



Design Review Board



DRB23-00745

Central Mesa Reuse Pipeline

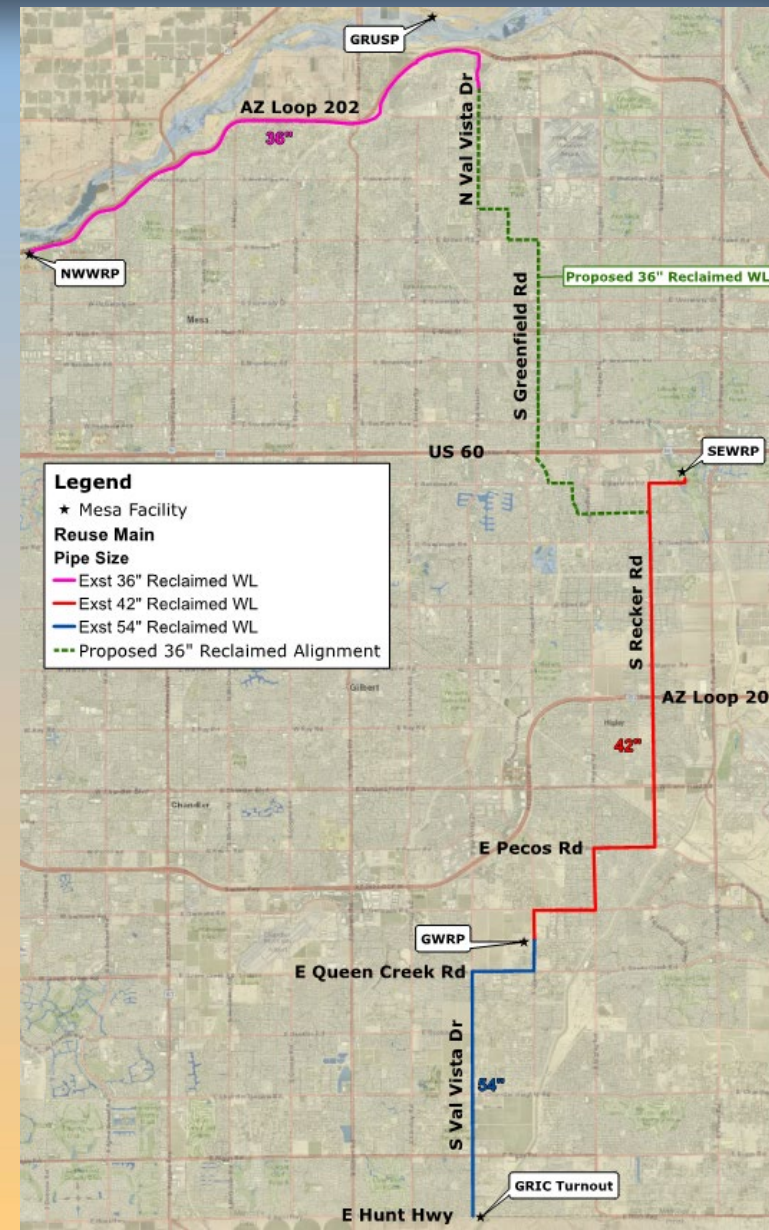
Chloe Durfee Daniel, Planner II

April 9, 2024



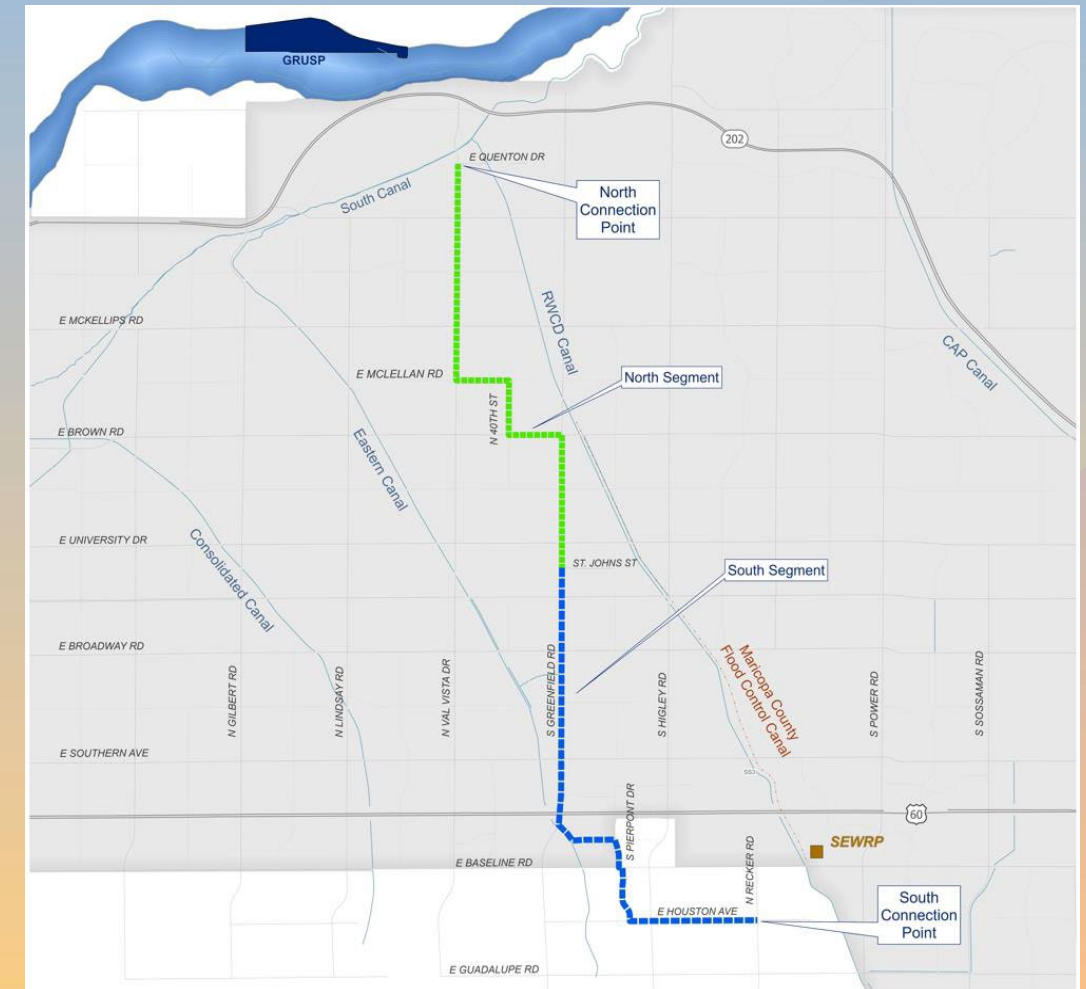
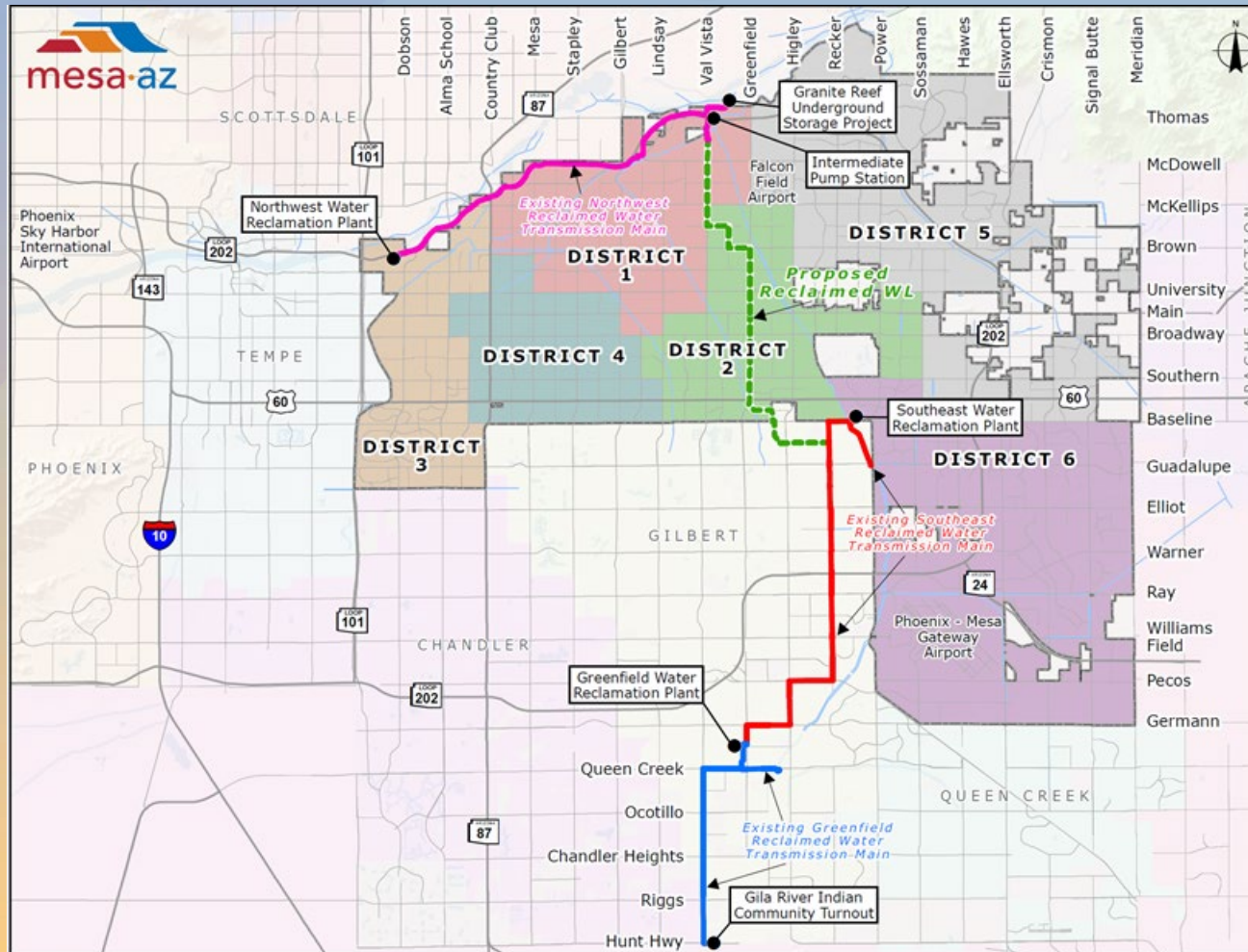
Central Mesa Reuse Pipeline-Plants

