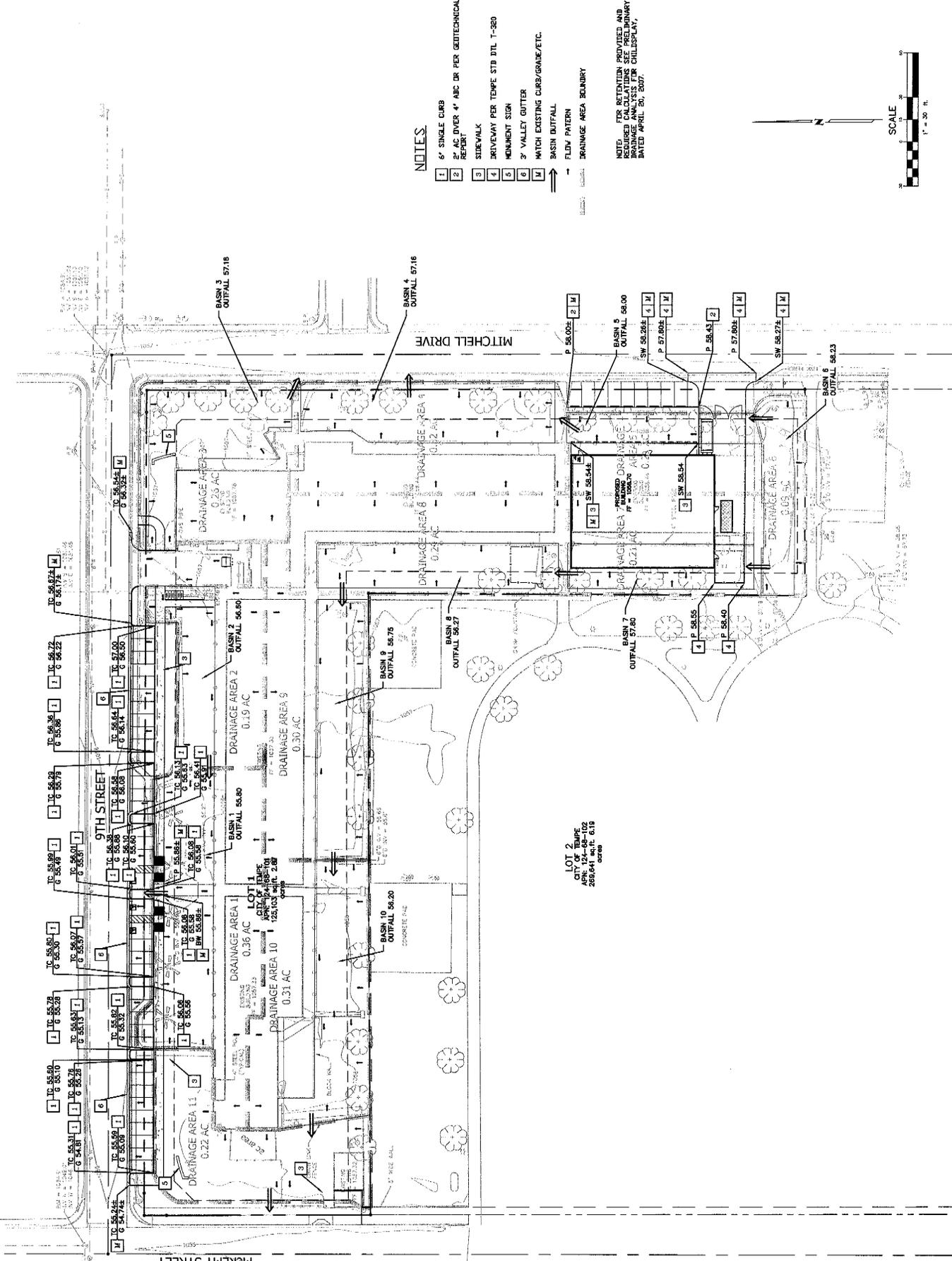
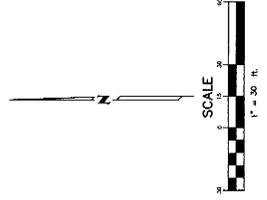
PROJECT NO.: 1337  
 SCALE: 1"=30'  
 DRAWN BY:  
 CHECKED BY: EK  
 DATE: 04-18-07  
 DWG. NO.: 1337-PGP-0

1 of 1

**NOTES**

- 1 6" SINGLE CURB
- 2 2' AC DIVER 4" ABC DR PER GEOTECHNICAL REPORT
- 3 SIDEWALK
- 4 DRIVEWAY PER TEMPE STD DTL T-380
- 5 MONUMENT SIGN
- 6 3" VALLEY GUTTER
- 7 MATCH EXISTING CURB/GRAB/ETC.
- 8 BASIN OUTFALL
- 9 FLOW PATTERN
- 10 DRAINAGE AREA BOUNDARY

NOTE: FOR RETENTION PROVIDED AND FOR THE CITY OF TEMPE, THE FOLLOWING DRAINAGE ANALYSIS FOR CHILDSPLAY, DATED APRIL 20, 2007.



