

MINUTES OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF
CHANDLER, ARIZONA, May 21, 2008 held in the City Council Chambers, 22 S.
Delaware Street.

1. Chairman Flanders called the meeting to order at 5:30 p.m.
2. Pledge of Allegiance led by Commissioner Kelley.
3. The following Commissioners answered Roll Call:

Chairman Michael Flanders
Vice Chairman Mark Irby
Commissioner Michael Cason
Commissioner Leigh Rivers
Commissioner Kristian Kelley

Absent and Excused:

Commissioner Angela Creedon

Also present:

Ms. Jodie Novak, Senior Planner
Mr. Bill Dermody, Senior Planner
Mr. Eric Swanson, City Planner
Mr. Glenn Brockman, Assistant City Attorney
Ms. Joyce Radatz, Clerk

4. APPROVAL OF MINUTES
MOVED BY COMMISSIONER CASON, seconded by **COMMISSIONER KELLEY** to approved the minutes of the May 7, 2008 Planning Commission Hearing. Minutes were approved 5-0. (Commissioner Creedon was not present at the meeting.)
5. ANNUAL PLANNING COMMISSION BUSINESS MEETING
Commission voted to “suspend the rules” and continue the election to the June 18, 2008 Planning Commission Hearing. Moved by **CHAIRMAN FLANDERS** seconded by **COMMISSIONER CASON** to continue the Planning Commission elections to June 18, 2008. Motion passed 5-0 (Commissioner Creedon was absent).
6. ACTION AGENDA ITEMS
CHAIRMAN FLANDERS informed the audience that prior to the meeting Commission and Staff met in a Study Session to discuss each of the items on the agenda and the consent agenda will be approved by a single vote. After Staff

reads the consent agenda into the record, the audience will have the opportunity to pull any of the items for discussion. There was one action item – Item B. Item A was a briefing of the Green Building Program.

MS. JODIE NOVAK, SENIOR PLANNER, stated the following items are on the consent agenda for approval.

C. UP07-0058 LATITUDE

Approved.

Request Use Permit approval to sell liquor for on-premise consumption only within a restaurant (Series 12 Restaurant License). The restaurant is located at 11 W. Boston Street, Suite #5.

1. Substantial conformance with approved exhibits (Site Plan, Floor Plan, Narrative) except as modified by condition herein. Expansion or modification beyond the approved exhibits shall void the Use Permit and require new Use Permit application and approval.
2. The Use Permit is non-transferable to any other location.
3. Any substantial change in the floor plan to include such items as, but not limited to, additional bar serving area, an outdoor patio, or the addition of entertainment related uses shall require reapplication and approval of a new Use Permit.

CHAIRMAN FLANDERS asked if there was anybody in the audience who wanted to pull any of the items for a full presentation. There was none. He then entertained a motion.

MOVED BY COMMISSIONER CASON, seconded by **COMMISSIONER RIVERS** to approve the consent agenda as read in by Staff. The consent agenda passed unanimously 5-0 (Commissioner Creedon was absent.).

BRIEFING:

A. GREEN BUILDING PROGRAM - BRIEFING

Briefing to present and discuss the draft Green Building Program. No recommendation by Commission is required at this meeting.

MR. JASON CRAMPTON, LONG RANGE CITY PLANNER, stated he wanted to present this to the Planning and Zoning Commission so that they could receive some feedback and get some comments on our program as they continue to develop this program. He said first he would start with the Staff presentation and go over some background information about Green Building and why it's important to build green and what the LEED Green Building rating system is. He said he will also talk about our

Green Building Program and the progress they have made over the past few months and what it is they are proposing.

Why is Green Building important? If you look at the environmental impacts of buildings, you can see by the statistics shown the buildings do represent a huge sector of our nation's impact on the environment. Buildings are responsible for much of the nation's electricity and energy use and other raw materials and water as well. Indirectly, they are responsible for much of the carbon emissions and other Green House gas emissions and other pollutants as well. Green Building is an important way that they can address this environmental impact that buildings have. Green Buildings do this through enhanced energy and water efficiency. Green Buildings are on the average of about 25% to 50% more energy efficient and about 30% to 40% more water efficient than standard buildings. Green Buildings also promote healthier indoor living and working environments and a more sustainable site through things such as urban heat island impact reduction or reduced amount of polluted storm water that runs off from sites. Green Building also utilizes environmental sensitive materials such as recycled materials or wood from sustainable forestry practices. Green Building is in most cases a smart investment. It does typically require a substantial upfront cost but this cost is generally recouped over the life of a building through lower maintenance and operating costs.

How do we know when a building truly is Green? Any building owner can claim they have a green building just because they installed a multi-pane window or did some small thing, but really you need to do more than that in order to be a Green Building. LEED is a nationally recognized Green Building rating system that can certify buildings as being Green. They would certify those buildings that take a comprehensive approach to Green building and then rate them on one of four levels depending on how Green they are. This is a very credible system and well known nationally. They can use this system as a basis in our Chandler Green Building program to determine what buildings are truly green and what might merit any sort of special consideration such as incentives. LEED is a voluntary point based system. There are seven pre-requisites associated with LEED that must be met before certification is issued and then a number of points must be earned to get certification. With the higher number of points you earn, the higher the level of certification you would be granted. Points are distributed among these six sites and you can see it really is a comprehensive approach to a Green Building. It doesn't just look at energy or water but looks at the indoor environment and the site and materials as well.

There are four levels of Green Building certification in LEED – certified silver, gold and platinum with platinum really being a truly Green Building that merits a special consideration. In looking at our Chandler Green Building Program they have taken a very public process in developing this program. They began with a survey that they administered to Planning & Development clientele so that they could find out whether the Green Building Program would be something needed and whether it would be effective. The development professionals told them through the survey that a Green Building program would in fact be needed and it would encourage them to work on a Green Building Program in the City of Chandler. That gave them the motivation to get working

on some ideas and doing some research and developing the Green Building program. In November of last year they took it to a public forum, which was quite successful. They also put together a Green Building Task Force. This group of 20 residents and development professionals have been very integral in providing guidance for them as they have formed this Green Building program. In Fact, Chairman Flanders is a member of this Task Force and this group has been very valuable to them in providing some technical expertise as they have developed this program.

