



April 11, 2022rev

**RE:** Child Crisis Arizona Headquarters  
Planning and Zoning Board

ZON22-00160  
BOA22-00364  
DRB22-00159

This project is located on the following vacant parcels. It is the intent to combine the following parcels into a single, zoned as LC. The RM-4 zoned property will be rezoned to LC through this process.

<u>PARCEL APN</u>	<u>EXISTING ZONING</u>
135-16-022	LC
135-16-030	RM-4 [to be rezoned LC]
135-16-031	LC
135-16-045	LC
135-16-048A	LC
135-16-048B	LC
135-16-049	LC

#### **PROPOSED USE:**

Child Crisis Arizona is building a new headquarters campus. The campus will include a courtyard centered building, providing administrative offices for Child Crisis Arizona as well as drop in office for partner, community support organizations. The building will also include training and multi/purpose rooms that can be utilized for program delivery and meetings. A separate entrance to the building will provide counseling support and wellness center. Child Crisis Arizona Headquarters will also house their donation and volunteer center with a prep kitchen used for preparing meals for their other properties where they deliver services to clients.

#### **PROJECT NARRATIVE:**

The intended location of the project is on the southwest corner of the intersection of North Country Club Drive and West Rio Salado Parkway.

The proposed building will be a sprinklered, two story, V-B construction with a 24,258 sf footprint, providing 38,156 sf of commercial office space. The proposed building height will not exceed 30'-0". The building will include a renewable energy solar array system that will be installed on the covered parking structures.

#### **PARKING:**

Access to the parking will be off W. Rio Salado Parkway and W. 9<sup>th</sup> Street.

Per the parking calculation with different uses, the minimum required number parking spaces is 142. 103 have been provided, including five handicap accessible spaces, one of which will provide van



accommodation. A special use permit has been created to request a parking reduction. The provided parking study illustrates that the parking provided meets the anticipated demand of the project.

Four Electric vehicle charging stations will also be provided.  
Parking will include solar panel parking canopies over most of all parking spaces.

#### CONSTRUCTION:

Construction is proposed to begin in Q4 2022.

### Request for Business Intensity Zone [BIZ] Overlay

#### Project Site

The project will be located at the NW corner of Country Club and Rio Salado Parkway on a collection of seven different parcels. The parcels will be combined after the single property zoned RM-4 is rezoned to LC to match. The infill nature of the parcel, the odd shape, the elimination of blight from the corner and the other demands on the site from standard zoning regulations and extensive requested ROW dedications has impelled the development team to request a *BIZ Overlay*.

The project supports the purpose outlined for the BIZ Overlay meeting the Development standards as describe below:

#### SUPERIOR DESIGN

##### A. Holistic Approach to Project Design.

*The project incorporates metal and stucco (durable local materials) in unique ways to provide extensive shading, provide biophilic shading patterns, and incorporates an artistic window shading structure designing in partnership with a local artist that projects the empathic and embracing mission of child crisis. Building forms, materials and colors are created to inspire and delight on each façade and at the main entry of the building.*

##### B. Responsive Approach to Site and Sub-Area Context.

*The building forms, materials and colors outlined above create a unique sense of place and provide an interesting and intriguing pedestrian environment*



C. Sustainable Design.

*See below regarding nationally recognized environmental performance standards*

D. Exceeds Standards.

*The project has less than 1/3<sup>rd</sup> the maximum lot coverage allowable, providing ample 'visual' space between Child Crisis and adjacent residential development (Single- and Multi- Family)*

E. Great Public Spaces. Details and features that create attractive, comfortable environments for pedestrians; ensure safe, useful and well-integrated open or public spaces; and include high quality amenities.

The project creates a shaded, comfortable, and interesting pedestrian environment along the public way using both landscape and building forms exceptional to any project along Rio Salado and Country Club. Following walkable urban code recommendations, the building is sited as close to the sidewalk as allowable to create this interest and incorporates inspiring public art as well as biophilic shading patterns. The corner of the building at pedestrian level is welcoming shaded area demarcated with structural elements that invoke images of trees and ocotillo and providing seating opportunities for resting.