On Tuesday, May 8, 2007, 5:30-7:30 pm, Childsplay held a neighborhood meeting to hear discussion and comments regarding their proposal. There were approximately 25 attendees, with 10 of those associated with the project – including the project architect, landscape architect as well as Childsplay staff and board members. The meeting started in an open house, small discussion format but at the request of residents, Trevor Barger, a Childsplay board member and an immediately adjacent neighbor, gathered the group for a presentation and Q&A session. Mr. Barger did a commendable job of encouraging feedback and advising residents that Childsplay didn't consider this design to be a "done deal" but rather wanted to respond to input from the neighborhood. His presentation included an overview of the entire campus and what each building was used for, the reasons and rationale for the design and placement of the new building, the barriers they were working around, the type of work that will be done in the building and the associated requirements for that work. Mr. Barger took notes on comments received and several times encouraged residents to write down their own comments rather than rely on his notes. Residents were also advised to send comments directly to the city and that the DRC meeting is scheduled for June 12th. After the Q&A, many residents took a tour of the campus.

Points of discussion included,

- Overall support for Childsplay: Resident comments indicated that they were overwhelmingly in favor of Childsplay being at the site and considered them to be an asset to the neighborhood over the empty school.
- Opposition to the design of the building: There was much concern expressed about the aesthetics of the building. Comments centered around the ugliness of the metal and the stark plainness of the building. Mr. Barger asked for suggestions, but nothing specific was forthcoming. There was discussion about adding windows but Childsplay responded that natural light is a hindrance to the type of set production that will be done in the building. Residents were very supportive of additional landscaping.
- Concern with the size: There was discussion about size and height but it primarily related to aesthetics, i.e. the mass of the building isn't in keeping with the rest of the campus, such a tall metal building is ugly, etc.
- Questions about the location of the new building: There were suggestions to move the building to the northwest corner of the complex, although there was no specific reason why this would be better for the neighborhood. Residents who lived closest to the northwest corner of the complex didn't support the move.
- Concerns about noise: There was concern that the loud interior noises from the set construction would bounce off the metal building and create intolerable noise. Project representatives advised that the interior design work was not complete but that this would be an insulated, air conditioned building and noise should not be a significant factor.
- Questions about the loading zone: There were questions about hours of operation, frequency of deliveries, and size of trucks used (24').
- No significant comments about paint colors: Paint colors did not come up during the Q&A; Staff spoke with 3 residents who were in favor of the proposed colors.

City of Tempe  
Design Review Commission, July 10, 2007  
Ryan Levesque, Planning Department (Diana Kominski)  
PL070070 – Child’s Play at Mitchell School

**Proposed Design Criteria for new construction  
Mitchell School at Mitchell Park**

**Mitchell Park** is a point of community pride. The history of the Park is one of extensive neighborhood involvement of the highest and best order. The Parks recreational uses include: a children’s sand/toy play area, volleyball, soccer, Frisbee football, kiting, model airplanes, model racers, basketball, jogging, picnics, fundraisers, and enclosed Dog Park to name a few. The Park users include all ages; toddlers, college students, elderly residents that have lived nearby for decades, pet owners and thousands of neighbors in the Mitchell Park East, West and Maple Ash Neighborhoods. Mitchell Park is the most prominent public amenity to the surrounding area.

**In order to continue to honor** the efforts of the residents of the area and advance the goals of the surrounding neighborhoods, all new buildings should achieve the best quality design, materials and construction. Recent proposed new buildings at Mitchell Park do not fulfill the widely agreed upon goals of the neighborhood to have a harmonious environment for children to learn and play, adults to enjoy the Park with their children, and to exercise, read, converse or just think. Childs play and their design team have not followed the best path development process at the Mitchell School site, a path as neighbors we expected and later requested. Childs play and their design team have not adequately responded to issues, raised by area residents, at the minimum prescribed opportunities for public input by the City process. Recent proposed new buildings and development plan do not provide adequate solutions in the interests of the adjacent and surrounding residents, regarding quality of life or economic investments in their houses. Proposed new buildings do not adhere to the scale, detail and massing of the existing school buildings, or the underlying residential zoning.