They did take this to a Mayor and Council briefing earlier this week and they will have one final Green Building Task Force meeting in June and they do hope to bring it forward to Council later that month.

The November 15 Energy and Green Building Forum was a very successful event and highly attended. There were 63 people that attended this meeting, which is a very high number considering they had other General Plan Update meetings during the same time that weren't as highly attended. This meeting with the high attendance really does show a strong support of Green Building in the community and a strong support for a Chandler Green Building program. They did go out to mini breakout exercises at this meeting so that they could get an idea of what this group thought about Green Building and wanted to see in a Green Building program and there are several key ideas that came out of this. First, this group felt that the city should be a leader in Green Building and set an example for private development. Also, this group strongly supported the idea of a voluntary Green Building program that encouraged Green Building through the use of incentives. These incentives were encouraged even if it did necessitate the use of some tax dollars. Finally, there was support for some minor regulations. There wasn't any support for a complete regulatory Green Building program; rather there was support for a voluntary program that was accompanied by some very basic regulations. They feel like they have incorporated many of these ideas in their Green Building program.

First, through code modification – these are building code modifications not zoning code. They are going to consider the adoption of the international energy conservation code. This would set a minimum threshold for energy efficiency in new building. Also, an international plumbing code update to the 2006 version, which would expand their opportunity for water efficient features so that now they can utilize things such as waterless urinals. Previously, they had not been permitted in our plumbing code. Also, they are looking at incentives for private development, city Green Building and city education for Green Building and a Green Development program that would encourage Green site design practices among new development on a completely voluntary program.

They are proposing to offer incentives to LEED certified projects. Again, LEED does set a very high standard. They aren't anticipating giving out incentives to just any building that claims their Green but you really do have to do quite a bit in order merit any of these incentives. They are looking at incentives such as expedited plan review, anything they can do to speed along the development process for these Green projects to give them a slight advantage. They feel that could be a strong incentive for Green Building.

Developer Recognition: Green Building is becoming a powerful marketing tool now so if they can help and get the word out that a project is Green and provide any sort of recognition this could be another power incentive. They can provide technical assistance to developers that may not be familiar with LEED or Green Building. They can provide them with some knowledge on where they should go and how they should approach doing a Green project.

Finally, they are proposing a LEED certification fee reimbursement. This would be a slight financial incentive given to projects that get LEED certification. The US Green Building Council does require projects to submit a LEED certification fee in the amount of \$1700 and up to \$17,000 depending on the building size. They are proposing to reimburse either a portion of this fee for the certified and silver levels or the entire fee for the gold and platinum levels.

Also, they are looking at city commitments. They have heard at several public meetings and with different groups that the city really should be a leader in Green Building and set the example for private development. They can do this by committing our new city buildings LEED certification standards at some level and they can also look at our existing buildings and do some upgrades to enhance our energy efficiency. They can provide Green Building education through a website or lecture series and get involved with programs such as the Green Building expo. This is an annual event that is currently put on by Scottsdale, Tempe and Phoenix but they feel Chandler should be involved with this event as well. Finally, they are proposing a voluntary Green Development program. This will be a completely voluntary program in which planners would encourage Green site design strategies in new developments. They would encourage different strategies that meet these five objectives shown here and they would encourage alternative transportation things like adequate bicycle parking, pedestrian connections and access to transit, urban heat island impact reduction, lighter colored paving materials and building materials and especially roofing materials, increasing shade throughout developments especially on pedestrian pathways and in parking lots as well. Also, in energy efficient sites and building design they would encourage things like orienting a building properly so that a building's solar heat gain during the summer is minimized. Also, water conservation things such as desert landscaping and smarter irrigation practices. These would be voluntary suggestions and planners would act more as an educator in providing examples on how to create a Greener site and developers would be able to incorporate these strategies or not. It would be completely up to them and voluntary and would not affect a zoning decision or development approval.

In summary, Staff is proposing a Green Building program that incorporates a voluntary program to encourage Green Building in the private sector and city commitments to Green Building so the city can be a leader in Green Building and the code modifications as discussed. They are also looking at this voluntary Green Development program and the idea with this is to encourage these Green site design considerations over the next year or so and monitor the success of this program. At the end of the year if they find

that this program has not been successful in encouraging any Green site design and strategies to actually be applied to development, than they can take a more aggressive approach after a year or so. One of these alternative approaches that they have been looking at could be a Green Development policy that would be tied to the PAD zoning process and it would be considered as a part of the PAD process. It would be a point based system in which points are awarded to development for doing Green site design strategies and there would be a certain number of points that developments would need to meet in order to comply with this policy. Whether or not a developer complies with this policy would be weighed into PAD zoning decisions. Again, as of now Staff is proposing the voluntary approach with the monitoring over a year. If needed, they might need to transition to a more aggressive approach after such an initial trial. He said he would be happy to field any questions and they are certainly receptive to any comments that Commission may have.

CHAIRMAN FLANDERS asked if there were any questions of Staff.