3. Provide documented evidence that the building(s) will meet or exceed nationally recognized environmental performance standards. For purposes of this criterion, buildings that are designed to earn Green Globes, LEED™ Silver, or to be in compliance with the International Green Construction Code and/or equivalent third-party criteria, are considered to be energy efficient and no higher standard shall be required.

The project will meet the International Living Future Institute's [ILFI] CORE Green Building Certification as well as the Energy Petal from the Living Building Challenge rating system. ILFI's Living Building Challenge certification program is THE highest and most integrated sustainability design standard known with only a handful of projects in the US meeting this rigorous program. The CORE standard is a more achievable goal for most projects. It is a simple framework that outlines the 10 best practice achievements that a building must obtain to be considered a green or sustainable building. It puts the connection to nature, equity, and community on even footing with the typical water, energy, and materials concerns. Core seeks to bridge the gap between established green building programs (such as LEED) and the greater aspirations of the Living Building Challenge. In addition to CORE, the project will



achieve the full Energy petal required from the Living Building Challenge with the incorporation of a Net-Zero Energy renewable energy system. An outline of the CORE rating system is attached as an appendix.

Meeting the Development Standards the team is requesting the following deviations from the Zoning Ordinance to allow the most efficient and pedestrian friendly project that greatly enhances the surrounding community as well as providing Child Crisis Arizona the project that they require to continue their mission of supporting families in the community:

1. *Reduction of building setbacks on east and south property line to 0'*

Significant area along the east and west properties is being dedicated for ROW and PUF as requested during the pre-submittal process. To compensate the project is requesting to eliminate the required setback along these frontages. The project still has plenty of area for landscaping and endeavors to create more urban edge and pedestrian friendly environment by incorporating art elements along both street facing facades.

2. *removal of 50' setback radius at corner of Rio Salado and Country Club*

The removal of this radius setback also furthers the goal of the project to create a more pedestrian friendly environment.

3. *Reduction of landscape setback on west and north property line from 15' to 5'*

The reduction of the landscape setback allows parking to be located much more efficiently and allows space for the required foundation planting between the parking and the building. The project is incorporating a solar panel array large enough to achieve a net-zero energy goal for the project. This is planned to be implemented by incorporating solar panels at all the covered parking structures throughout the site. This deployment requires that no landscape is planted adjacent to the parking structures that might shade the solar panels. Since no large plantings are desired, a reduced landscape setback is sufficient to provide the scale of landscape planting that will not interfere with renewable energy production.

4. *Reduction of size and quantity of landscape islands required due to introduction of PV shaded parking*

Following the logic outlined above, a reduction in the landscape island size from 8'-0" to 5'-0" allows sufficient space for landscaping

5. *Reduction of PUF on east property line from 8' to 5'*



Significant area along the east and west properties is being dedicated for ROW and PUFÉ as requested during the pre-submittal process. To compensate the project is requesting to eliminate the required setback along these frontages as well as a reduction in the PUFÉ.

## Summary

### BIZ Overlay

#### Deviations Requested

	Required Standards	Requested Modification
1	Table 11-6-3.A: Building Setbacks East and South Property Line 15'-0"	0'-0"
2	Table 11-30-10: 50' Setback Radius at corner of Rio Salado Parkway and Country Club Drive 50' Radius	0'-0"
3	11-33-5.B.2.A: Landscape Setback at West and North Property Line 15'-0"	5'-0"
4	11-33-4.B.2: Landscape Island Width between Parking Stalls 8'-0"	5'-0"
	<i>Development Planning Request</i>	<i>Requested Deviation</i>
5	Requested PUFÉ on East property line 8'-0"	5'-0"

## SUP for a Comprehensive Sign Plan [CSP]

The perforated metal shading device along a portion of the South and East elevations is a collaboration with a local artist.

The Art piece is considered signage as it incorporates word Art that conveys through single words [e.g LOVE] the uplifting mission and message of Child Crisis Arizona. This piece transforms an environmental feature [window shading] into an artistic statement regarding Child Crisis AZ. Our team proposes that the utilitarian nature, the architectural integration and the artistic nature of this installation should exclude the area of this installation from the signage requirements in the zoning code. The 'traditional' signage in the CSP will meet the signage requirements.