

Response to Architectural Planning and Zoning Review Comments

April 27, 2026

City of Mesa
Planning Division
55 N. Center St.
Mesa, AZ 85201

RE: Select Medical Banner Rehab Expansion
1702 Pierpont Mesa, AZ, 85206
Record Type: Planning and Zoning
Application Number: ZON26-00205

To Whom It May Concern,

We are in receipt of the additional Planning and Zoning Review comments dated 4/21/2026 for this referenced project. We have provided this response to the comment letter that outlines all architectural related comments and provides the associated responses for each.

GENERAL COMMENTS

Reviewer Tullii Tuitteleapaga: Planning Review
tullii.tuitteleapaga-howard@mesaaz.gov

Reviewer Mallory Ress: Planning Review
Mallory.Ress@mesaaz.gov

15. The updates to the code, which this project is now being reviewed under to allow for Planning Director review and approval for the Development Plan rather than Planning and Zoning Board review and approval also include changes to the site planning and design sections. Updates are provided in redline format. Please update code sections and text as provided on this document, where applicable.

RESPONSE: Acknowledged. (Laura Boler, HDR)

16. Per MZO Section 11-7-4(C)(1)(a), Street-facing and publicly visible façades (viewed from right-of-way or private property), shall have at least one (1) horizontal projection or recess of at least four (4) feet in depth, or two (2) projections or recesses of at least 2.5 feet in depth, for every 50 horizontal feet of wall.

RESPONSE: Acknowledged, every façade of the project has at least one (1) horizontal projection or recess of at least 4'-0" in depth as follows:

North Façade: Projection/Recess of 37'-1".
South Façade: Projection/Recess of 8'-0".
East Façade: Projection/Recess of 12'-2".
West Façade: Projection/Recess of 7'-1".

**These can all be seen in the provided aerial perspective images on sheet DRB-2.
(Laura Boler, HDR)**

17. Per MZO Section, 11-7-4(C)(3)(a), Roof forms shall be integrated into the building design and vary over different parts of the building. Each building shall provide at least two (2) changes in height or roof form, achieved through changes in pitch, plane, and orientation.

RESPONSE: Acknowledged. We are formally requesting an alternative compliance to remain consistent with the existing building, per Section 11-7-5. The proposed building addition has been designed to match the existing building in terms of the roof integration and changes in height or roof form to provide a seamless transition between the existing and the new. (Laura Boler, HDR)

18. Per MZO Section 11-7-4(C)(3)(b), Flat roofs or façades with a horizontal eave, fascia, or parapet, in excess of 100 feet in length, shall provide vertical modulation that is the greater of either:
- i. Two (2) feet; or
 - ii. One-tenth the height of the supporting wall height, not to exceed one-third of the wall height.

RESPONSE: Acknowledged. We are formally requesting an alternative compliance to remain consistent with the existing building, per Section 11-7-5. The proposed building addition has been designed to match the existing building in terms of the roof height, parapets, and vertical modulation to provide a seamless transition between the existing and the new. (Laura Boler, HDR)

19. Per MZO Section 11-7-4(C)(3)(c), All parapets must have details such as cornices, moldings, trim, or variations in brick coursing.

RESPONSE: Acknowledged, all parapets will have a proper sheet metal trim cap designed to match the existing building for a seamless transition between the existing and the new. (Laura Boler, HDR)

20. Per MZO Section 11-7-4(D)(2)(a),
- i. Each publicly visible building façades shall incorporate at least two (2) different primary exterior building materials.
 - ii. Primary exterior materials shall cover no less than 75% of each building façade.
 - iii. Each primary building material used to satisfy Subsection (2)(a)(i) above shall cover at least 25% of that façade.

RESPONSE: Please see the attached updated architectural set, sheets DRB-1 and DRB-1.2 showing the respective material calculations for each façade. As shown, the project meets the requirements of comment 20.i (incorporating at least two different primary building materials) and comment 20.ii (those materials shall cover no less than 75% of the façade). However, the project does not meet the requirements of comment 20.iii (those materials shall cover at least 25% of the façade per Subsection (2)(a)(i)). Per Section 11-7-5, we are formally requesting an alternative compliance to remain consistent with the existing building design. The change of materials are associated with the horizontal projections of the existing

building, matching the existing building design to provide a seamless transition between the existing and the new. (Laura Boler, HDR)

21. Per MZO Section 11-7-4(D)(1), primary materials are brick, stone, integrally tinted and textured masonry block, precast concrete, synthetic wood, natural and synthetic stone, stucco and synthetic stucco.