**With the above in mind**, it has become necessary to prescribe some basic design guidelines for the developer to adhere to. If these criteria are not met, and the proposed new building and plan of development are approved by the Development Review Commission, members of the neighborhood shall have no recourse but to appeal the decision.

- 20’ Maximum building height**
- Screen all rooftop equipment**
- Brick construction to match existing (ex: Phx Brickyard 4x8x6 loadbearing brick)**
- Brick construction shall match existing details, including offset bricks at cafeteria.**
- Veneer brick not acceptable**
- Building massing and volumes shall be varied.**
- Real Windows at all walls facing streets or the Park.**
- Walls with windows shall be 20% minimum of wall area**
- Blind or simulated windows not acceptable**
- The Scene Shop shall have internal roof drains, not visible from any view**

- Locate proposed Scene Shop at NW corner of site, Ninth St and McKemy St
- No delivery trucks are to travel south of McKemy St past Childsplay property line
- No delivery trucks are to travel on Ninth Street.
- No delivery trucks are to travel on Mitchell Street.
- Roof Overhangs and Covered Walkways shall be provided on new Scene Shop to match existing Mitchell School buildings.
- Roof overhangs and Covered Walkways shall be provided on new Scene Shop at street and Park elevations.
- Mechanical and Refuse enclosures are to be screened with masonry walls to match new and existing buildings.
- Mechanical and Refuse enclosures are to be gated.
- All exterior lighting shall be shielded 'full cutoff', with no light trespass off property.
- All exterior uniform lighting shall be 1.4 fc at walking surface maximum.
- 300' radius neighborhood notification, 2 weeks prior to start of asbestos abatement
- There shall be no Hazardous Materials storage outside of any building
- There shall be a Hazardous Materials report available to the public on the city website, 7 calendar days prior to next public meeting (DRC July 10)
- A list of all equipment and specifications to be used at the Scene Shop, including Osha operating reports, shall be available to the public on the City website, 7 calendar days prior to the next public meeting (DRC July 10)

Thank you for your time and consideration.

Kirby Spitler, AIA, LEED  
 MPWNA member of the Board  
 729 West Tenth Street  
 Tempe 85281,  
 H: (480) 921-3433  
[kspit@ix.netcom.com](mailto:kspit@ix.netcom.com)

Mark Lymer, AIA  
 MPWNA member of the Board and President  
 719 West Tenth St  
 Tempe 85281  
 H: 480-539-4101,  
[mark@marc-architecture.com](mailto:mark@marc-architecture.com)

**JOHN F. AND ELIANE M. PURCHASE**  
**1220 S. MCKEMY STREET**  
**TEMPE, AZ 85281**

**PHONE: (480) 921-3217**

**EMAIL: JPURCHASE@COX.NET / EMPURCHASE@COX.NET**

Monday, June 25, 2007

**City of Tempe**  
**Development Services Department**  
**31 East 5th Street**  
**Tempe, Arizona 85281**  
**Attn: Ryan Levesque (Diana Kominski), Planning Department**

**Re: PL070079 – Child’s Play at Mitchell School**  
**Re: Design Review Commission, July 10, 2007**

**Subject: Proposed Design Criteria for new construction Mitchell School at Mitchell Park**

We will be unable to attend the next DRC meeting on July 10 when the Childs Play application will be discussed again, so we would appreciate you including this letter as an input to the DRC deliberations.

We have lived in this neighborhood for the past 14 years and can attest that Mitchell Park is a point of local community pride and appreciation. The Park users include all ages; toddlers, college students, elderly residents that have lived nearby for decades, pet owners like us, grandparents like us with their young grand children, and thousands of neighbors in the Mitchell Park East, West and Maple Ash Neighborhoods. Mitchell Park is the most prominent public amenity to the surrounding area.