VICE CHAIRMAN IRBY said he thinks he is going down the correct path with this. If a developer comes to the city and says he is getting ready to develop a property and he is with his architect, what would their first interface with the city in terms of this program start? Mr. Crampton replied it could be through a pre-application meeting. A planner could talk with them and show them different strategies that could be incorporated and also at this time of pre-application meetings, they are going to be providing a list of incentives they would be offering for LEED projects and basically a packet of information about their Green Building program. It would be given to developers looking at a project in the City of Chandler. At this time, they could initiate those conversations and when an application is submitted, they can provide comments on their site plan about different Green site design strategies that could be taken as well. **VICE CHAIRMAN IRBY** asked if this information is currently compiled and ready to go or has it not started yet? Mr. Crampton said this information would be a summary of the program and different opportunities that are out there. They would also put together information about incentives that are offered by APS and SRP and different tax incentives that are out there for solar. They would work on compiling all kinds of information about incentives that are available through different sources. They would really be a center of information so that they could provide that information to the developer to make going Green a little more easy. **VICE CHAIRMAN IRBY** said there are a lot of sophisticated developers out there that are probably already thinking in this direction. He is not too worried about them; he is just thinking more of the general populous of coming and saying "I've never heard of it before". He mentioned before about educating them in terms of giving them the resources to go find out the starting points and give them the access to go research it themselves. He wanted to make sure that is incorporated into the program somehow to get them started. Obviously, the sooner they understand it the sooner it gets built. A lot of developers come in and they want their projects started now. To sit there and redesign it for something else is hard to pull off. Mr. Crampton said that is a great suggestion. They will look at their program and make sure they are incorporating those things to the full extent that they can. **VICE**

CHAIRMAN IRBY stated once it is developed and has been in place for a while (he wasn't sure if one year is enough to study it), the public will be in tune with the concept. He likes his ideas of the alternate mode maybe being incorporated in the future. The zoning process obviously allows them to help steer them in the right direction and design it from the beginning correctly.

COMMISSIONER CASON stated they did a good job on the draft. On the LEED reimbursement, is there any state or federal funding that allows that reimbursement or to totally come out of the city general fund? Mr. Crampton said he researched grants and there aren't any grants available to municipalities. It would come out of city funding and they do anticipate this to be a very moderate amount. LEED has a very high standard so there won't be a whole excess of projects coming through over the next few years. The certification fee amount really is not that substantial. The upper end of \$17,000 are for the very large projects such as 500,000 square feet or larger. Most of the buildings they see will be under the \$10,000 range. **COMMISSIONER CASON** asked if they know how many buildings nationwide are doing this now at the 10,000 square foot range? Mr. Crampton replied that there are about 1400 to 1500 LEED certified buildings in the nation. There are about 33 in the state of Arizona. There aren't any yet in the City of Chandler although there are about 4 or 5 LEED registered projects that are pursuing LEED certification. **COMMISSIONER CASON** asked what LEED does for the money? Do they come out and inspect the site or is there a standard list of products that you have to purchase in order to qualify for the certification? What do they do for their money? Mr. Crampton answered that they do not come out and inspect a site. They basically review an application and in order to get LEED certification a project has to keep track and document every point. There are 69 points available and usually projects would pursue between 30 to 50 points. These projects are going to document everything about those points such as construction waste. There is a point for reducing the amount of construction debris that goes to landfills. You have to keep track of every amount of construction debris that you had, where it went and how it was diverted or what went to the landfill. You have to document all these things and everything about your building and keep detailed document records. LEED has a reviewer that reviews all these documents and verifies that yes these points really have been achieved. They also have an auditing process where 5% of LEED projects are randomly audited. In that case further inspection would be done. This would verify that nobody is trying to get around building Green. It is a credible system and they do quite a bit of work verifying documentation. **COMMISSIONER CASON** asked if they were a not for profit company? Mr. Crampton said yes, it is part of the U.S. Green Building Council, which he believes is a non-profit organization. **COMMISSIONER CASON** asked if they were to adopt the alternative Green development policy, could they not certify the building? The overall thing is to have Green buildings and have fewer things go to the waste treatment facility and have better environmental impact on the building. Could the city then certify those? Granted of course, being certified by the City of Chandler probably doesn't carry all the bells and whistles that an LEED certification might. It is certainly something that they might go back to their committee and warrant some kind of discussion. Mr. Crampton said that was a great suggestion. The City of Scottsdale

utilizes a similar approach where they provide a point system and rate buildings. It is a voluntary point system and they rate buildings on one of two levels and then certify them. They would have a Scottsdale Green Building certification. They could do something similar with the City of Chandler. This alternative Green Development Policy that he showed them, the idea right now is not having it function that way. Rather, it would be more just one-point threshold whether they passed or not. They certainly could look into that - a Chandler Green Building rating system where they would rate buildings. If they were to do that they would expand it to incorporate building ideas for this Green Development Policy that he talked about earlier. That was only the site issues and site considerations and maybe building architecture building orientation. If they were to create such a Chandler rating system, they could look at building installation and in order air quality as well. **COMMISSIONER CASON** asked as part of their final program presentation, will there be some documentation that reflects forecasts of tax incentives used and those type of things so they can have an idea of what they are looking for in the future of how much they would be giving to the building community in order to participate in the program? Mr. Crampton replied this program would be monitored annually and re-examined each year to look at things like that. The initial program would have, if approved, a budget approved for the first fiscal year. They would have to come back to Council and get an approval to extend that program and then they could examine the activity of Green Building and things like that so they can determine whether or not their funding level is still appropriate or even needed at all.

COMMISSIONER RIVERS stated there was one thing that Mr. Crampton said that sparked his interest. He asked Mr. Crampton if he could explain to him how a waterless urinal works? Mr. Crampton replied that he is not an expert on that technology but there is some sort of gel in the urinal that does goes through the piping and works with it to cleanse the piping. It does require some maintenance as well as replacing different portions of the urinal that have that gel in it. The technology is improving and getting more feasible to apply. **COMMISSIONER RIVERS** said the reason he brought that up is he spent some time before the meeting talking with Mr. Pluster and Mr. De la Torre. He was wondering about the feasibility of using effluent water in the urinals and commodes in new buildings as part of the Green Building Program because they currently only use that water for outdoor uses like watering plants and making fountains and so forth. As they move farther into the 21st century, water keeps getting shorter and shorter in Arizona and if they could use effluent water in these facilities where they don't have to use potable water; it would seem to him there would be some savings of water. Also, he was happy that they mentioned that they should as a city set an example. The new city buildings should also look at that as a possible usage of effluent water in addition to city park restrooms. That would be his suggestion to see if that is feasible. He said Mr. Crampton stated the city would be changing their policy if they use the waterless urinals and so that means they might be willing to change the policy as using non-potable water in these facilities as well. Mr. Crampton replied that was a great suggestion and they are looking at doing that with some of their new city buildings in looking at any way to conserve water. They are looking at all kinds of different strategies and what might make the most sense for each building and what would be cost effective

and not. That is a great suggestion and water reuse in toilets is a great way to save water. That is one way they definitely could approach that.

