

Chairman

Shelby
Duplessis

Vice Chair

Mike Fusco

Secretary

Mike Heath

Member

Tobechukwu
Okeke

Member

Karen Garbe

Member

John De La-O

Member

Vacant

Historic Preservation Commission Notice & Agenda

Wednesday, November 10, 2021

Point of View Conference Room

Development and Community Services Building

9875 N. 85th Avenue

Peoria, AZ 85345



PUBLIC NOTICE REGARDING HISTORIC PRESERVATION COMMISSION MEETING

Due to updated guidance received from the CDC regarding COVID-19 protocols in the workplace, all city employees and visitors should wear facial coverings inside city buildings, including the Council Chamber, regardless of vaccination status.

Members of the public can submit comments and questions regarding items on the meeting agenda by emailing planning@peoriaaz.gov no later than 5 p.m. on the day of the meeting.

For additional questions, please contact the Peoria Planning Department at (623) 773-7200

Regular Meeting

6:00 PM

Convene
Roll Call
Opening Statement
Final Call to Submit Speaker Request Forms

Regular Agenda

Unfinished Business

1 R. **Disposition of Absence**

Discussion and possible action to approve/excuse the absence of Commissioner Karen Garbe from the October 20, 2021 meeting.

2 R. **Minutes**

Discussion and possible action to approve the minutes of the October 20, 2021 meeting.

New Business

3 R. **DRM: Old Town Core - Site Design Guidelines**

Presentation and possible discussion of the Old Town Core Chapter with regards to proposed Site Design guidelines.

Call To The Public (Non-Agenda Items)

If you wish to address the Commission, please complete a Speaker Request Form and return it to the clerk before the call to order for this meeting. The Commission is not authorized by state law to discuss or take action on any issue raised by public comment until a later meeting.

Reports from Staff

4 **Reports**

R. A. **Upcoming Special Events**

R. B. **Upcoming Commission Meeting Dates**

Historic Preservation Commission Updates and Report of Current Events:

The Historic Preservation Commission members will give updates on relevant events and activities they have attended since the last meeting. This item is for information only - no action will be taken.

Adjournment

NOTE: Documentation (if any) for items listed on the Agenda is available for public inspection, a minimum of 24 hours prior to the Commission meeting, at any time during regular business hours in the Office of the City Clerk, 8401 W. Monroe Street, Room 150, Peoria, AZ 85345.

Accommodations for Individuals with Disabilities. Alternative format materials, sign language interpretation and assistive listening devices are available upon 72 hours advance notice through the Office of the City Clerk, 8401 West Monroe Street, Peoria, Arizona 85345 - Phone: (623) 773-7340 or FAX (623) 773-7304. To the extent possible, additional reasonable accommodations will be made available within the time constraints of the request. The City has a TDD line where accommodations may be requested at: (623) 773-7221.

Public Notice

In addition to the Commission members noted above, one or more members of the Peoria City Council or various other Boards and Commissions may be present to observe the Council Subcommittee meeting as noticed on this agenda.

**HISTORIC PRESERVATION COMMISSION MINUTES
CITY OF PEORIA, ARIZONA
DEVELOPMENT AND COMMUNITY SERVICES BUILDING
OCTOBER 20, 2021**

A **Meeting** of the Historic Preservation Commission of the City of Peoria, Arizona, convened at 9875 N. 85th Avenue, Peoria, AZ in open and public session at 6:01 p.m.

Members Present: Chair Shelby Duplessis, Vice-Chair Mike Fusco, Secretary Mike Heath, Commissioner John De La-O and Commissioner Tobechukwu Okeke

Members Absent: Commissioner Karen Garbe

Staff Present: Chris Jacques – Planning Director, John Sefton – Parks, Recreation and Community Facilities Director, Lorie Dever – Planning Manager, Michael Dynes – Assistant City Attorney, Robert Kuhfuss – Senior Planner and Della Ernest – Executive Assistant.

Opening Statement: The Opening Statement was read by Chair Shelby Duplessis.

Roll Call: Read by Ms. Della Ernest

Call for speaker request forms.

Audience: 1

Note: The order in which items appear in the minutes is not necessarily the order in which they were discussed in the meeting.

CONSENT AGENDA

1C **Disposition of Absence**

Discussion and possible action to approve/excuse the absence of Chair Shelby Duplessis and Vice-Chair Mike Fusco from the Historic Preservation Commission meeting held on September 8, 2021.

2C **Minutes**

Discussion and possible action to approve the minutes of the Historic Preservation Commission meeting held on September 8, 2021.