- 10.5 miles of 36" Pipeline
- SEWRP and NWWRP Mods to existing effluent pump stations
- New Intermediate Pump Station at Thomas & Val Vista
- Designed to deliver 12 MGD average flow with a peak flow rate of 18 MGD from NWWRP to GRIC turnout
- New pipe initial deliveries to the Gila River Indian Community will be about 9,000 AF/year





Pipeline Alignment





IPS Tank Overflow Hydraulics

- 23.5 ft elevation difference between IPS Tank overflow and GRUSP outfall.
- Design peak flow for CMRP is 18 mgd
- Max flow to GRUSP through overflow was limited to 15 mgd to reduce the height of the tank and overflow structure.





Request

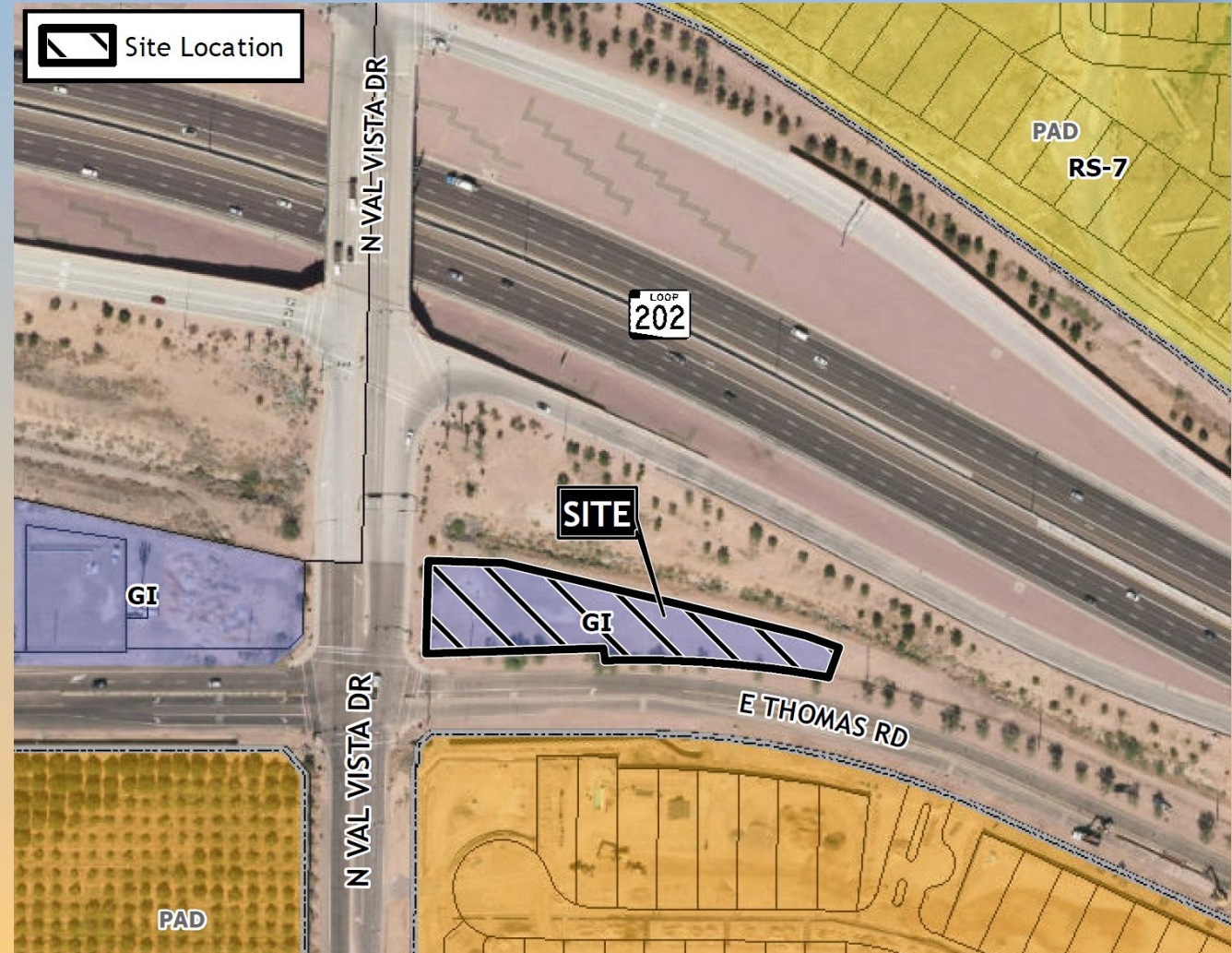
- Design Review to allow for development of a Major City Utility.