We very much support the move of Childs Play into the old Mitchell School buildings. Childs Play provides a praiseworthy service to children and they will be a welcome addition to our neighborhood. However, in order to continue to advance the goals of the surrounding neighborhoods, all new buildings should achieve the best quality design, materials and construction. Recent proposed new Childs Play buildings at Mitchell Park do not fulfill the widely agreed upon goals of the neighborhood to have a harmonious environment for children to learn and play, adults to enjoy the Park with their children, and to exercise, read, converse or just think. Childs Play and their design team have not followed the best path development process at the Mitchell School site, a path as neighbors we expected and later requested. Childs Play and their design team have not adequately responded to issues, raised by area residents, at the minimum prescribed opportunities for public input by the City process. Recent proposed new buildings and development plan do not provide adequate solutions in the interests of the adjacent and surrounding residents, regarding quality of life or economic investments in their houses. Proposed new buildings do not adhere to the scale, detail and massing of the existing school buildings, or the underlying residential zoning.

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of development are approved by the Development Review Commission, members of the neighborhood will have no recourse but to appeal the decision.

- **20' Maximum building height.**
- **Screen all rooftop equipment.**
- **Brick construction to match existing (ex: Phoenix Brickyard 4x8x6 load bearing brick).**
- **Brick construction shall match existing details, including offset bricks at cafeteria.**
- **Steel building not acceptable.**
- **Veneer brick not acceptable.**
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- **Walls with windows shall be 20% minimum of wall area.**
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- **There shall be a Hazardous Materials report available to the public on the city website, 7 calendar days prior to next public meeting (DRC July 10).**
- **A list of all equipment and specifications to be used at the Scene Shop, including OSHA operating reports, shall be available to the public on the City website, 7 calendar days prior to the next public meeting (DRC July 10).**

Sincerely,

  
John F. Purchase

## Levesque, Ryan

---

**Subject:** FW: Council Communicator Message From Cindy L. Allen

-----Original Message-----

From: Hearn, Shelley  
Sent: Wednesday, June 27, 2007 12:50 PM  
To: 'Cindy L. Allen'; Woods, Lillian; Enright, Molly; Ripley, Nikki; Kulaga, Jeff; Manley, Will; Partridge, Sheri; Warner, Shauna; Crusa, Mike; Gasperich, Kathy; Yennie, Mari  
Cc: Hallman, Hugh; Carter, Barbara; Arredondo, Ben; Hutson, Hut; Ellis, Shana; Shekerjian, Onnie; Mitchell, Mark  
Subject: RE: Council Communicator Message From Cindy L. Allen

Ms. Allen:

On behalf of the Mayor and City Council, thank you for expressing your views regarding the proposed building request by Childsplay for the Mitchell School site. This request will go through the Development Review Commission which will be the final action taken on this project. It will not go before the City Council for a vote unless the decision of the Development Review Commission goes through an appeal process.

I encourage you and any interested neighbors to attend the Development Review Commission meeting to express your views to the Commissioners who will take them into consideration when they make their decision. The meeting will take place on July 10 at 7 p.m. in the City Council Chambers at 31 E. Fifth Street (garden level).

You can view the agenda at:  
<http://www.tempe.gov/planning/Agendas/DRC/>

Thank you,  
Shelley Hearn

Shelley Hearn  
Community Relations Manager  
480-350-8906  
602-819-4605 cell

-----Original Message-----

From: Cindy L. Allen [mailto:anonreply@tempe.gov]  
Sent: Tuesday, June 26, 2007 11:25 AM  
To: Woods, Lillian; Enright, Molly; Ripley, Nikki; Hearn, Shelley; Kulaga, Jeff; Manley, Will; Partridge, Sheri; Warner, Shauna; Crusa, Mike; Gasperich, Kathy; Yennie, Mari  
Cc: Hallman, Hugh; Carter, Barbara; Arredondo, Ben; Hutson, Hut; Ellis, Shana; Shekerjian, Onnie; Mitchell, Mark  
Subject: Council Communicator Message From Cindy L. Allen

From: Cindy L. Allen  
Street Address: 912 S.Roosevelt St.  
Phone: 480-966-5916  
Email:

I and my husband have owned and lived at the above home for 28 years .We are the closest and most impacted by the Childsplay project. We are opposed to the present location of the light industrial metal shed ,scene construction building directly behind our property .This is a main entrance to the park -kids ,dogs ,all folks using the dog park ,basketball courts,playground etc. mostly use this entrance .A loading dock with trucks coming and going would be noisy ,unsafe ,and disrupt the peace and quiet us urban dwellers come to a park for . A more appropriate location for the building and dock (closer to other buisness ,not near a park entrance ,closer to University Drive access ) would be the NORTHWEST corner of this project .It is a large ,ugly area needing improvement and none of the school would need to be torn down .  
Thank you, Cindy L.Allen

L5

**Levesque, Ryan**

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**Subject:** FW: Childsplay plan of development at Mitchell School-MPWNA

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**From:** Collins, Lisa  
**Sent:** Sun 6/24/2007 11:11 AM  
**To:** Jerry Gantt  
**Subject:** RE: Childsplay plan of development at Mitchell School-MPWNA

Jerry,

Thank you for your e-mail. I will share this this with our staff and Development Review Commission and include this in our file for Childsplay.

