

MEGERDICHIAN SENIOR CENTER

CASE NOS. 25-ZN-2018 & 19-UP-2018

MODIFICATIONS SINCE 1/26/2022 PLANNING COMMISSION HEARING

The design modifications following the 1/26/2022 Planning Commission Hearing include the following:

- A) From the previous submittal to the staff –
 - 1) We have added a significant number of trees along the east and south property lines to effectively “hide the building” from the neighbors. The trees have been added to areas which were not mentioned at the Planning Commission, namely along the entire west perimeter of the Arizona Park Place’s open space.
 - 2) We have done the step-backs (12’-0”) at each of the two east side wings at the third floor. This way, the building’s mass closest to the east side is at two stories in lieu of three stories.
 - 3) A portion of the parapet will be set back from the main building by about 18 inches to achieve a lower looking mass.
- B) The modifications per the meeting with the City staff on February 2 and per the recommendations of the Planning Commission to achieve a more “residential” style to the building design include –
 - 1) The body of the building will be painted the same color as the existing Community Center for campus continuity.
 - 2) There are new portions of the building which will be finished in the Concrete Masonry Units that match the existing Church’s base. This is being done for campus design continuity and to achieve a warmer more residential tone for the new building.
 - 3) The parapets of the building will have varying heights to achieve a more interesting look to the top of the building and not have one big mass. See Item A.3 above – we will keep the modification with the setbacks to certain parts of the parapet.
 - 4) To achieve a less commercial look to the building, all the glass balcony railings are being replaced with the more typical vertical steel or aluminum post railings.
 - 5) The steel awnings/ canopies are all being replaced with a wood composite material and a pergola design that gives a more residential appearance in lieu of the commercial looking ones from the original design. The tops of the balconies on the third level will also have the pergola style shading devices.
 - 6) The windows of the building have been modified to achieve a more residential scale and look:
 - (i) The windows facing the east side at the ends of the wings have been turned into clere-story type windows to allow natural light into the building’s circulation areas while respecting the neighbors’ privacy with no direct view to their respective properties.
 - (ii) The commercial looking scale of the windows in the semi-public areas of the building have been reduced in width (and in most cases broken down into

three separate windows) to achieve a more residential scale and feel to the building.

- (iii) All the windows have been modified with the addition of divisions and/ or muntins to achieve a smaller more residential look.
- 7) There will be additional landscaping at the roof edge of the step-backs at both wings on the east side to further soften the look at the top of the building.