Location

- North of Thomas Road
- East of Val Vista Drive





Site Photo

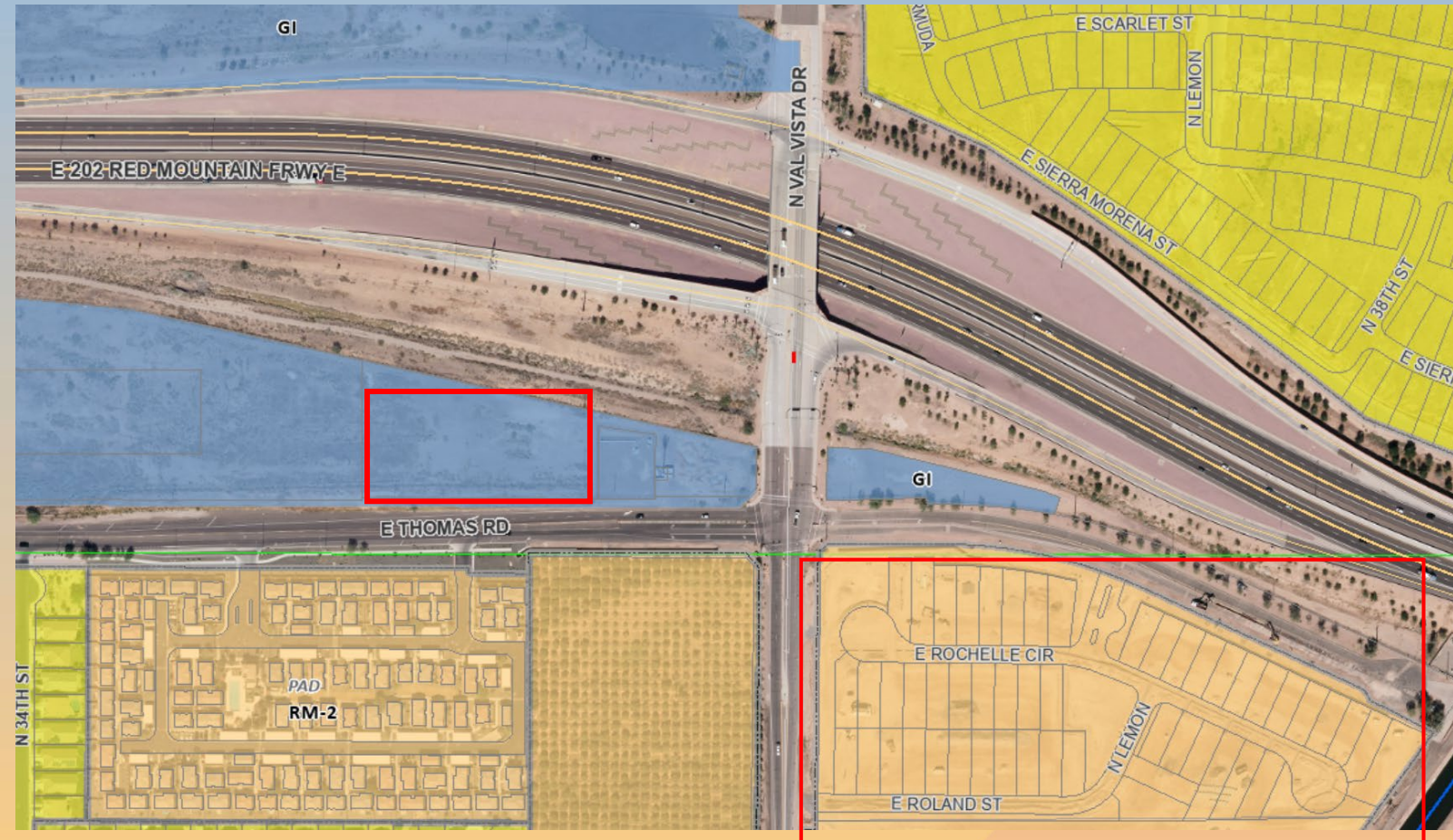


Looking northwest towards the site



Context of surrounding area

- SunBurst Shutters
- Estates at Pioneer Crossing





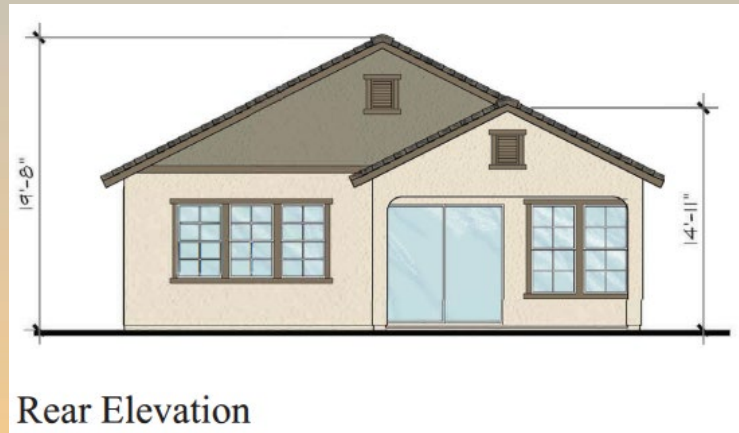
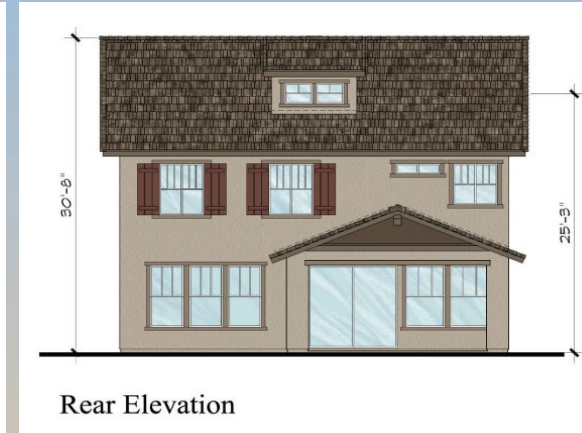
Sunburst Shutters

- Height of 31' 4"





