



Public Meeting Minutes

JOINT REVIEW COMMITTEE

Joint Review Committee

Regular Meeting Minutes

May 3, 2023

*Held in Council Chambers
31 East Fifth Street, Tempe, Arizona
and Virtually via Cisco WebEx*

6:00 p.m.

Members Present

Ken Lufkin, Vice Chair / ASU Representative
Michael Burke, Joint Tempe/ASU
Jason Comer, Tempe Representative
David Fackler, Tempe Representative (Alternate)
Alex Kohnen, ASU Representative

Staff Present

Jeff Tamulevich, Community Development Director
Ryan Levesque, Deputy Director
Ambika Adhikari, Principal Planner
Obenia Kingsby, Senior Planner
Jennifer Daniels, Administrative Assistant II

Members Absent

Ross Robb, Chair – Chair / Tempe Representative
Nichol Luoma, ASU Representative
Scott Sumners, Tempe Representative
Bill Johns, ASU Representative (Alternate)
Philip Horton, Joint Tempe/ASU (Alternate)
Rudy Bellavia, ASU Representative (Alternate)

Guests

Manjula Vaz, Gammage & Burnham PLC
Adam Kogan, Nelsen Partners
Tom Zandler, Davis Design Solutions
Jay Hicks, Dig Studio

Meeting started: 6:00 p.m.

CONSIDERATION OF MEETING MINUTES:

- 1) Joint Review Committee – Study Session and Regular Meeting September 7, 2022

Action required: Discussion and Motion

Motion Motion made by Committee Member Kohnen to Approve September 7, 2022, Study Session and Regular Meeting Minutes. Seconded by Committee Member Fackler

Ayes Vice Chair Ken Lufkin, Committee Members Michael Burke, Jason Comer, David Fackler, and Alex Kohnen

Nays None

Abstain None

Absent Chair Ross Robb, Committee Members Bill Johns, Phillip Horton, Rudy Bellavia, Nichol Luoma. and Scott Sumners

Vote 5-0

2) Joint Review Committee – Study Session April 5, 2023

Action required: Discussion and Motion

- Motion** Motion made by Committee Member Comer to Approve April 5, 2023, Study Session Minutes. Seconded by Committee Member Fackler
- Ayes** Vice Chair Ken Lufkin, Committee Members Michael Burke, Jason Comer, David Fackler, and Alex Kohnen
- Nays** None
- Abstain** None
- Absent** Chair Ross Robb, Committee Members Bill Johns, Phillip Horton, Rudy Bellavia, Nichol Luoma. and Scott Sumners
- Vote** 5-0

Regular Agenda:

~~3) Request a Development Plan Review for a new restaurant development consisting of three (3) one-story buildings and dining patios for **3A COLLECTIVE**, located at 669, 717 and 734 S. Novus Place. The applicant is Gammage & Burnham, PLC (**PL230036**)~~

~~**Project Planner:** Obenia_Kinsby@tempe.gov or (480) 858-2394~~

*The published agenda item was incorrect and should read as stated below.

Request a Development Plan Review for three new single-story commercial (restaurant) buildings, with a combined area of 17,011 square feet for **3A COLLECTIVE**, located at 697 South Novus Place. The applicant is Gammage & Burnham P.L.C. (**PL230036**)

Project Planner: Obenia_Kinsby@tempe.gov or (480) 858-2394

PRESENTATION BY APPLICANT:

Manjula Vaz, Gammage & Burnham PLC, gave a presentation on 3A Collective. Ms. Vas stated that at the last meeting Committee Member Burke had a question about the landscaping and she wanted to address that. Committee Member Burke's question was regarding the walls. Ms. Vas stated that the landscaping adjacent to that wall will be part of the open space package. It is being addressed through the open space package with the City. They will be working with the City to put in landscape to soften the aesthetic of some of the wall and screening.

COMMENTS AND DISCUSSION FROM THE COMMISSION:

Committee Member Burke noted that the graphics just stated light fixtures, but there is nothing in the package for approval of the light fixtures that go on the building. Adam Kogan, Nelsen Partners, stated that there is some minor exterior lighting. There are string lights under the patios and some lights on the building wall to light up the mural seen in the presentation. That is the extent of the lighting.

- Motion** Motion made by Committee Member Kohnen to approve PL230036. Seconded by Committee Member Burke
- Ayes** Vice Chair Ken Lufkin, Committee Members Michael Burke, Jason Comer, David Fackler, and Alex Kohnen
- Nays** None
- Abstain** None
- Absent** Chair Ross Robb, Committee Members Bill Johns, Phillip Horton, Rudy Bellavia, Nichol Luoma. and Scott Sumners
- Vote** 5-0

- ~~4) Request a Development Plan Review for a new 12-story hotel development containing 183 guest rooms, restaurant and dining patio, and amenities for **780 NOVUS HOTEL**, located at 780 E. Packard Drive. The applicant is Gammage & Burnham, PLC (**PL220333**)
Project Planner: Obenia_Kinsby@tempe.gov or (480) 858-2394~~

*The published agenda item was incorrect and should read as stated below.