RESPONSE: Acknowledged, all proposed materials are aligned with the requirements of 11-7-4(D)(1), please reference the material palette shown on sheet DRB-2, all matching the existing building for a seamless transition between the existing and the new. (Laura Boler, HDR)

22. With the code updates (see above redlines), this code section has changed to require specific horizontal projections and the elevations no longer meet this requirement. Please formally request alternative compliance.

RESPONSE: Per Section 11-7-5, we are formally requesting an alternative compliance to remain consistent with the existing building design. The horizontal projections and elevations have been designed to match the existing building design to provide a seamless transition between the existing and the new. (Laura Boler, HDR)

23. Confirm whether alternative compliance is still required for this section based on the updated code sections (above redlines) Remove formal alternative compliance request if applicable.

RESPONSE: For clarity, this is in reference to the previous comment regarding publicly visible facades per Section 11-7-3-B.2.a.i. and the previous code requirement to have a change of materials should a material span exceed 50'. Since the code no longer is applicable to this project as noted in the newest round of comments, the previous request for an alternative compliance has been removed. However, it should be noted that the landscape planters will remain as shown in the project to unify the existing and the new. (Laura Boler, HDR)

25. Provide material calculations in conformance with MZO Section 11-7-4(D)

Publicly Visible Façades.

- i. Each publicly visible building façades shall incorporate at least two (2) different primary exterior building materials.
- ii. Primary exterior materials shall cover no less than 75% of each building façade.
- iii. Each primary building material used to satisfy Subsection (2)(a)(i) above shall cover at least 25% of that façade for the purposes of this section the following apply: Primary materials are brick, stone, integrally tinted and textured masonry block, precast concrete, synthetic wood, natural and synthetic stone, stucco and synthetic stucco.

Primary building material coverage shall be calculated by measuring the area of each façade, excluding non-architectural fenestration, storefront systems, pedestrian and vehicular openings, mechanical equipment, and signage. The percentage of each primary building material shall be calculated by dividing the area covered by that material by the resulting façade area.

If the above requirement is not met, please formally request alternative compliance.

RESPONSE: Please see the attached updated architectural set, sheets DRB-1 and DRB-1.2 showing the respective material calculations for each façade. As shown, the project meets the requirements of comment 25.i (incorporating at least two different primary building materials) and comment 25.ii (those materials shall cover no less than 75% of the façade). However, the project does not meet the requirements of comment 25.iii (those materials shall cover at least 25% of the façade per Subsection (2)(a)(i)). Per Section 11-7-5, we are formally requesting an alternative compliance to remain consistent with the existing building design. The change of materials are associated with the horizontal projections of the existing building, matching the existing building design to provide a seamless transition between the existing and the new. (Laura Boler, HDR)

26. Confirm whether MZO Section 11-7-4(D)4 is being met as follows:

Change in Materials.

- a. Where material changes are horizontal (i.e., different materials side by side) the transition between materials shall occur at a change in wall plane, preferably at inside corners or where architectural elements intersect (e.g., pilasters, bays, projections) and shall not occur mid-field on a flat wall surface.
- b. Where material changes are vertical (i.e., different materials stacked one above another), the transition between materials shall include a belt course, trim band, sill, cap, frame, or similar element to separate the two (2) materials.

Formally request alternative compliance if this standard is not met.

RESPONSE: All material transitions, as shown in the proposed elevations, meet the requirements of Section 11-7-4(D)4. These can all be seen in the provided aerial perspective images on sheet DRB-2. An alternative compliance is not needed. (Laura Boler, HDR)

27. Alternative Compliance MZO Section is now 11-7-5 and the approval criteria has changed. Please see additional comments for the approval criteria and respond to this criteria.

RESPONSE: Acknowledged, all references in our associated responses now reflect Section 11-7-5. (Laura Boler, HDR)

Thank you for your time. Should you have any questions or additional comments, please don't hesitate to reach out.

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