Thank You,  
Lisa Collins

---

**From:** Jerry Gantt [mailto:jerrygant41@yahoo.com]  
**Sent:** Sat 6/23/2007 12:22 PM  
**To:** Collins, Lisa  
**Subject:** RE: Childsplay plan of development at Mitchell School-MPWNA

Lisa Collins,

I just wanted to let you know that as a resident and property owner in both Mitchell Park neighborhoods, I agree that the new construction proposed by Childsplay should blend harmoniously with the existing architecture of buildings at Mitchell School and that noise and traffic at the facility should be minimized.

Jerry Gantt  
416 W. 11th Street  
848 W. Elna Rae St

*"Collins, Lisa"* <Lisa\_Collins@tempe.gov> wrote:

Mark,

Thank you for your e-mail and attached letter. I will make sure this is part of the file for Childsplay, that our staff project coordinator Ryan Levesque has this information and that the DRC has this for their public meeting on this Development Review Plan request.

Please let me know if there is anything else we can do to assist you.

Thanks You,

Lisa Collins

E S P I R I T U L O C I  
The Spirit of the Place

N e i g h b o r h o o d O u t r e a c h

13 June 2007 through 28 June2007

Trevor Barger phoned Kirby Spitler to ask for a meeting to discuss Childsplay's proposal for Mitchell School further. While busy, Mr. Spitler appreciated the offer and suggested meeting with Marc Lymer at the same time. The meeting was at Mr. Lymer's house at 7:00 pm on 20 June 2007. Upon arriving Mr. Barger found the meeting had expanded and would be a meeting with several of the neighbors including Tom Horsby, Michael and Ruthmarie Tash, Bob Young, Monica Wadsworth, Gerald McGinn, Mr. Lymer, Mr. Spitler and two or three others. Mr. Spitler was only able to attend the first quarter hour of the discussion and was in the process of writing some of the specific requests he had of Childsplay when Mr. Barger arrived. The conversation began with the use of the site by Childsplay and was an open question and answer period which lasted almost three hours. A lot of the conversation was neighbor to neighbor in between questions or statements directed at Mr. Barger. Mr. Barger shared the highlights of the conversations with Childplay Directors the following day. Mr. Lymer and Mr. Spitler also typed up the list they had developed and sent it on to the City Staff as well as the Childsplay's architects (see attached). Childsplay directed the architects to investigate the possibilities presented by the neighbors.

A couple of phone conversations followed this meeting between Mr. Barger and Mr. Tash about more specific questions Mr. Tash had about the Childsplay proposal.

Diann Peart invited Mr. Barger to a small gathering of neighbors at her residence at 7:00 pm on 27 June 2007. About seven neighbors were in attendance. At Diann's suggestion the meeting started by viewing Childsplay's video from their fundraising campaign. The neighbors in attendance had several questions and Mr. Barger as well as Anthony Runfola, the director of the proposed scene shop in the new building, were on hand to answer. Mr. Barger presented the original proposal Childsplay submitted as some in attendance had not had the opportunity to see the plans yet, and then he presented the color elevations of the buildings as they had been revised based on neighborhood input. In the new proposal the building was in the same location and was the same size; however a brick exterior was added with windows and details to match details of the rest of the existing buildings. Much conversation was had about how Childplay's proposal compared to the current neighborhood elementary schools in building size, large vehicle traffic, staff traffic, parent traffic and use. The points outlined by Mr. Spitler and Mr. Lymer were shared with the group assembled and many points were discussed. All of the neighbors present expressed that they were in support of Childsplay's amended proposal.

Mr. Barger met individually with Josh Oehler and shared Childsplay's amended proposal. Mr. Oehler expressed that he would be in support of the proposal as amended.