Request a Development Plan Review for a new 12-story hotel containing 183 rooms for **780 NOVUS HOTEL**, located at 780 East Packard Drive. The applicant is Gammage & Burnham P.L.C. (**PL220333**)
Project Planner: Obenia_Kinsby@tempe.gov or (480) 858-2394

PRESENTATION BY APPLICANT:

Manjula Vaz, Gammage & Burnham PLC, gave a presentation on 780 Novus Hotel. The two developers on this project are Okland and Peg Development. The development will have 183 guest rooms and a 2,000 square foot ground floor restaurant with a patio. The floor will include a board room and fitness center. The materials will match those of the 777 building.

COMMENTS AND DISCUSSION FROM THE COMMISSION:

Vice Chair Lufkin stated that he would like to applaud Ms. Vas for such a great project on this site. Having the 12-story hotel on the corner makes a stunning statement for the NOVUS master plan.

Committee Member Fackler asked about the service center of the hotel and how it functions onto and off Rural Road and how it came about since it is highly unusual, especially for the size of vehicles that will there. He noted there are displays showing circulation for the garbage truck and fire department, and asked if that will also be a location where tour buses pull in. Tom Zandler, Davis Design Solutions, stated that area is not intended to be for tour buses. The buses would park in front and unload at the front entry. Committee Member Fackler stated that someone driving southbound on Rural Road might think that is a great place to pull in for the hotel. He noted that the angled driveway there is supposed to shy them away from that and asked if it would be sufficient. Mr. Zandler stated that they believe it will be sufficient. It is going to be a mountable curb, which is partially vertical with an angle on the top per MAG standards. They do not anticipate that being a turn in for anyone in the right lane. The right turn lane will proceed down to Packard Drive. Committee Member Fackler asked why there is 3-foot-high screening if this is primarily a service area. He noted the actual location for the bins is behind an 8- or 10-foot-high wall further into the site so the 3-foot screen wall is a bit of a surprise. Mr. Zandler stated that the original submittal had a 14-foot screen wall continuous along that face and that was not acceptable to the City Planners. The goal was to open it up and make it more of a building and presentation of the corner rather than walling it off. The hotel does not have an external refuse yard, it occurs within the building. There is a compactor, and the containers will be rolled out. The circulation is such that there is not backing of the vehicles onto the street, thus the mountable curb.

Committee Member Fackler asked about the landscaping planned in that area. Mr. Zandler stated the screening and shrubbery along Rural Road is largely part of the master developer's scope. Committee Member Fackler asked how much screening there will be from that landscaping, both vertically and horizontally. Jay Hicks, Dig Studio, stated that it is a balancing act. The City's concern is about someone hiding behind the walls. The sewer line running through this area also it makes it harder for planting trees. There are two Palo Verde trees in this area to match the trees on Rural Road.

Committee Member Fackler asked about bicycle parking locations and noted they are at the corners and pushed to the edge of the site. He asked why they are not closer to the entryways. Mr. Hicks stated that they had looked at a couple of different areas, but the site is very constrained. They could have looked at bringing them around to the parking area on the southwest corner of the hotel. Right now, they are trying to get a bank of parking where it would be accessible. They have distributed bike racks throughout the entire site, so this is only one location. Committee Member Fackler stated that what bothers him with the bike racks being pushed to a remote part of the site is that

some bikes are very expensive, and people will not want them parked out next to Rural Road. Committee Member Fackler asked if the City and the Transportation Department are satisfied with the location of the bikes, as well as CPTED. Ms. Vaz stated that they have spoken to them, and they are all satisfied with it.

Vice Chair Lufkin asked if there was other bike parking around the site. Ms. Vaz stated that there is bike parking all around the site and by the restaurants including the garage. Each of the uses on the site also have their own bike parking. Vice Chair Lufkin asked if there is bike parking in the garage and if it is indoor secured parking. Ms. Vaz stated there is secured bike parking in the garage.

Motion Motion made by Committee Member Fackler to approve PL220333. Seconded by Committee Member Comer
Ayes Vice Chair Ken Lufkin, Committee Members Michael Burke, Jason Comer, David Fackler, and Alex Kohnen
Nays None
Abstain None
Absent Chair Ross Robb, Committee Members Rudy Bellavia, Nichol Luoma and Scott Sumners
Vote 5-0

Announcements:

Ambika Adhikari reminded the committee about the Boards and Commission Appreciation Celebration on May 19, 2023 at the Omni Tempe Hotel from 5:00-7:00 p.m.

Meeting adjourned: 6:19 p.m.

Prepared by: Jennifer Daniels, Administrative Assistant II
Reviewed by: Ambika Adhikari, Principal Planner