CHAIRMAN FLANDERS thanked Mr. Crampton, Mr. De la Torre and Mr. Pluster for all the work they have done. This is a lot of information that they have had to process. Being on that task force there has been a lot of good ideas. They have taken all that and provided a fine document. One of the things he thought was extremely important is the assistance in the education part of it, especially, when you get into the rezoning process and the construction process. As far as a person coming in that wants to rezone a property, being able to sit down and talk to them and tell them what their options are as far as the Green Building Program would offer. If they commit to it when they make their submittal to the city, go ahead and have them provide a narrative that spells out what they are going to do. Basically, follow it through and not only in the zoning package but as they get into the construction documents so they can move towards LEEDS. It also becomes part of the record. They know exactly what they have done. It is something to look at as far as that goes. Having a record of what was in that building in conjunction with the LEED certification if they go that route. He also liked the idea of re-evaluating after a period of time and he said he mentioned this to Mr. De la Torre earlier that it has been 8 years since the commercial design standards have been updated. He thinks after a year of a Green Building, looking at it and getting started. If it works well that is great and if not, they can go ahead and update the commercial design standards to incorporate some of the stuff that they are looking for to show builders that this is the direction they are going in. Mr. Crampton thanked him for his comments.

COMMISSIONER KELLEY stated he wanted to ditto onto what Commissioner Cason was saying regarding creating this alternative Chandler version of the certification. The concept should be to get Green Buildings as opposed to LEED certified buildings. The incentives ought to be things that they can provide in terms of expedited reviews. If they are the certification body, then they have better control over those expedited reviews. He stated he is not sure the city should be paying a developer to get LEED certified because essentially that is a marketing tool for them as opposed to something they absolutely have to have.

CHAIRMAN FLANDERS asked if there was anybody in the audience that would care to speak in regards to this item. There were none. He thanked Mr. Crampton.

ACTION:

B. PDP08-0008 ALOFT/DOWNTOWN OCOTILLO
Request Preliminary Development Plan approval for a five-story, 144-unit hotel on approximately 4.2 acres. The subject site is located south and west of the southwest corner of Dobson and Queen Creek Roads.

MR. ERIC SWANSON, CITY PLANNER, stated this request is for a preliminary development plan amendment approval for a 5-story 144-unit hotel within the downtown Ocotillo Development. The hotel is located south and west of the southwest corner of Queen Creek and Dobson Roads. Surrounding the site is various waterways that are well known in the Ocotillo development. West of the site is the office development and there is an existing park to the south with the Orbital Science campus south of that. East of the site is a development that is part of the Waters at Ocotillo development. In early 2007, the Downtown Ocotillo development and the Waters at Ocotillo development came in for an Area Plan Amendment as well as rezoning and preliminary development plan approval. Those were both approved. Part of the major items behind that is these two plans created a very cohesive master plan providing a live/work/play environment consisting of high-quality landscaping, site amenities, pedestrian linkages and building architecture. The hotel is located at the tip. Basically, the existing plan and the proposed plan are very similar in site layouts. He showed on the ELMO how the entry drive comes in and terminates at this round a bout with the entry of the hotel. That was the original and he then showed what is being proposed. They are very similar. Primarily, Staff's concern and ultimate recommendation for denial hinges upon the proposed architecture of the Aloft Hotel. The original hotel was approximately 6 stories, 170 units and basically the theme behind it as well as the rest of the Downtown Ocotillo and the Waters at Ocotillo development was the Santa Barbara architectural style. With this particular hotel it had along with the 170 units, a conference center. Mr. Swanson showed the elevations and where the conference center is.

The proposed architectural style for the Aloft Hotel is more modern and contemporary. A lot of the architectural embellishments associated with the modern style. They provide a lot of glass with some metal accenting. Staff has concerns with the architecture because it really does not provide much articulation on the various elevations, flat rooflines, no pop outs, recessed windows and nothing that they look for in hotels and have required on past hotels. There is a little bit of a curve on the front portion along with the glass that does provide some minor articulation. He said it is more of a flat roofline keeping in line with the more modern style – the metal accenting and the banding and all of the glass plays very well with the modern style. Staff is recommending denial basically because they are finding out it is inconsistent with the General Plan and the approved PAD zoning. With the two developments that he was discussing earlier, it was approved primarily with the Santa Barbara architectural style. This is going back to the original hotel. Based on the two with the articulation on various planes with the hotel, concern was the height of it by providing some of these more vertical relief with the pop outs, the varying rooflines, the roof, the colored tiles, the archways, archways over the windows, different banding, horizontal banding on the hotel and the different paint colors really contributing making the hotel a little bit more pedestrian scaled. It wasn't these blank walls, flat walls and glass walls. It really provides architectural interest. The Santa Barbara style is really throughout the entire site. They have it on the residential condominiums that were approved and various office elevations throughout the site and also at the Waters at Ocotillo development. The Waters at Ocotillo is just east of the

subject site. In the Staff memo he did discuss there was an office building that has a more modern style and he said he would get to that as he walks through this. Again, all of this was with the more Santa Barbara style. Mr. Swanson noted that you see with the different residential components the red roofing, the white and the arches. Where the one approval was for something to deviate from that Santa Barbara style was provided in the original application. The request was for an office building located at the corner of Price and Dobson. Some of the reasoning behind why Staff was in support of this more modern architectural style is because one, it is right on the arterial and two, it really is at the south end of all of the Ocotillo/Waters Ocotillo development. It really was separate from everything else and they didn't have the blending of this with the remainder of the site like you have with the hotel. It's really a separate area.