7 2 7 2 E I N D I A N S C H O O L R D  
S U I T E N U M B E R 4 7 2  
S C O T T S D A L E A R I Z O N A 8 5 2 5 1



L7

W W W . E S P I R I T U L O C I . C O M  
P H O N E 4 8 0 . 4 8 1 . 9 1 0 0  
F A X 4 8 0 . 4 8 1 . 9 1 0 1

## Levesque, Ryan

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**Subject:** FW: letter of support for Childs Play

**Importance:** High

-----Original Message-----

From: Diann Peart [mailto:urbangardening@excite.com]

Sent: Thursday, July 05, 2007 3:57 PM

To: Kaminski, Diana

Subject: letter of support for Childs Play

Hello Diana,

I am very supportive of Childs Play's new building design utilizing brick rather than metal for their scene production facility. We found Childs Play to be more than willing to talk with the neighbors and take to heart and act upon our concerns. I cannot imagine more fitting and desirable new neighbors than this innovative children's theatre troupe.

As you are no doubt aware, Mitchell School has of late been unwilling host to a wide array of nasty uses-from a public restroom for homeless people to a shootup site for local drug addicts. It's gotten to the point that I won't even go there during the day since I recently watched methamphetamine stoners break down stolen bicycles in a frenzy of foul language and cigarette smoke under the ramada. That's not the purpose of the park, but with an empty boarded up building as a backdrop, such people have established a home-away-from-home next to the children's slides and swings.

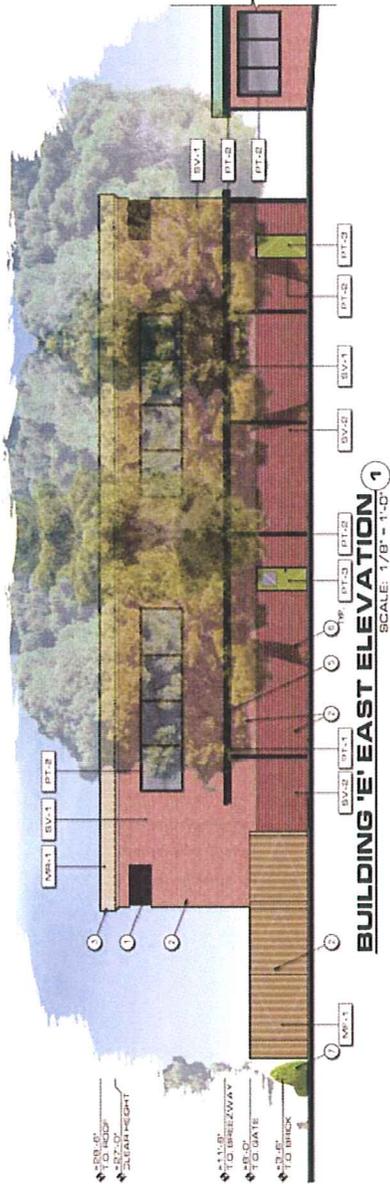
It is unfortunate and regrettable that there has been so much acrimonious energy put into reaching a desirable solution regarding some neighbors objections to the initial building design. Meeting informally with representatives of Childs Play and a group of neighbors in my home recently, we had an opportunity to learn how the new building will be used and how it will look-with windows and a brick exterior. The mature pine trees on the east side of the new building will form a green screen to the street. I can definitely live with the new building...and would have been fine with the original prefab metal building, a much more cost effective option. Childs Play is to be commended for agreeing to the new structure which involves a renewed fundraising effort in their part to raise the significant increase in cost.

Our neighborhood has a significant percentage of residents who are active in the arts. We are just finishing our first public art project-a wonderful mosaic created by Joan Baron of some of our favorite local birds depicted on the irrigation standpipe at the corner of 9th and Wilson Streets. I am proud and delighted to have Childs Play join our neighborhood that is deeply committed to the expansion of the arts in our everyday lives.

Sincerely,

Diann Peart PhD  
1012 S. Wilson Street  
Tempe, AZ 85281  
480 966 5816

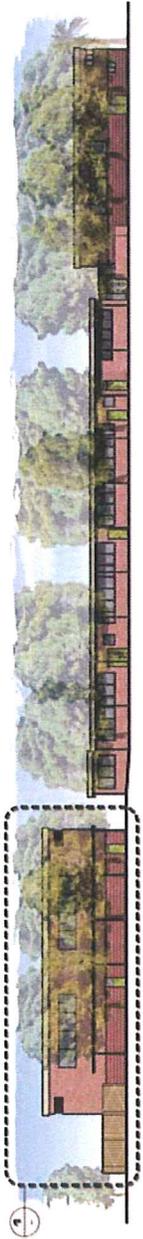
- KEY NOTES**
1. PAINTED COUPLED VENTS TO MATCH EXISTING VENTS ON CARPORT/BUILDING
  2. BRICK VENEER TO MATCH EXISTING
  3. SEAM METAL ROOF SYSTEM
  4. METAL FENCE AND GATES WITH WOOD SLATS
  5. NEW BREZEWAY ROOF TO MATCH EXISTING
  6. EXISTING TREES TO REMAIN
  7. LANDSCAPE TO SCREEN LOADING YARD
  8. SPANDREL/BLACKOUT GLASS WINDOW
  9. HOLLOW COILING COPPER