Estates at Pioneer Crossing



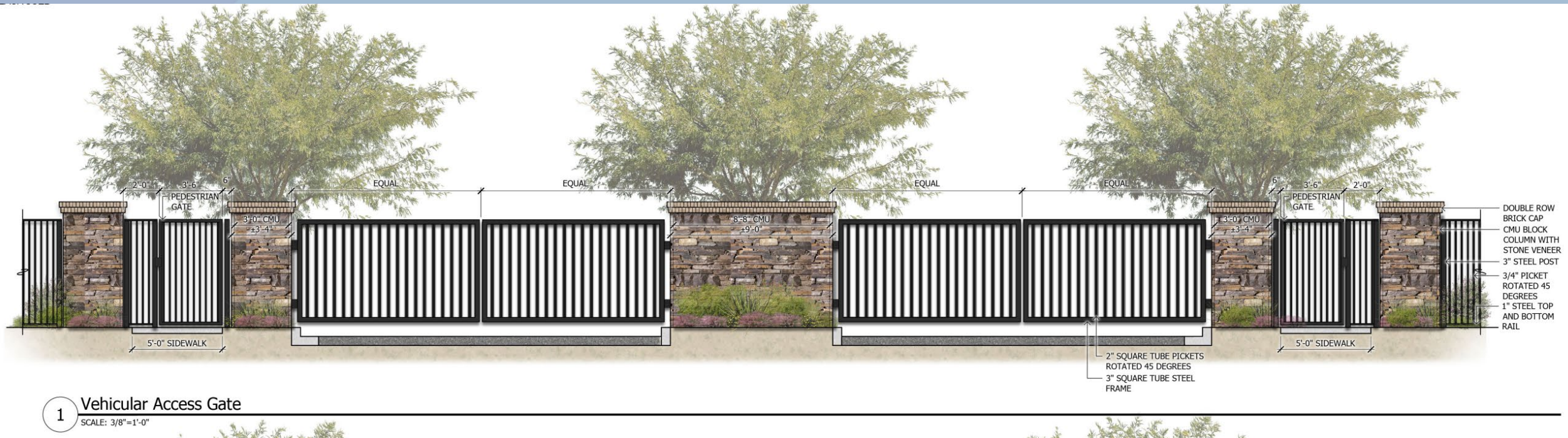
Approved Product Heights



Approved Landscaping for Estates at Pioneer Crossing



Estates at Pioneer Crossing

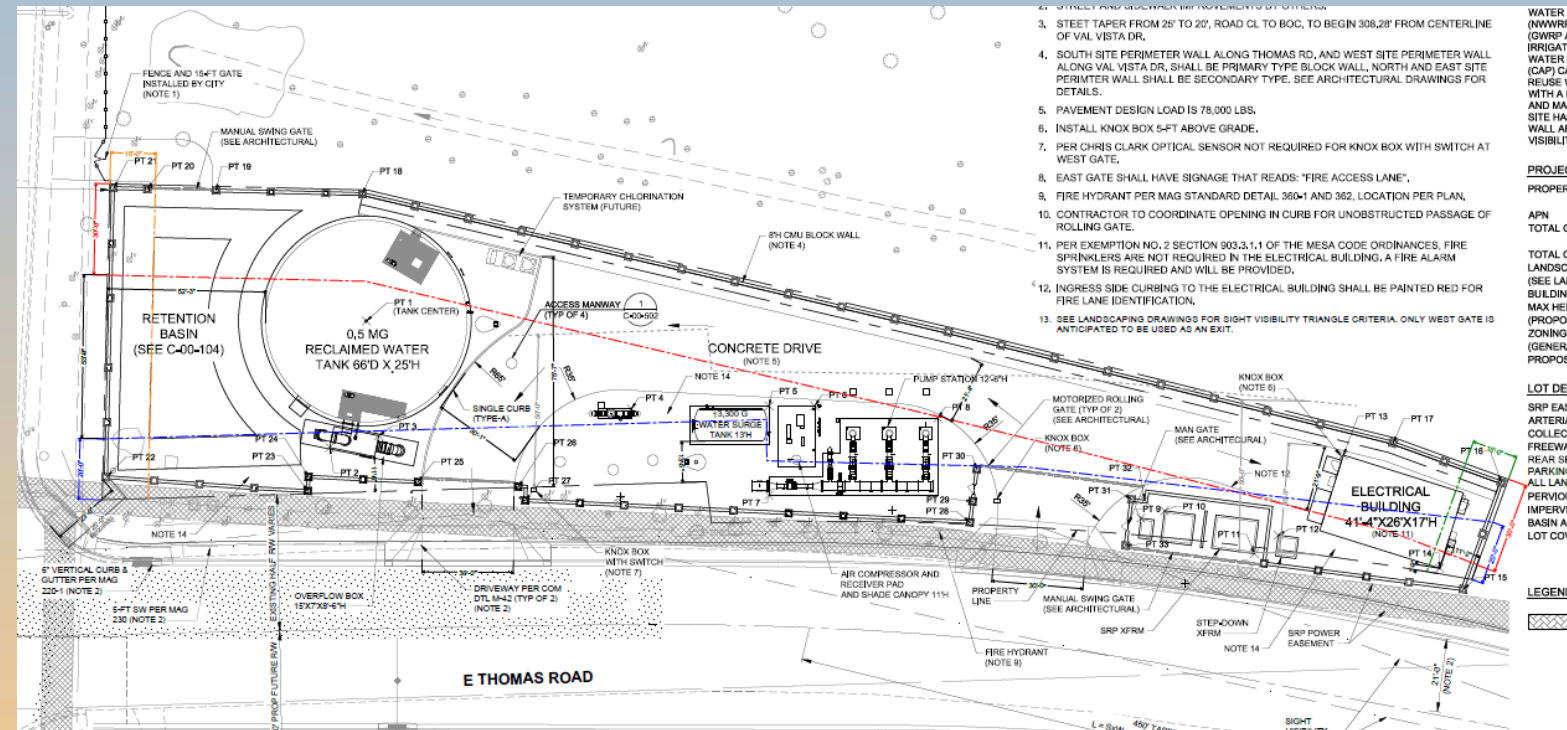


Main Gate facing Proposed Project



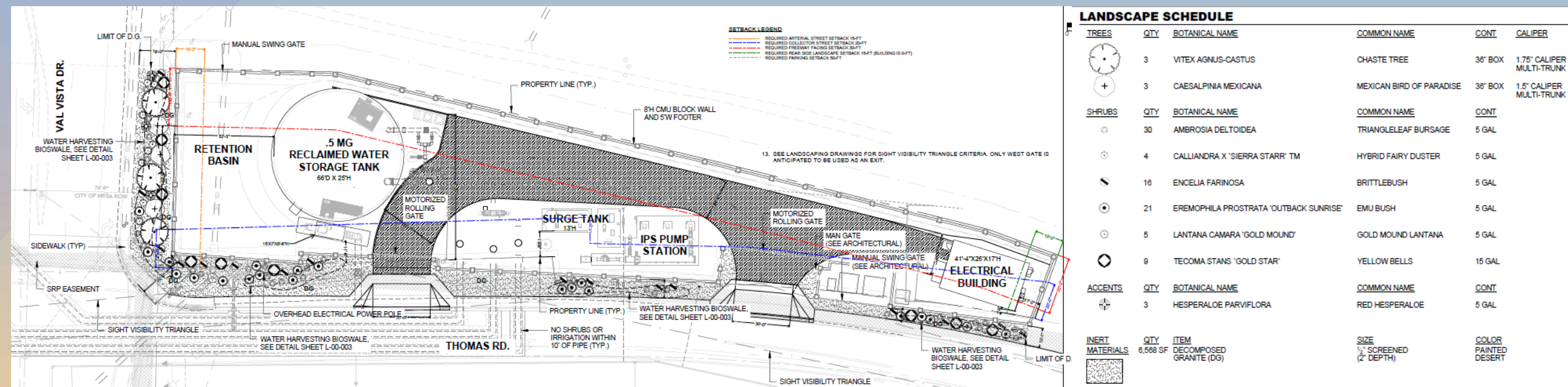
Site Plan

- 25 ft tall steel reclaimed water storage tank with volume of 0.5± million gallons
- Access from Thomas Road
- 13 ft tall 13,300-gallon horizontal surge tank
- 17 ft tall electrical building
- Additional equipment on site





Alternative Landscape Plan

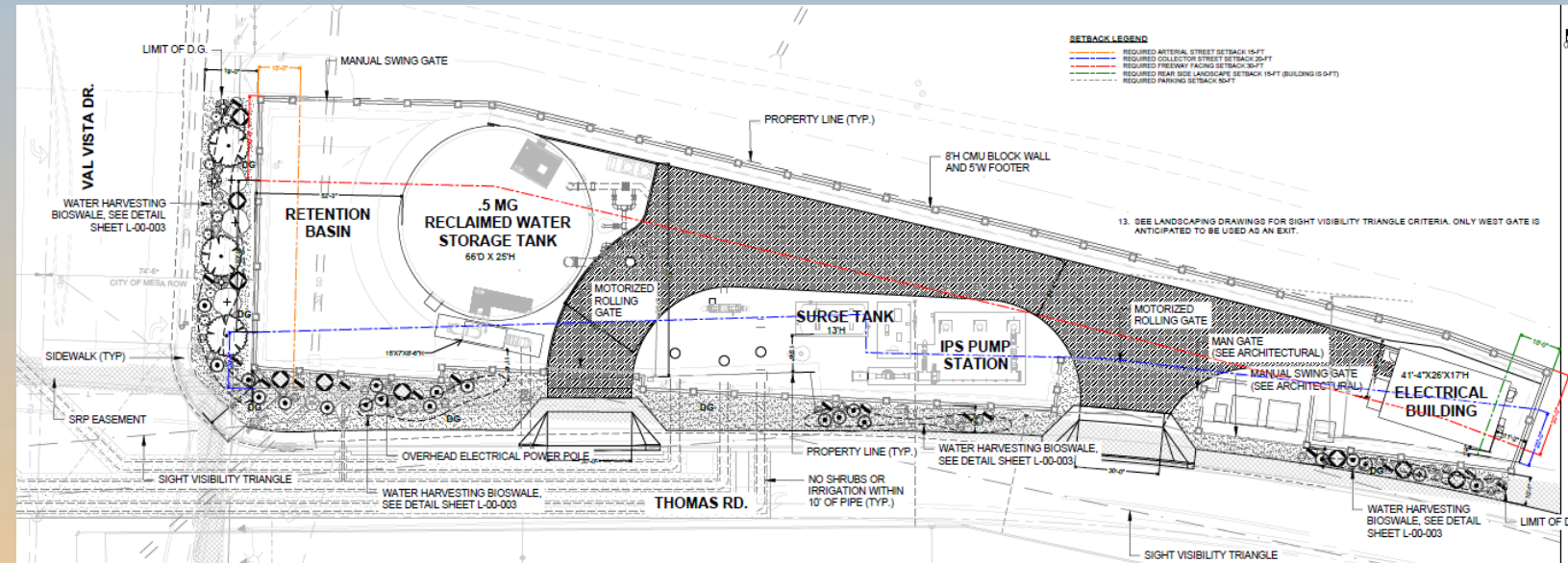




Alternative Landscape Plan

Demonstrated Design Principles:

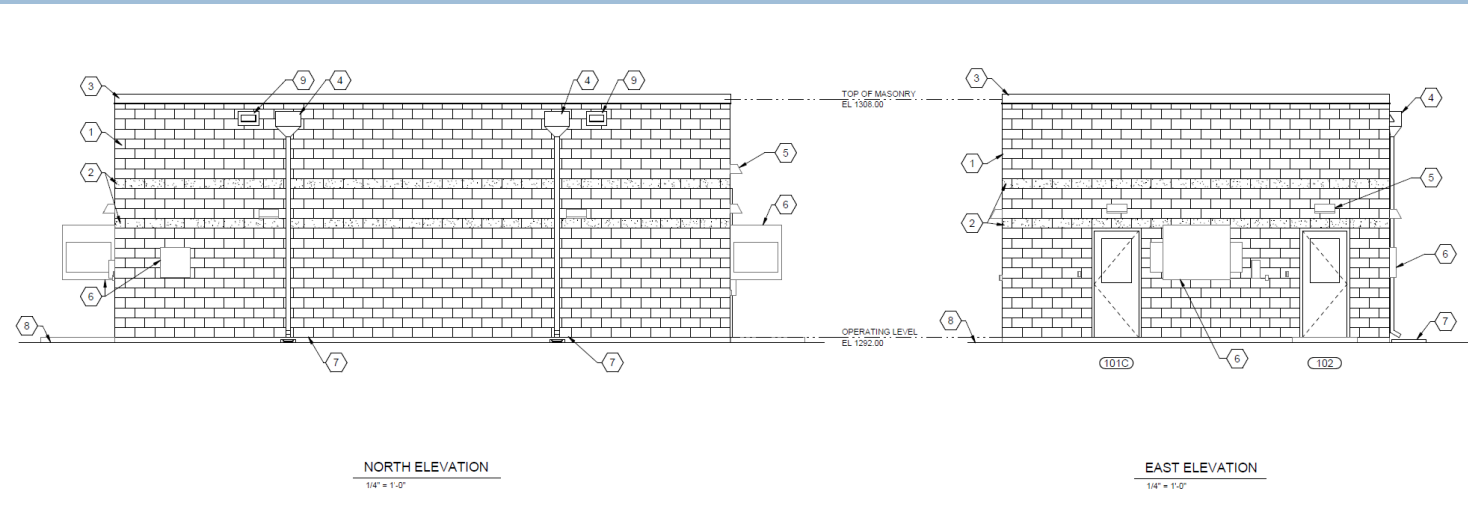
- Plant Variety
- Naturalistic Design
- Compatibility with Surrounding Uses
- Water Efficiency
- Storm Water Management
- Plant Viability and Longevity
- Overhead Utility Line Easements



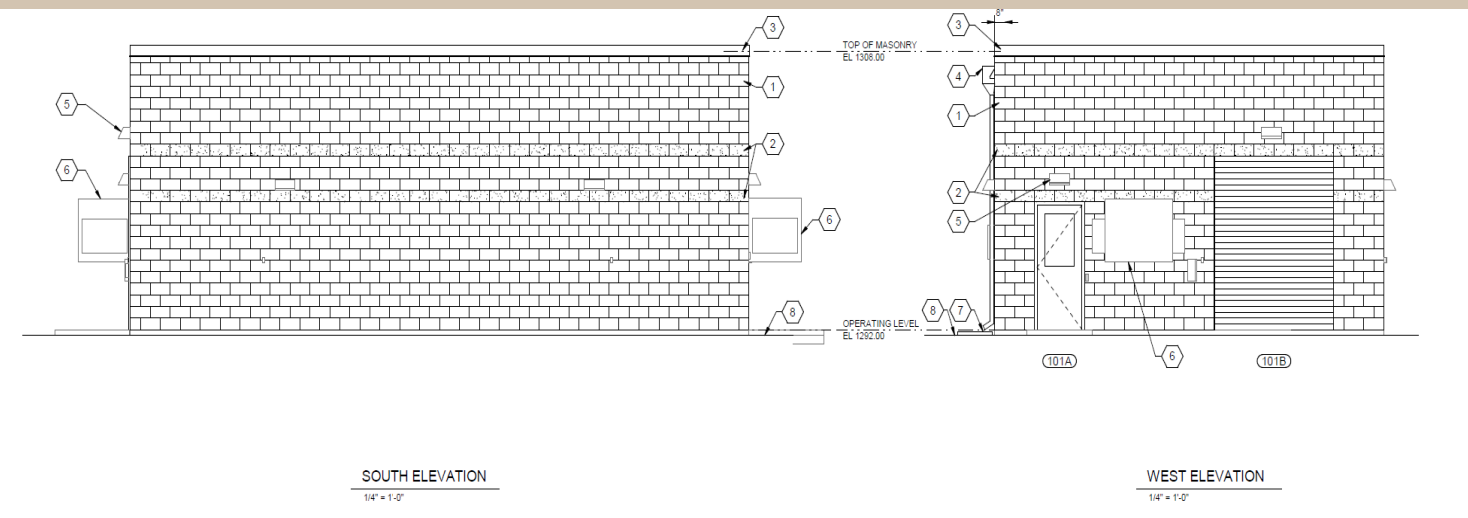


Electrical Building Elevations

- North Elevation
- East Elevation

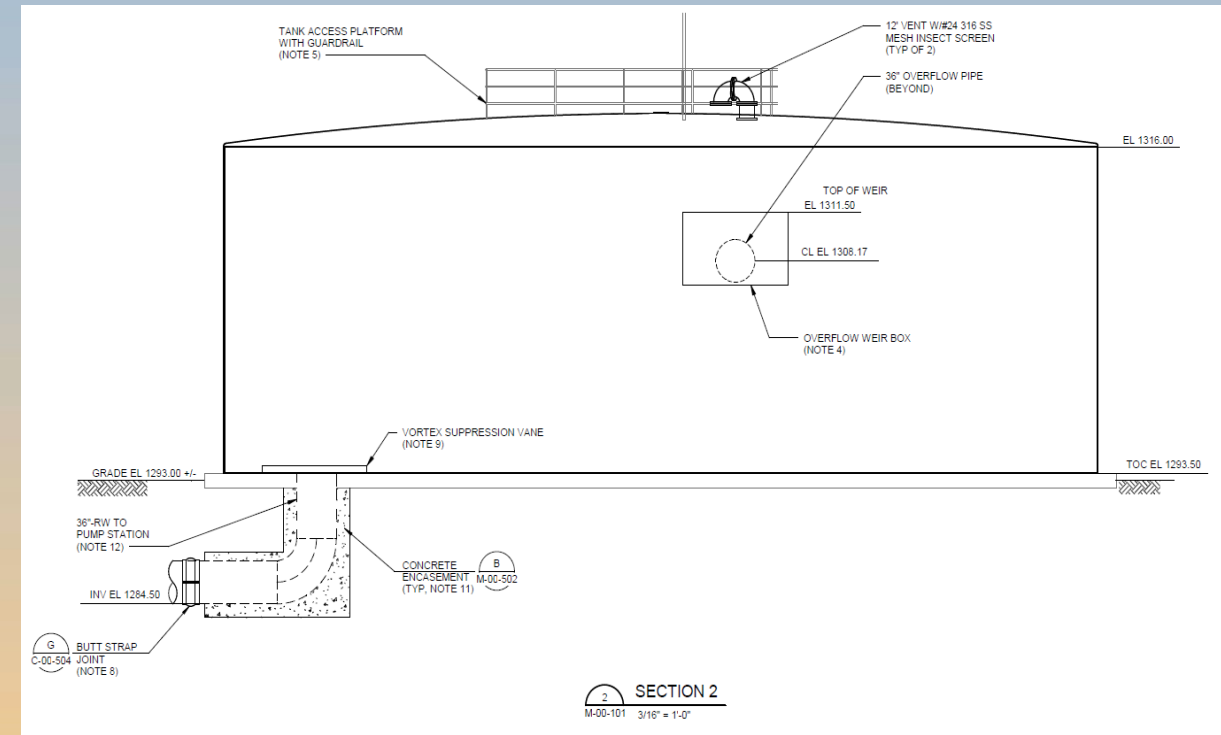
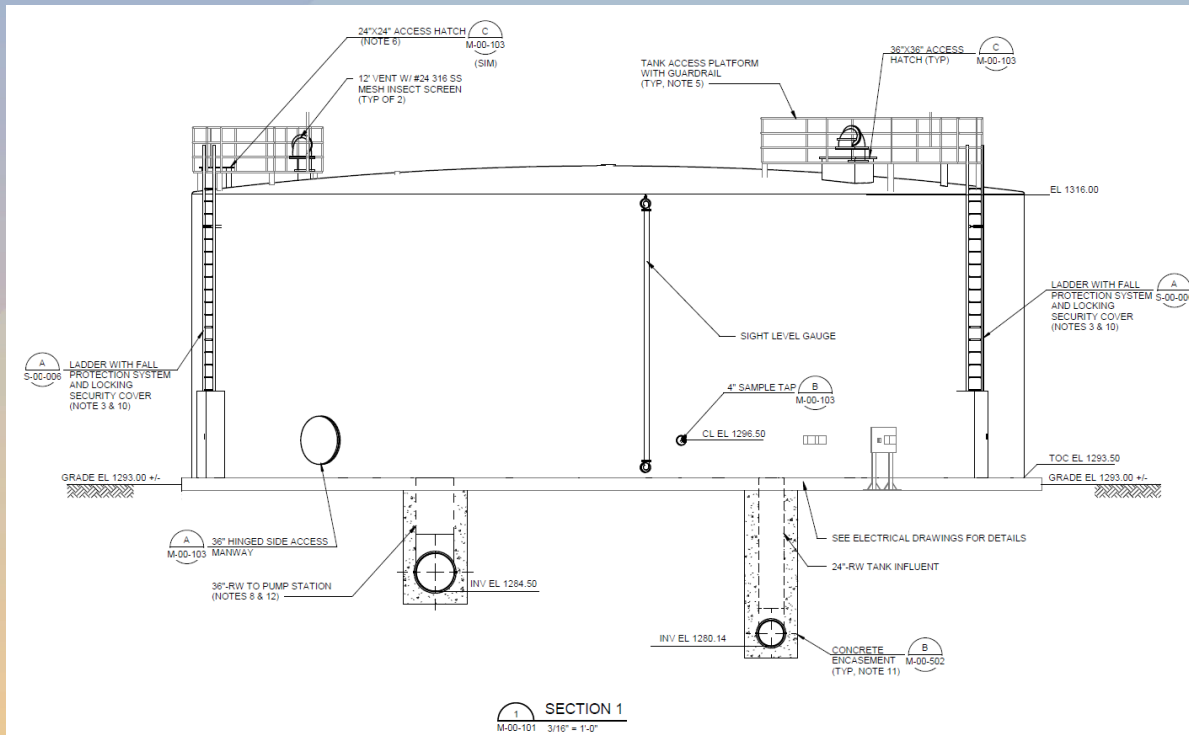