He showed the elevations of the office. It is primarily glass, which is similar to the hotel. This is primarily what was approved and does provide a little bit of difference in the more modern architecture. Mr. Swanson said he was sure the applicant would get up and discuss that this is very similar and in a similar location. Staff, does find the hotel attractive in its own right. It's nothing against that. They feel that with this original approval for the rezoning and PDP and the Area Plans, the Santa Barbara style was really prescribed and very hi-lighted throughout the whole project. Planning Commission and City Council both applauded that style. There was also a condition in the Waters at Ocotillo development where there was a building that didn't quite match or provide enough of that Santa Barbara style. It was conditioned to provide additional architectural embellishments to make it a little bit more cohesive with that Santa Barbara style. Staff is really looking at this based on the documents and the guidance of the Downtown Ocotillo development and the Waters at Ocotillo development finding that they are really trying to keep this cohesive with a Santa Barbara style. They want it to match the rest of the Area Plans as well as a lot of the Ocotillo neighborhood itself. With that they are recommending denial and he said he would be happy to answer any questions.

CHAIRMAN FLANDERS asked if there were any questions of Staff.

COMMISSIONER RIVERS asked Mr. Swanson on the existing office that he showed them at the end, how high is that? Mr. Swanson replied it is about three stories. **COMMISSIONER RIVERS** said the other view of the building that he had seemed to be more detailed than that. The reason he brought this up is that it appeared in the rendering that he has that the trees are as tall as the building. Is that an optical illusion? Mr. Swanson said it is quite possible that these could be thirty-foot trunks but it a lot of it has to do with the painting and design of it. It is hard to say with certain views. **COMMISSIONER RIVERS** asked so this building is about 30 feet high or 35 feet? Mr. Swanson said he would imagine it is around there.

JOHN HEFFNER, CITY EDGE ARCHITECTS, stated he is representing the applicant, North Face Investments. His address is 103 15th Avenue NW, Wilmer, Minnesota. He stated when the Staff report came out, it didn't really surprise them as they have worked with Staff, met with Staff and they really reached a point where they

cordially shook hands and agreed to disagree so that they could have this discussion in this forum. He said in the interest of time he is not going to redo Erik's presentation as he did a fine job explaining the history and where the application for the amendment came from. Instead, he would like to point out a few things that might help them understand why it is they took the step of making this application.

The first point he made was when the initial PDP went through the process, the developer had not yet selected a hotel grant. Subsequent to that a brand was selected. Selecting a brand for a hotel is actually quite a process. They have to look at what brands are available that won't impact other hotels in the area. They have to pay attention to the type of guests that you believe you will be catering to. In the end the decision was made to seek to cater to affluent, technology drive leadership that will be working in the Price technology corridor. These are young professionals that are attracted to an upscale social environment. The Aloft does fit that bill and was one of the only ones that was available. Following that decision they began to look at what the core values of that brand really are and how it fit with the overall development. It soon became quite clear that there was a real disjoint between what they would be doing inside and what they would be doing outside. Beyond that the design of the Aloft brand just really does not lend itself well to the pushing and the pulling of the facade and the variation of windows. He showed some examples of that.

He showed the typical guest room and it's very unconventional. The bed actually faces the exterior wall and the entire exterior wall is a pre-designed element. It would be very difficult to work indoors for balconies and so on. He showed another shot of the guest rooms and the bathroom area – very cutting edge, very hip design. He showed some examples of what's going on in the public space. It is designed to be an upscale guest experience from the start; non-traditional check-in, non-traditional everything. Really, a very urban style. He showed a couple pictures of the lobby. He said Aloft is all about a social experience and this is what the developer believes will make this project a success. It is in fact supposed to be a limited service version of a 'W' hotel. He said he didn't know if they were familiar with that or not. It is a very successful, powerful brand. He showed one more picture of the lobby that should give them a flavor of what's going on inside.

With that in mind, they made the decision to attempt to marry these two disjointed styles. They worked feverishly for months and months meeting several times with the association, meeting with Staff, and trying to come up with what he calls an in-between solution (middle ground). It really just didn't work. Every attempt they made seemed to get worse. Based on that they took a look at the relationship of the hotel to the rest of the development and to its surroundings. They did, in fact, look at the Waters development and saw a very similar situation with the Gilbane building, which is the modern one they were looking at. In their opinion, because this is set so far back into the development, they feel it is appropriate to relate to what's going on across the water. He said you could see by the landscaping plan it really is somewhat isolated from the rest of the development. Overall, as a proposed development it does meet the criteria of the zoning

ordinance. This truly is a debate about is this the appropriate architectural style for this location. They believe it is. They have already seen the renderings of the proposed hotel. Another point he wants to make is that they are not trying to force an out-of-the-box thing through the system. They are looking at the prototype exterior for Aloft. They realized right away that this wouldn't fly. When you look at the design they have come up with you can see that it is enhanced a great deal. The materials that are being utilized are high quality, natural materials – stone. This is an Arizona slate stone on the corners of the building. He showed where the material, perba, a wood product is. The efface colors are actually the same efface colors that are being used in the remainder of the site. The glass was put there in response to speak to the office building and Price Technology corridor. This is actually a great deal more costly to construct than the prototype design. They are not trying to pass off something cheap. This is high quality, top to bottom. In fact, the developer just yesterday passed on an opportunity to reduce a project cost by using a lighter, more inexpensive structural system. He said this has to be quality – it has to be top shelf.

He also pointed out that they did have a neighborhood meeting last night. 12 people attended it. Of those 12 people, one spoke against the project. The others spoke in favor. Likewise, an article was published in the Arizona Republic newspaper today. He said we have a very active blogging community. The comments that are coming back they looked at and so far there are 10 responses to that article. Of those, one is negative and 9 are positive. It seems like for the most part people are in favor of this. With that he invited questions. He wanted to share the fact that this decision was not made lightly and they are not trying to buck the system just because they want to. They do feel this is an appropriate solution and they would value a discussion about that at this meeting.

