



**Minutes
Development Review Commission
STUDY SESSION
September 12, 2023**

Minutes of the study session of the Development Review Commission, of the City of Tempe, was held in Council Chambers
31 East Fifth Street, Tempe, Arizona

Present:

Chair Andrew Johnson
Commissioner Don Cassano
Commissioner Barbara Lloyd
Commissioner Linda Spears
Commissioner Joe Forte
Alt Commissioner Charles Redman

City Staff Present:

Mailen Pankiewicz, Principal Planner
Shelly Seyler, Interim Engineering & Transportation Director
Karen Stovall, Senior Planner
Joanna Barry, Administrative Assistant II

Absent:

Vice Chair Michelle Schwartz
Commissioner Larry Tom
Alt Commissioner Rhiannon Corbett
Alt Commissioner Robert Miller

Chair Johnson began the Study Session at 5:31 p.m.

Review of August 22, 2023 Minutes

- Item #1 - Study Session Minutes
- Item #2 - Regular Meeting Minutes

Review of September 12, 2023 Regular Meeting Agenda

- Item #3 – BUBBA’S 33 (PL230034) – on consent

Project Updates by Staff (City Council Action Items):

Mailen Pankiewicz, Principal Planner, advised the Commission that at the September 7th City Council meeting both the Marshall and Skye projects were approved.

Announcements: NONE

Ms. Pankiewicz reminded the Commission of the City Council and Development Review Commission joint meeting at the Omni Hotel on September 19th at 4:00 p.m.

PRESENTATION: Mill Avenue Streetscape - University Drive to Rio Salado Parkway -

Presented by Shelly Seyler, Interim Engineering and Transportation Director

Ms. Seyler gave a brief overview of the three concepts, focusing on the hardscape sidewalk elements and trees. The first concept incorporates lithocrete accent paving, salvaged brick, concrete unit pavers, and lithomosaic artwork paving. The second concept is closest to what is currently on Mill Avenue. It primarily includes salvaged brick and incorporates concrete unit pavers and lithomosaic artwork paving. The third concept is a banding of using the existing bricks and bringing in concrete unit pavers, which would be on each side of the existing tree grates.

Ms. Seyler went over the two different tree concepts for the area. The trees along Mill Avenue are currently 100% Ficus.

The first concept includes maintaining 50% of the Ficus and incorporating 50% Tipu on the main portions of the corridor adjacent to the sidewalk. Ghost Gum and Mastic trees would be incorporated in the medians and as accent trees. The second concept looks to maintain 70% of the Ficus with 30% Tipu with a secondary tree. Ghost Gum and Fruitless Olive would be used for the medians and as accent trees.

Commissioner Cassano asked if there would be enough salvaged brick pavers available. Ms. Seyler stated that there would not be enough to fully salvage, so they would have to bring in some new ones.

Commissioner Spears asked if they have addressed any issues with the streets themselves in terms of parking or bike lanes. Ms. Seyler stated the parking and bike lanes would remain. Commissioner Spears asked if they were looking at allowing merchants to patio spaces that come out into the walkway. Ms. Seyler stated that merchants can currently apply to extend their patio spaces, as long as a clear path is provided.

Commissioner Lloyd stated that she preferred the first hardscape concept, especially due to the colors. She is glad that both of the tree concepts include a requirement of at least 50% of the Ficus. She asked if they were planning to keep some of the green curb space for quick curbside pickups. Ms. Seyler stated they are planning to expand the green curb space by removing some of the "X" spaces. These spaces put in when the City first initiated parallel parking on Mill Avenue to give people extra room, but can now be used for loading or parking space.

Chair Johnson stated that the Ficus trees did not handle the heat very well this summer, and that we need to look into incorporating trees that are more resilient. He does not want to completely remove the Ficus but to reduce the amount and mix in some other trees that are more adaptive and resilient. He would like to see more native trees along Mill Avenue. For the streetscape part, he would like to see as much of the brick character maintained as possible, which he believes is best exemplified in the second concept.

Commissioner Forte asked if the lithocrete and lithomosaic aspects can be incorporated into the other concepts, not just the first one, and Ms. Seyler advised that they could. Commissioner Forte stated he likes the iconic Tempe items in the first concept, but he also wants to keep as much of the brick as possible. He prefers the tree concept that keeps 70% of the Ficus.

Commissioner Redman stated he likes the first pavement concept.

The Study Session adjourned at 5:57 p.m.

Prepared by: Joanna Barry, Administrative Assistant II
Reviewed by: Mailen Pankiewicz, Principal Planner