- South Elevation
- West Elevation



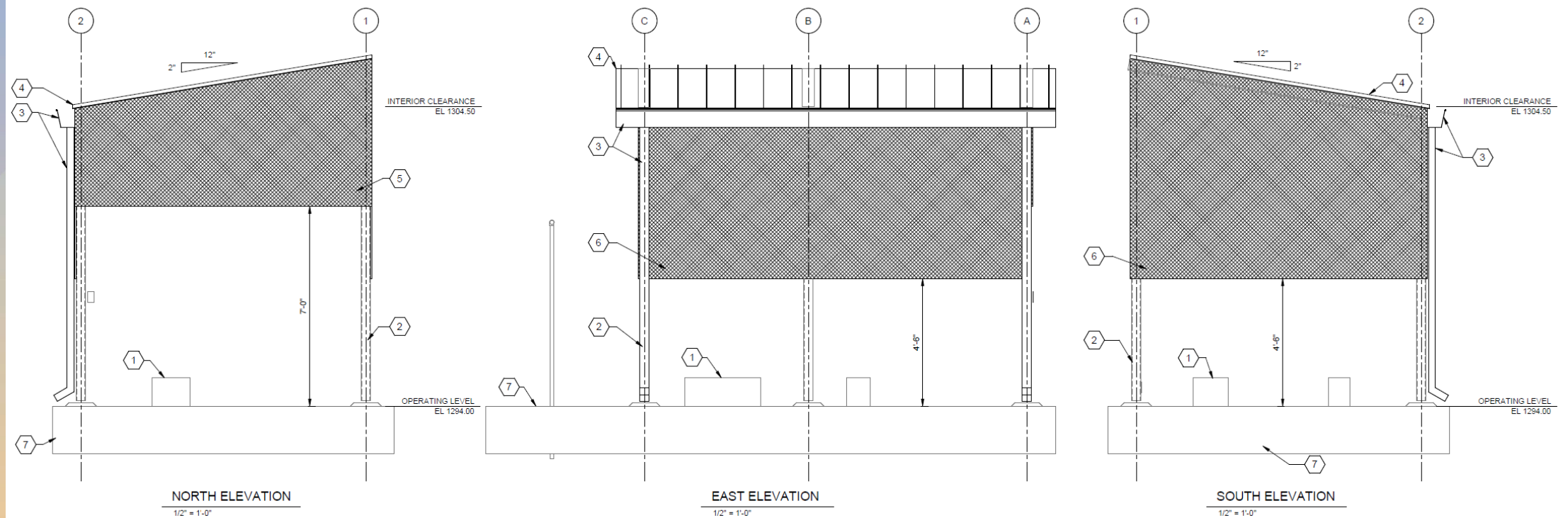


Tank Elevations



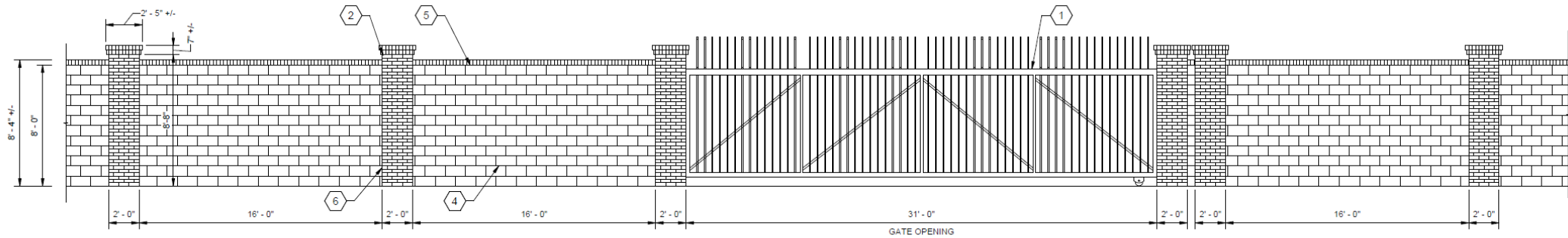


Canopy Elevations



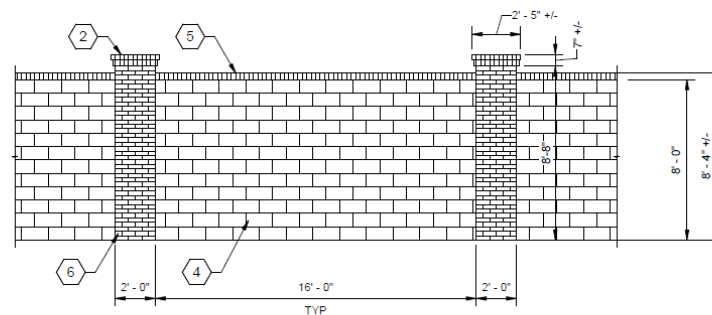


Perimeter Wall Elevations



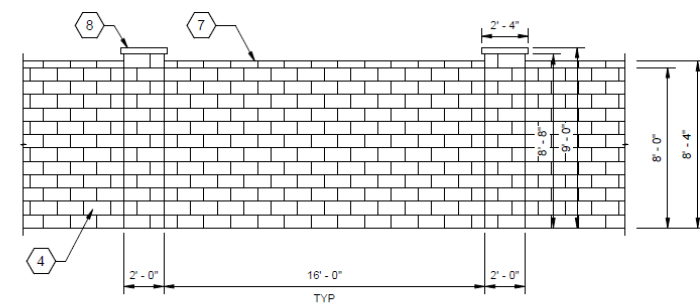
WESTERN GATE ELEVATION

1/4" = 1'-0"



PRIMARY SITE WALL ELEVATION

1/4" = 1'-0"



SECONDARY SITE WALL ELEVATION

1/4" = 1'-0"



Color and Material Board



STANDARD BLOCK AND SPLIT FACE BLOCK
ELECTRICAL BUILDING AND SITE WALL
SUPERLITE - WILLOW GREEN



BRICK AND BRICK VENEER
SITE WALL COLUMN AND WALL CAPS
SUMMIT - GRAPHITE



METAL COPING, SCUPPERS, AND DOWNSPOUTS
ELECTRICAL BUILDING AND SHADE CANOPY
GAF - MEDIUM BRONZE



METAL GUTTER AND DOWNSPOUTS
SHADE CANOPY
GAF - SANDSTONE



FABRIC PANELS
SHADE CANOPY
COMMERICAL 95 340 - DESERT SAND



PROTECTIVE COATING
STORAGE TANK, SURGE TANK, PUMPS, PIPING
TNEMEC - CANOPY



Rendering



Looking northeast towards the site



Rendering



Looking south from the Loop 202



Rendering



Looking north towards the site from the Thomas Road



Comments Provided

- Overall concerns with the project
- Concerns with the lack of screening
- Requests a different color for the wall and the water tank
- Requests lowering of the water tank height to the wall height
- Requests a mural or mesa logo on the water tank
- Concerns with lack of landscaping and trees on the site
- Wall design needs to be improved, recommend to move away from matching neighborhood wall and move to a green color
- Concerned with perspectives from the future homes facing the project
- Not concerned with other structures on the site, but with the water tank
- Can the overflow piping be moved from the south elevation of the water tank