CHAIRMAN FLANDERS asked how they would describe the design they are looking at right now, a corporate style architecture basically following the theme established by the corporation of the hotel user? Mr. Heffner said this is 100% custom. **CHAIRMAN FLANDERS** said he did notice some other stuff on the corporate profile he had shown them. So this is totally different than any corporation facility that they have ever done? Mr. Heffner said yes, the primary wall material for the prototype is a metal wall panel, and the dark material is a simple dark metal wall panel. The brand elements that they have retained are really only three. The sign of course being important but even that deviates from their prescribed sign motif and the wood material at the entry. Beyond that they have changed just about everything. The materials are different, forms are different and it's not an easy thing to get Starwood to go along with some of that. **CHAIRMAN FLANDERS** said when they started this whole process they realized this was a themed development to follow the Santa Barbara style. Mr. Heffner said as he explained, when they started this that theme had already been selected but the brand had not. Once they saw how different the brand and what was approved was, the decision was made to go through this difficult process. **CHAIRMAN FLANDERS** stated he appreciated the style of the hotel and he has seen stuff in other towns that have been done and it is very nice, but based on the original zoning approval and the time and energy that was put into Downtown Ocotillo and all the residential, it just does fit at all as far as profile materials

and everything else. He is having a little bit of a hard time with what you presented. Mr. Heffner said they understand that opinions may differ here.

VICE CHAIRMAN IRBY stated he has to agree with Staff on this one. This does not fit at all with the character of the development in some of the adjacent properties. He thinks with a little creativity it can be achieved. When he looked at it, it kind of came across to him that he understood what they were trying to do with the building. This one could be based on how it is situated on the property, what's to the south of it and could lend itself to be a hybrid of something of what they have now in the Santa Barbara style. When he first looked at it he thought the south side of this could be very modern looking because it's looking across the lake. It blends into some of the other properties nearby – the office building, which is part of this. The first two or three floors of this thing could have some characteristics that lend itself to the Santa Barbara portion. The upper two floors if you do it right could bring some of the more modern materials into it. The original building looked o.k. All four sides of it were very Santa Barbara looking. Santa Barbara is hard to pull off in a multi-story building. It really lends themselves to two-stories, sometimes three. He wasn't personally 100% sold on the architecture that was originally approved. He thought it could work and that it was done o.k. He thinks with some really hard work they could blend some of the characteristics they are trying to achieve and wrap it around on the front and the sides a little bit. Most of the people when they drive onto this property are probably going to focus more on the lower levels. The cars are down low and you are walking and driving to it. He thinks they could pull it off with a little extra work. The other comment he had was site planning. The overall footprint of the building is very nice. He looked at their floor plans and they looked very well done, very comfortable. What he didn't like about the site plan and probably the only thing he doesn't like about it is they have this nice entry drive into it and all it does is look at handicapped parking spaces. That part bothered him. He was going to suggest that those spaces go somewhere else. The other possibility too when he was measuring the building and you could almost do a mirror image of it, is that their main entry into the building would line up pretty close on that drive. He thinks it is a possibility of mirror imaging it or eliminating some of the handicap parking spaces. When you drive in you just see parking space. He thought they needed a landscape feature there if they were going to keep it. Also, he saw the glass curved portion of this in the front. It appears they have air conditioning units that are integrated into the wall system. He is assuming that is not all glass. Obviously, they are going to have some a/c units in some of the glass panels in the front. He wasn't sure how that is going to look even if they were to approve this elevation unless there is a different mechanical system for those particular units.

Mr. Heffner said he was correct, those units will have to have a central system that will have ventilation units for each guest room but they won't stick through the wall. There is really not a way to do that. It is quite a challenge but they figured out a way to conceal the equipment and make that work. As to the site, when Rudy began responding to some of the new hotels showing up in the marketplace, that is what drove the decision to take out the conference center and change the design of the footprint. Frankly, he thinks it has improved over the initial site plan. He is very happy with the current site plan. He said

they would take a look at the entry approach and that is a good point. Maybe they don't want to be looking at handicapped parking stalls. **VICE CHAIRMAN IRBY** said he thinks with a lot of creativity they could generate a building architecture that is a hybrid of the Santa Barbara architecture and what they are doing here. It is not going to be easy. Mr. Heffner said actually it isn't. They have tried and tried. **VICE CHAIRMAN IRBY** said it is going to be a huge deviation from what his client wants to achieve with the architecture. He is an architect and has dealt with corporate clients that it's their prototype and getting them to bend is pretty hard to do. Mr. Heffner said they have gotten them to bend. Frankly, it looked forced and rather cheesy to try and get to that in between. **VICE CHAIRMAN IRBY** stated he couldn't vote to approve this the way it is presented right now. He thinks a hybrid can work here but it is going to take some work. He would recommend if they want to proceed that they go to a design review process and see what concepts they have and try to play with them. Mr. Heffner said they work in a number of jurisdictions so he is not familiar with how their design review process works. **VICE CHAIRMAN IRBY** said they give them a lot of suggestions during this meeting like he just did, go back to the drawing board, hammer out some concepts and then they come back and schedule a meeting with Staff and themselves and sit one on one with them over a table. They can present some of their ideas and they can talk about what they like or don't like about it. They can take that back to their drawing board and see how they can incorporate some additional comments and thoughts and then come back to them. Mr. Heffner said that is a decision he has to leave up to his client.

CHAIRMAN FLANDERS said he echoes what the Vice Chairman was saying. He thinks the suggestion of a hybrid with the Santa Barbara theme with some of the changes could create a really unique look. As the Vice Chairman has indicated, it is not going to be easy to do that. He has definitely seen some of the stuff done in office buildings where they have take some of that Santa Barbara style with the glass. It is going to have to be very, very creative thinking not only on the architect's part but also on the part of the hotel and the owner. They have to blend with what they have on the inside and the theme of the development. The theme of the development is extremely important. The previous elevation that was approved he wasn't crazy about it but the elements were all there. They figured it would be coming back to them again so they would go ahead and build from that. They know what they need to do. The suggestion of a design review in his opinion is a good idea of how long it's going to take you to get through that. He is not comfortable with approving these elevations tonight. That may be the direction that they may need to take. He said they would hear from other Planning Commissioners and their thoughts. Maybe they have some specific design thoughts. Mr. Heffner will have to defer to the developer on that. He is ready to go and he has financing in place and he is ready to do this project.