**BUILDING 'E' EAST ELEVATION**  
SCALE: 1/8" = 1'-0"



**BUILDING 'E' SOUTH ELEVATION**  
SCALE: 1/8" = 1'-0"



**REFERENCE OVERALL EAST ELEVATION**  
SCALE: 1" = 20'-0"

**FINISH LEGEND**

DESCRIPTION	MANUFACTURER	MODEL No.	SIZE	FINISH NOTES	LV#
<b>SEAM METAL ROOF</b>	METAL ROOF SYSTEMS	SEAM METAL ROOF SYSTEM	24" X 12"	PAINTED TO MATCH EXISTING	25
<b>WOOD / METAL FENCE</b>	SEAM METAL ROOF SYSTEMS	SEAM METAL ROOF SYSTEM	24" X 12"	PAINTED TO MATCH EXISTING	25
<b>BRICK VENEER</b>	BRICK VENEER W/ BRICK	BRICK VENEER W/ BRICK	4" X 8"	TO MATCH EXISTING	25
<b>TRIM</b>	TRIM	TRIM	TRIM	TRIM	TRIM

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- KEY NOTES**
1. PAINTED LOUVERED VENTS TO MATCH EXISTING VENTS ON CAFETERIA BUILDING
  2. BRICK VENER W/ MATCH EXISTING
  3. SEAM METAL ROOF SYSTEM
  4. METAL FENCE AND GATES WITH WOOD SLATS
  5. NEW BREEZEWAY ROOF TO MATCH EXISTING
  6. EXISTING TREES TO REMAIN.
  7. LANDSCAPE TO SCREEN LOADING YARD

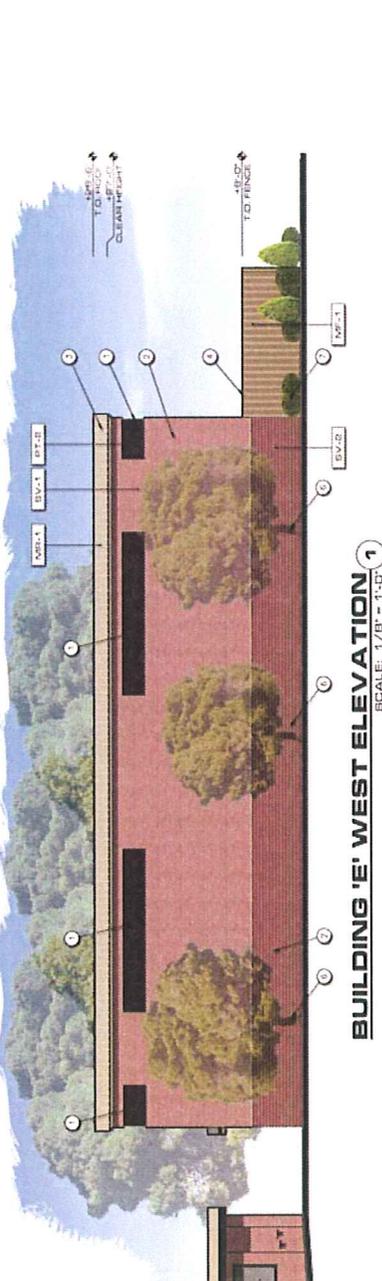
**SITE IMPROVEMENTS & NEW BUILDING E**  
 900 SOUTH MITCHELL DRIVE  
 TEMPE, ARIZONA 85281