COMMISSION COMMENTS:

Vice-Chair Fusco moved to approve the Consent Agenda as presented. The motion was seconded by Secretary Heath and upon vote, passed unanimously 4-0.

Commissioner Okeke arrived after Consent Agenda motions.

REGULAR AGENDA

Mr. John Sefton introduced the ASU students that joined the meeting virtually to observe.

NEW BUSINESS:

3R **DRM Update: Old Town Core – Building Architecture and Site Plan Guidelines**

Presentation and possible discussion on the Old Town Core Chapter with regards to Building Form and Architecture guidelines and site planning principles.

Ms. Dever recapped the September 11th meeting of defining “Place” and methodology to create “Sense of Place”. Ms. Dever spoke about the following key Architectural terms:

- Pedestrian-scale vs Vehicular-scale
- Building Height
- Massing
- Articulation

One the subject of Building Form and Architecture, Ms. Dever presented to the Commission, why it matters:

- Walkability promotes longevity
- Building height and mass influences “character” of area – articulation creates interest
- Uniformity creates symmetry until its monotony
- Architectural “richness” reinforces identity and creates place of distinction through use of:
 - Building colors and materials
 - Fenestration and articulation of building facade

Ms. Dever showed the Commission 12 different pictures of various downtown areas and asked to rate them according to how comfortable they would be walking down the sidewalk.

Discussion ensued on why or why not the they felt comfortable and which layouts they like more than others.

Ms. Dever then presented to the Commission 2 sketches of Washington Street and 83rd Avenue that were re-imagined by a consultant. Discussion ensued regarding parking preferences.

Ms. Dever presented to the Commission a set of pictures for 6 different downtown locations and discussed when uniformity in design creates monotony. Discussion ensued regarding the architectural and design elements of the examples given.

Additional topics that were introduced were:

- Building Setbacks
- Color, Materials and More
- Street Furnishing

PUBLIC COMMENTS:

Ms. Eva Osuna, a longtime resident stated that she has attended every revitalization meeting and tonight's presentation was the best one. Comments she had for staff and the Commission included a request to seek input from the area residents through a survey perhaps to gather input on what the identity is of Old Town. Additional comments were that Peoria has an identity, a community of historical homes, but when a modern building is placed in downtown, the residents tend to feel out of place. Ms. Osuna asked if considerations can be made to have any new developments have facades that mimic and fit old town.

COMMISSION COMMENTS:

Vice-Chair Fusco asked if there was any interest in the NAPA store.

Mr. Jacques stated the NAPA building is owned by the City.

Chair Duplessis asked staff what the vision and goal of Old Town.

Mr. Jacques stated there is a currently and Request For Proposal (RFP) to look at private sector development within Old Town and encouraged the Commission review Deputy City Manager Katie Gregory's presentation at the most recent City Council Study Session for additional information on potential future plans for Old Town.

CALL TO THE PUBLIC (NON-AGENDA ITEMS): None

REPORTS FROM STAFF:**4R REPORTS:****A. Upcoming Special Events:**

- Halloween Monster Bash on October 23rd
- POGO Destinations on October 29th
- Redistricting Maps due on October 31st
- Second Saturday on November 13th

B. The next meeting of the Historic Preservation Commission is November 10th.

REPORTS FROM HISTORIC PRESERVATION COMMISSION: None

ADJOURNMENT: There being no further business to come before the Historic Preservation Commission, the meeting adjourned at 7:31 p.m.

Shelby Duplessis, Chair

Date Signed



City of Peoria

PLANNING AND COMMUNITY DEVELOPMENT

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Memorandum

Date: November 10, 2021
To: Historic Preservation Commission
From: Lorie Dever
Planning Manager
Re: **ITEM 3R**
DRM Update: Old Town Core Chapter – Site Design

Background

This item is a continuation of a series of study sessions that began in August 2021 to seek feedback from the Historic Preservation Commission on proposed changes to the City's Design Review Manual. These study sessions are projected to continue throughout the remainder of the year, with each one focusing on a particular topic as specifically identified below.

During tonight's meeting, staff will present and discuss with the Commission the concepts and strategies proposed within the new Community Design Guidelines to address:

- Site Design

This section includes guidelines which focus on promoting design and placement of buildings, along with creating attractive pedestrian environments, and appropriately scaled parking areas that relate to each other in terms of design, scale and intensity.

As part of the presentation, staff will interactively explore the proposed guidelines using a situational approach, and in particular, recognizing and understanding the known conditions of the Core area, and how those existing elements influence future development / redevelopment.