COMMISSIONER RIVERS said he has two questions. One is more self-indulgent than anything else. He has looked through their book many times. Do their rooms really have no closets? Mr. Hefner said yes, they are very unique. The element that divides the sleeping area from the bathroom is all a huge piece of millwork and casework that incorporates a small closet within that along with lighting and plumbing.

COMMISSIONER RIVERS said the other question he had is, “How tall is your building?” Mr. Swanson said it is 66 feet, ten inches. **COMMISSIONER RIVERS** said it is twice as high as the office building that they were talking about earlier? Mr. Swanson said give or take that was correct. **COMMISSIONER RIVERS** said he too has a little problem with this architecture at this size because it is going to visually be the biggest thing that you see as you drive down Price Road. This thing would fit in like a glove out on the corner of Queen Creek and Price because the architecture is basically the same as the entire office development that was approved not long ago for that intersection on the southwest corner. Again, since they have a theme development here, he doesn’t know that it fits in where it is currently. He really likes the Vice Chairman’s thought about putting the Santa Barbara architecture on the south side so it would blend in and leave this facade on the north side. He really likes the idea of design review because he thinks that could only help. Again, it will be up to the gentlemen he is going to defer to. Whether he wants to go through with the possibility of having his development turned down tonight or if he wants to do a design review and hopefully work out something they can all be happy with.

COMMISSIONER CASON said he had stated before that the main concern with using the Santa Barbara design as presented in the previous package was because the difficulty of matching the interiors because the interiors are all pre-manufactured and they all look the same. That was going to be the issue where they couldn’t match up those standard interiors to the exterior building design where some rooms were popped out from others. The pop out part may not be as wide as what is made for the loft hotels. Is that a correct summation of the interior issues? Mr. Heffner said it is. They don’t have the latitude to change the interiors of those guest rooms. That’s where Starwood puts its foot down. **COMMISSIONER CASON** asked when they first brought the hotel in was it more like the prototype he had shown them? Mr. Heffner said no there wasn’t even a prototype. It was a made up fictional hotel. **COMMISSIONER CASON** said it had the dimensions and the properties they needed in order to fit their interiors he presumes. Through discussion with Staff they moved to this design because it had the features that they thought would be o.k. for the site. It still provided the interior dimensions they needed in order to have that look of similarity with other hotels? Mr. Heffner said yes they are a company that specializes in design of hotels and resorts and water parks. In general, they can come up with a generic hotel that will in the end as far as the space planning and general size and shape that will work. **COMMISSIONER CASON** asked so they have the same building design roughly at all Loft locations? Either the prototype or something similar to the prototype that does their interior thing? Mr. Heffner said first of all he doesn’t represent Starwood, the brand isn’t theirs it’s Starwoods. That is what Starwood strives for. **COMMISSIONER CASON** asked how many of these Loft hotels are there in the United States? Mr. Heffner said it’s a new brand and he didn’t know the exact number, 40 some that are in some stage of design or construction. There is another one proposed by American Property in Scottsdale. They have one under construction in Minneapolis right now. There is one in Chicago he thinks that will be the first one to open. Again, he doesn’t represent the brand so he can’t really speak to their pipeline. **COMMISSIONER CASON** asked if they were all predominantly located in urban

settings? In other words they don't have any at a fishing lake or something like a time-share resort? Mr. Heffner can't answer that question but it would surprise me. He doesn't know why you would put one of these by a lake. They cater to upscale business travelers. **COMMISSIONER CASON** said he did see the picture in the paper that he was referring to where they had the positive comments. Of course the only rendition that they put in the article was yours. At the neighborhood meeting did they offer up a picture of the original design of the hotel in comparison with yours and try to generate an opinion as to what people liked better from their own eye rather than just seeing yours? Was that something they considered? Mr. Heffner replied they didn't do that right or wrong. They didn't have it available.

MS. JODIE NOVAK, SR. PLANNER told Chairman Flanders that they did look and found that office building to be 43 feet in case they need it.

CHAIRMAN FLANDERS went to the audience to see if there was any one who would care to speak in regards to this item.

SPIKE LAWRENCE, 3800 S. CLUBHOUSE DRIVE, CHANDLER, said he loves Santa Barbara architecture and that is why they chose Santa Barbara architecture for Downtown Ocotillo, but when an opportunity presented itself to do business with Rudy and North Face development and the Aloft brand, they jumped at it. They are big fans of the 'W' hotel and the Aloft brand and Rudy's company. They have a bunch of integrity, quality and they are ready to develop and they looked at the proximity of their site to Gilbane's modern office building across the water and saw no problem with it since they have 13 buildings that are all Santa Barbara in front of their building to Queen Creek Road. They support this group and they support the Aloft.

CHAIRMAN FLANDERS thanked him for his comments. He asked the applicant if he wanted to make any closing statements.

RUDY DABDOUB, 1200 W. OCOTILLO ROAD, CHANDLER, stated he is the applicant and the owner of North Face Investments. This is a business decision. In order for this business to work they already picked the brand. They know what the brand is like and they know the parameters of the brand. In order for this brand to work at this location it has to be a modern building. There is no way around it. They can't have such a big disconnect from the interior to the exterior. To him this is really a business decision and it has to be the way it is. They really tried and spent so much money and time trying to marry the two concepts, the modern with the Santa Barbara. Like John Heffner said it just kept getting messier and messier. They tried using their creativity and they really went for it and they couldn't get anywhere. That is why he said in-betweeners don't work. They really have to respect what the brand is all about and stay with the modern theme.