**PACKAGE 2**  
 PERMANENT IMPROVEMENTS FOR BREEZEWAY

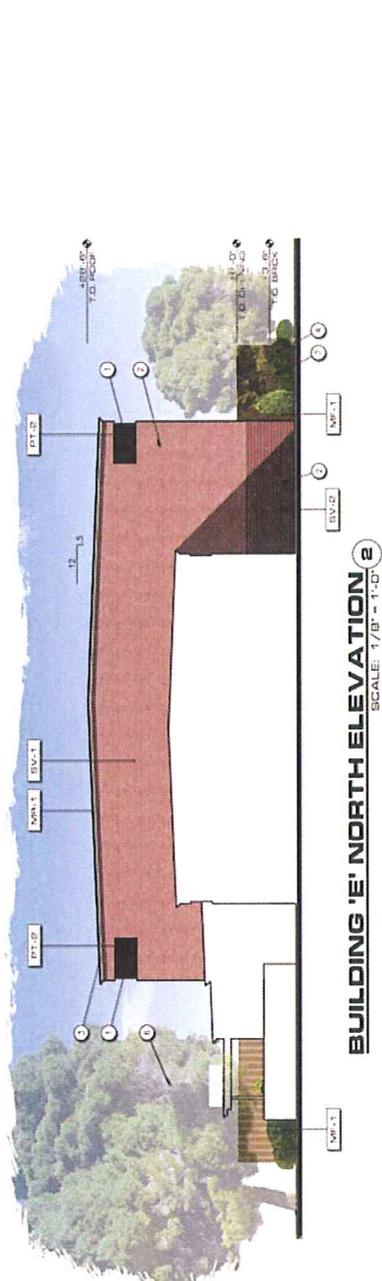
**CHILD DISPLAY**  
 300 N. MICHIGAN AVENUE  
 SUITE 1000  
 ANN ARBOR, MI 48106-1500  
 PHONE: 734.763.1234  
 FAX: 734.763.1235  
 WWW: JACOBS.COM

Project No. 2004  
 Date: 21 February 2022

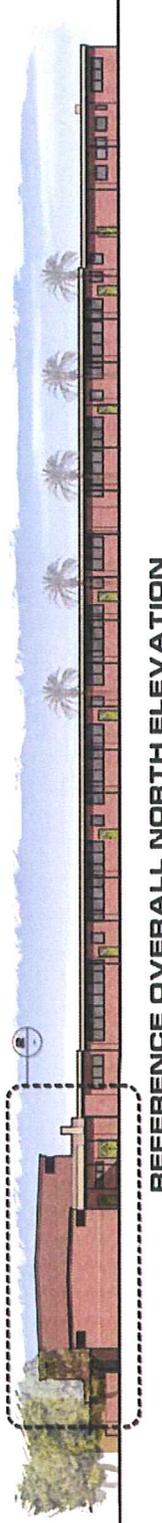
**A 3.1**



**BUILDING 'E' WEST ELEVATION**  
 SCALE: 1/8" = 1'-0"



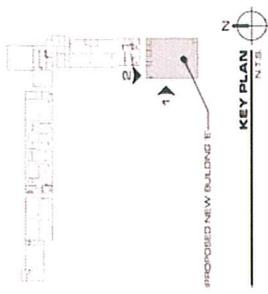
**BUILDING 'E' NORTH ELEVATION**  
 SCALE: 1/8" = 1'-0"



**REFERENCE OVERALL NORTH ELEVATION**  
 SCALE: 1" = 20'-0"

**FINISH LEGEND**

SEAM METAL ROOF	WOOD / METAL FENCE	BRICK VENEER	CORBELLED BRICK VENEER
<b>DESCRIPTION:</b> METAL ROOF WITH BRICK VENEER <b>STYLE:</b> D4P <b>COLOR:</b> D4P <b>LIV:</b>	<b>DESCRIPTION:</b> METAL FENCE W/ WOOD SLATS <b>CLEARANCE:</b> BLACK <b>METAL FENCE COLOR:</b>	<b>DESCRIPTION:</b> BRICK VENEER W/ MATCH EXISTING <b>COLOR:</b> MATCH EXISTING	<b>DESCRIPTION:</b> CORBELLED BRICK VENEER <b>COLOR:</b> MATCH EXISTING
<b>TRIM</b> <b>MODEL No.:</b> PT-1 <b>MANUFACTURER:</b> DAN EDWARDS <b>SIZE:</b> 2x4 <b>FINISH NOTES:</b> 5	<b>TRIM</b> <b>MODEL No.:</b> PT-2 <b>MANUFACTURER:</b> DAN EDWARDS <b>SIZE:</b> 2x4 <b>FINISH NOTES:</b> 7	<b>TRIM</b> <b>MODEL No.:</b> PT-3 <b>MANUFACTURER:</b> DAN EDWARDS <b>SIZE:</b> 2x4 <b>FINISH NOTES:</b> 25	



**BUILDING 'E' ELEVATIONS**  
 PROJ #: SPR 07018

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