Response to Comments

Concerns with the lack of screening

- *Renderings were updated with a more accurate perspective to better display the screening being provided for the site*

Requests a different color for the wall and the water tank

- *The color of both the wall and the water tank were updated to a more cohesive design while still referencing the design of the wall to surrounding communities*

Requests lowering of the water tank height to the wall height

- *Reduction of tank height is not able to be completed due to project requirements*

Requests a mural or mesa logo on the water tank

- *Artwork will be added to the site. The City will work with an artist to finalize the design and a condition of approval has been added to the case to reflect this.*



Response to Comments

Concerns with lack of landscaping and trees on the site

- *Renderings were updated to better reflect the provided trees and shrubs on the site*

Wall design needs to be improved, recommend to move away from matching neighborhood wall and move to a green color

- *The wall and building were returned to the original darker block (willow green) and brick (graphite) color while maintaining the design to be cohesive with the surrounding communities*

Concerned with perspectives from the future homes facing the project

- *Renderings were updated to provide more accurate, eye level perspectives from the neighborhood, the Loop 202, and the west side of the site.*

Move overflow piping on the south side of the tank to a different side

- *To maintain proper operation of the site and minimize additional impacts, the overflow pipe should remain on the south side of the tank*



Before and After





Example Tank Art

- Falcon Field Water Tower





Example Tank Art

- Metro Water District
Casas Adobes, AZ (La
Cholla Blvd & Old Magee
Trail)





Examples of Similar Projects



City of Mesa – HL Reservoir 1 – 3970 N Hawes Road



Examples of Similar Projects



City of Mesa – FF Reservoir 1 – 6102 E McDowell



Examples of Similar Projects



City of Mesa – Desert Wells Reservoir 2 – 8250 E APACHE TRL MESA 85207



Examples of Similar Projects



City of Mesa – County Line Reservoir 3 – 1855 N 93RD ST MESA 85207



Examples of Similar Projects



City of Mesa – Desert Trails Park/Desert Wells Pump Station 1 - 2951 N RECKER RD MESA 85215



Findings

Staff is seeking your approval on the following:

- ✓ Proposed elevations and landscape design
- ✓ Alternative Landscape Plan

Staff recommends Approval with Conditions



Design Review Board



Appendix



Examples of Similar Projects



Town of Gilbert – Well Site #3 – 201 E Watertank Road



Examples of Similar Projects



Town of Gilbert – 1040 N Nevada St



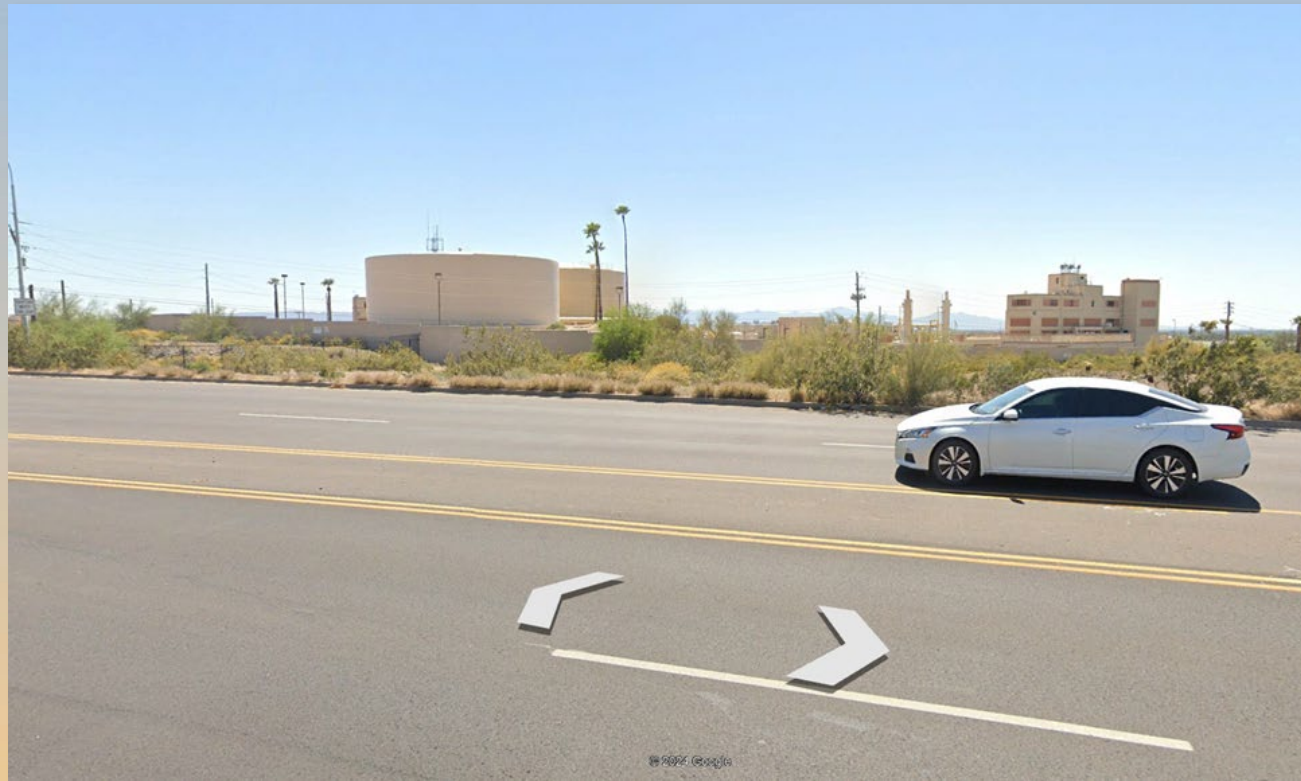
Examples of Similar Projects



City of Phoenix – 745 E Mineral Road



Examples of Similar Projects



City of Phoenix – Taken from 2382 E Lincoln Drive



Examples of Similar Projects



City of Phoenix – 9401 North 19th Street



Examples of Similar Projects



City of Phoenix – 1638 W Sunnyside Drive



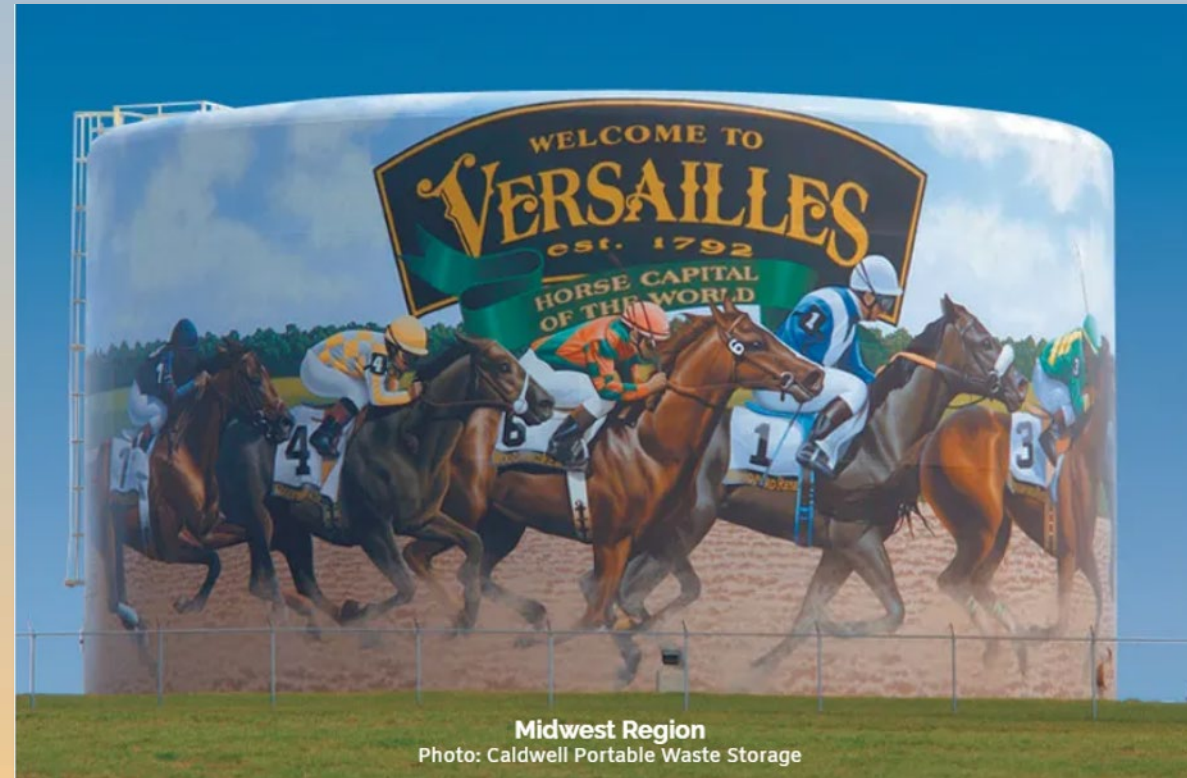
Example Tank Art



City of Thornton, CO (920 Thornton Pkwy)