VICE CHAIRMAN IRBY said he understands exactly what he is talking about. He still thinks that this building has the opportunity to be a hybrid architecture. For example,

their interior courtyard that faces the south, to him a lot of that could remain pretty close to what they have. He thinks this building has to on the north and east and west sides blend in some of the Santa Barbara architecture. It doesn't have to be as wild and as funky as the original proposal. The first two or three stories as part of the front can have this Santa Barbara texture and color, openings, window shapes and so forth. The entry into their building may be something where it then projects through that and brings some of the more modern architecture out to the street where the clients are being dropped off. There is a little bit of architecture going both ways. You can pull some of that out into your entry feature that has a more modern feel to it. He is thinking about it generically as being a wainscot to the building having some of the Santa Barbara feel and architecture. He would recommend somehow working on that some more. He stated he still couldn't personally approve this the way it is presented currently. Maybe a design review meeting where they sit down with them and Staff and their design team and play with that a little bit. He thinks they can pull it off. He doesn't think it will be easy but it's not impossible either. He said he thinks they can get the best of both worlds.

MR. DABDOUB thanked him. He said his comments are respected. The architectural package is close to half a million. In just the redesign and going back and forth between the Santa Barbara and the modern, they have spent another extra \$100,000. In going back to the design review, he thanked them for their offer and he thinks it's great. It is also a money concern. To spend yet another \$100,000 potentially and going back and forth and doing something they already have done in trying to look at all the alternatives. He said he would consider it. He has a lot of thinking to do.

CHAIRMAN FLANDERS stated he thinks his interior theme is great. He doesn't think that changing the outer skin is going to interfere with that. He thinks they can work the outer skin of the building to do what they are asking. There is going to be a fine blending of the both from the interior to out. As the Vice Chairman has said it is going to be a hybrid. If they are creative enough and his team is creative enough, they should be able to pull it off – to create something that is unique for the area. It needs to be unique for that area. Downtown Ocotillo is an import and special place for all of them as it has gone through and developed over the years. He would encourage them to put their best foot forward.

MR. DABDOUB stated in looking at everything that is happening at Downtown Ocotillo with the Santa Barbara style for the shops, restaurants and banks. They are not an office building, restaurant or shop, they are a hotel. They want to maintain its' own identity. They want it to look different and they want people to identify right away as a hotel. The developer of Downtown Ocotillo, Spike Lawrence, has no problem with this. Gilbane also sent a letter of recommendation saying that he does not have a problem with the hotel being different. The neighbors, 9 out of 10, had positive comments. The blogs are coming in with again, the same ratio of positive comments to negative comments. Everybody involved with this project likes it and it is what really works. He is surprised to hear different from them but he does respect their opinions.

CHAIRMAN FLANDERS said he was going to close the floor for further discussion and motion.

COMMISSIONER KELLEY said he might be the odd ball there tonight. He thinks diversity in architecture is a good thing. These two developments together (both of the Ocotillo developments) are so over their head with this Santa Barbara Mission Revival style. He is not an architect, obviously, but he thinks it is elegant in its simplicity, which is how he thinks of mission style. The six-story version they saw earlier was not appropriate for that site. If they were looking at building like that tonight, they would have objections to it. He feels they have done a great job in putting this together and it looks like a great hotel. Staff did mention that some articulation would be better and he thinks that is a great idea. He thinks creating a gem that's architecturally diverse might be appropriate for this site.

CHAIRMAN FLANDERS asked if there was any other discussion.

VICE CHAIRMAN IRBY said he could agree with Commissioner Kelley to a certain extent. He thinks some projects need a little variation. He agrees that the original six-story was done very well and has a lot of great Santa Barbara architecture to it. This one really lends itself to being a hybrid of the two. Professionally he doesn't think it is impossible to pull off and get the best of both worlds. He thinks the way it is presented right now doesn't fit in the overall concept. If it were on the other side of the lake he would probably agree with it. On this side of the lake and part of the rest of the project he thinks it has to have a lot more blending of the two architectures to really pull it off.

CHAIRMAN FLANDERS entertained a motion.

VICE CHAIRMAN IRBY stated they usually hear from the developer as to whether they agree to Design Review or not. He made a motion that they deny this application as presented.

CHAIRMAN FLANDERS said they could just continue it.

GLENN BROCKMAN, ASSISTANT CITY ATTORNEY, said that was correct and if they want to take it to design review they would have to move to continue it. Otherwise, it is either approved or denied.

VICE CHAIRMAN IRBY said he could make a motion to continue this unless the developer wants us to make a vote.

MS. JODIE NOVAK, SENIOR PLANNER, stated that if they continue this request to the Design Review Committee, which for the audience is the Planning Commissioners at an informal meeting talking specifically about the design of the building. Then they reschedule them to come back at another Planning Commission hearing like they are this evening. Likely, they would do approximately a 30-day continuance, which would put

them back before them on June 18. She wasn't sure if they have any timing constraints. That would give them enough time to schedule them for a DRC meeting and then reschedule it to come back here for Planning Commission.

VICE CHAIRMAN IRBY made a motion to continue this for 30 days to the June 18, 2008 Planning Commission hearing, seconded by **COMMISSIONER RIVERS**. The continuance was approved 4-1 (Commissioner Creedon was absent).

CHAIRMAN FLANDERS stated to the applicant that they have an idea of some of the stuff they have talked about. Staff will go ahead and schedule that. Maybe in between this the architect can get started on some preliminary stuff so by the time the design review meeting is held they have something they can put in front of them so they can discuss it and make some suggestions.

MS. NOVAK said to the applicant that Staff would work with them timing wise to get them back before Commission by June 18. They will find a date where they can get a quorum to meet with them on a design level. Mr. Swanson will work them on that starting tomorrow and figure out the soonest they can get them back in town because some of them are out of state.

7. DIRECTOR'S REPORT

There was nothing to report.

8. CHAIRMAN'S ANNOUNCEMENT

Chairman Flanders reminded the other Planning Commissioners that they do have another meeting. It is for the General Plan Update that will be held at the Tumbleweed Recreation Center in the Cotton Room, which he believes is on the first floor. The address is 745 E. Germann Road. They need everybody there for a quorum so they can keep the process going with the General Plan.

The next regular meeting will be June 4, 2008 at 5:30 p.m. in the Council Chambers, 22 S. Delaware Street, Chandler, Arizona.

9. ADJOURNMENT

The meeting was adjourned at 7:06 p.m.

Michael Flanders, Chairman

Douglas A. Ballard, Secretary