Example Tank Art



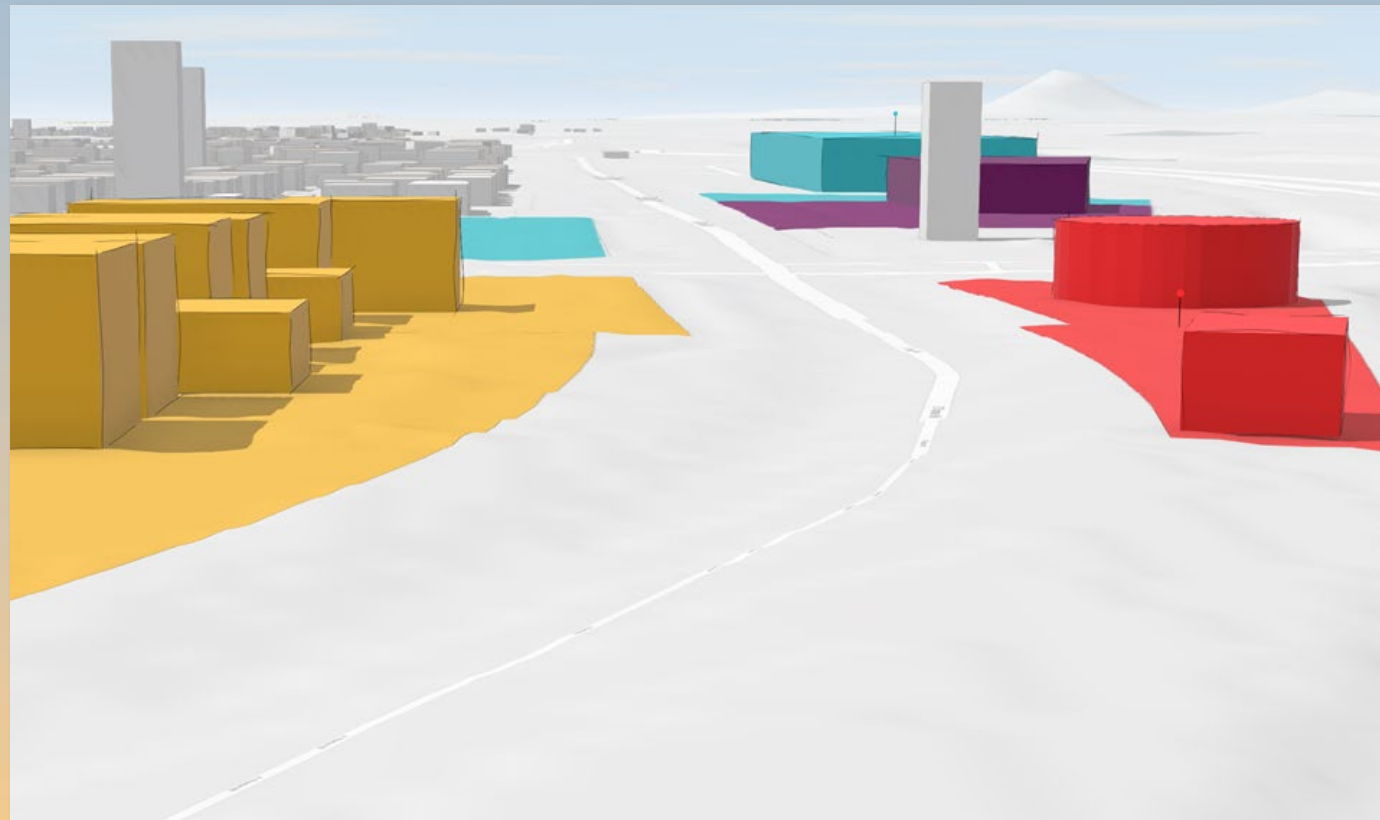


Example Tank Art



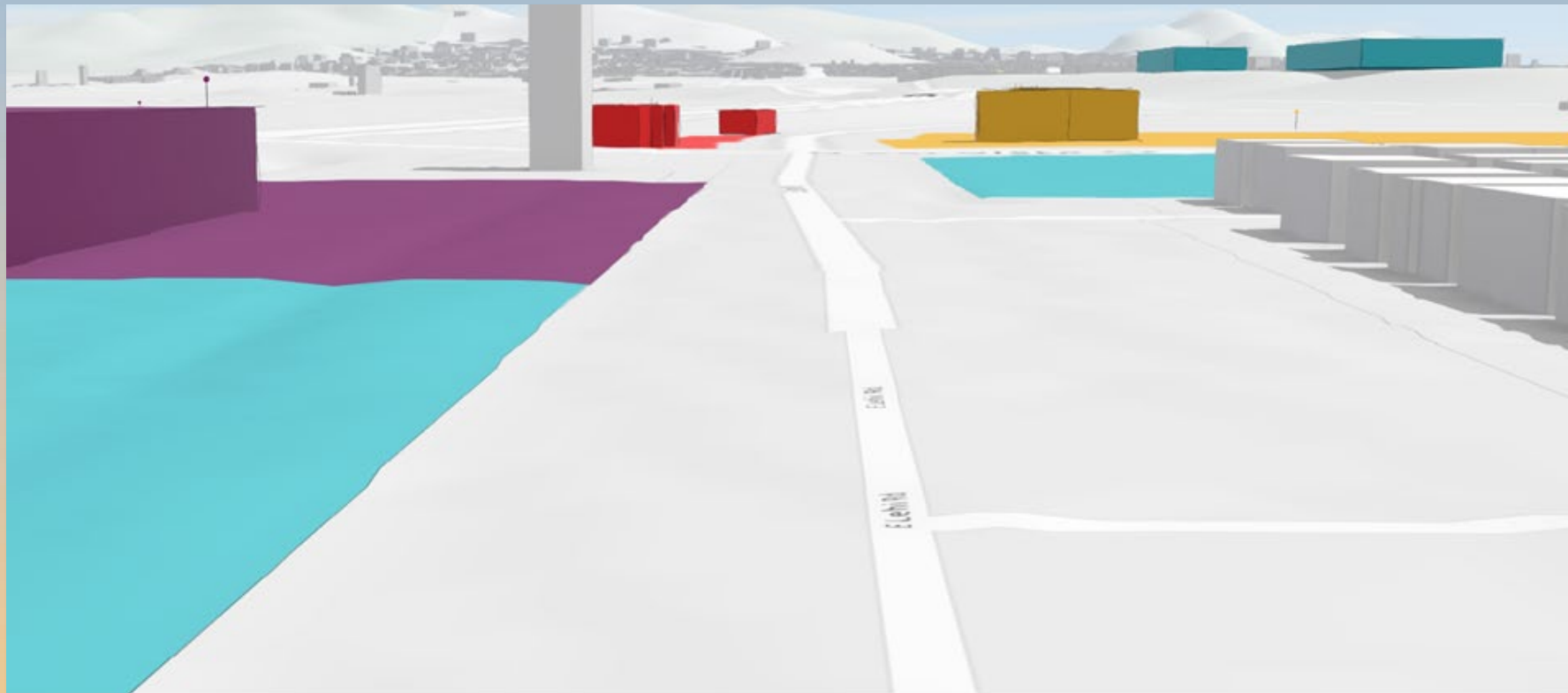


Arc Urban Schematic





Arc Urban Schematic





Arc Urban Schematic

