

## Minutes of the Development Review Commission March 22, 2016

Minutes of the regular hearing of the Development Review Commission, of the City of Tempe, which was held at the Council Chambers, 31 East Fifth Street, Tempe, Arizona.

**Present:**

Paul Kent - Chair  
Angela Thornton - Commissioner  
Thomas Brown – Commissioner  
David Lyon - Commissioner  
Linda Spears - Commissioner  
Margaret Tinsley - Alt. Commissioner  
Gerald Langston - Alt. Commissioner

**City Staff Present:**

Suparna Dasgupta, Principal Planner  
Karen Stovall, Senior Planner  
Sarah Adame Admin. Assistant II+

**Absent:**

Trevor Barger - Vice Chair  
Andrew Johnson – Commissioner  
Daniel Killoren - Alt. Commissioner

**Guests Present: NONE**

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Hearing convened at 6:28 p.m. and was called to order by Chair Paul Kent.

**Consideration of Meeting Minutes:**

**1) Study Session 02/23/2016**

**MOTION:** Commissioner Tinsley motion to approve **Study Session minutes for 02/23/2016**

Seconded by Commissioner Thornton

**VOTE:** Motion passes 5-0 with Chair Kent and Commissioner Langston in abstention.

**2) Regular Meeting 02/23/2016**

**MOTION:** Commissioner Tinsley motion to approve **Regular Meeting minutes for 02/23/2016**

Seconded by Commissioner Thornton

**VOTE:** Motion passes 5-0 with Chair Kent and Commissioner Langston in abstention.

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The following items were considered for **Consent Agenda:**

- 3) Request for a Development Plan Review consisting of a new church building for GETHSEMANE LUTHERAN CHURCH (PL160012), located at 1035 East Guadalupe Road. The Mark Phillips of CCBG Architects, Inc.**

**MOTION:** Motion made by Commissioner Lyon and seconded by Commissioner Tinsley to approve **GETHSEMANE LUTHERAN CHURCH (PL160012).**

**VOTE:** Motion passes 7-0.

The following item was considered for **Development Plan Review**:

- 4) Request for a Development Plan Review for a new 219,212 square foot office building and 289,758 square foot parking garage for **THE GRAND AT PAPAGO PARK CENTER – PHASE 1 (PL150314)**, located at 1151 West Washington Street. The applicant is Lincoln Property Company.

**PRESENTATION BY STAFF:**

Karen Stovall, Senior Planner, provided a brief description of the case including the location of the site, the history and a summary of the masterplan. She explained the updated change to condition number 7 on page 5.

**PRESENTATION BY APPLICANT:**

Grady Gammage, attorney for applicant introduced other members of the development team including Doug Klocke and David Krumwiede of Lincoln Property Company and Owen McCrory and Matt Braun of HKS architect. Mr. Gammage provided a brief powerpoint presentation of the project, the key design elements including the context of the larger master plan and some key design elements that are proposed in the future with landscape and public art features. Mr. Gammage indicated that there is a tenant ready to occupy the top floor of this office building as the construction of the building is complete.

Owen McCrory, HKS Architect, described some of the key architectural features including the variation in the façade of the building to provide visual effect and the glass walls that are at the front entrance of the building to create a perception that the walls are floating. Due to the canal that runs through the project site, the design of the building and the glass walls are to create an appearance of flowing water. The glass walls have two separate transparencies, the glass on the corner is a lighter, more reflective, and more silvery and the glass that is captured by the precast is less reflective, more transparent, and darker in perception.

**QUESTIONS FROM THE COMMISSION:**

Chair Kent asked Mr. Gammage if the 6 story garage is lower than the 4 story office building. Mr. Gammage said yes, by 1 foot but at grade level it will appear that they are at the same height.

Chair Kent asked if the glass used in the building will affect the reflectivity with the sun shining on the building as well as the heat effect during the summer months. Mr. McCrory explained that there are shade structures as the entrance plaza and the glass proposed is low E and high performance glass that will be transparent.

Commissioner Brown indicated his concerns regarding the use of glass and increasing the heat effect. Mr. Gammage explained that the design of the glass on this building was an mark the corner and entrance.

Commissioner Lyon requested that a copy of the master site plan be attached to the exhibits for future projects. He indicated that it was difficult to understand the relationship between the Phase 1 project as it relates to the overall plan. He raised concerns regarding the garage being the dominant feature as one drives along Priest Road.

Commissioner Langston asked if the Transportation Department had reviewed this project and the effects of traffic that would be generated from this project on Washington Street and the light rail. Ms. Stovall stated that a traffic study was reviewed and approved with the last PAD amendment.

Commissioner Tinsley asked the applicant to discuss their plan for the art in private development. Mr. David Krumwiede explained that SRP, as the master developer is providing the art with the construction of the canal, the water feature and multiuse path. Ms. Stovall advised that in this point in time the city has not received an arts plan to take before the Arts Commission. There is a condition of approval in the DPR regarding the requirement for Art in Private Development (AIPD).

Commissioner Brown commented that in his opinion, 2 percent of the ADA parking is to low. He also wanted to know if there would be amenities such as showers in the bathrooms, being provided for employees who bike to work. Mr. McCrory stated that such provisions can be provided with tenant improvement plans based on needs the needs of the tenants.

**PUBLIC COMMENT:** None

**DISCUSSION BY THE COMMISSION:**

Commissioner Langston requested that with future phases, a copy of the masterplan be provided.

Commissioner Lyon agreed with Commissioner Langston regarding the request of being able to see a masterplan when reviewing projects that are a part of a masterplan.

Commissioner Spears expressed that she is really excited to see the first phase come forward and that she appreciates that the project is designed to work with the topography of the site and the variation in grade.

Chair Kent expressed his excitement about the project.

**MOTION:** Motion made by Commissioner Langston and Seconded by Commissioner Thornton to approve **The Grand at Papago Park Center – Phase 1 (150314)** including the modification to condition of approval number 7 whereas, "Provide upgraded paving at the parking garage driveway at Washington Street consisting of unit paving or decorative, colored concrete."

**VOTE:** Motion passes 7 - 0.

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**Staff Announcements:** None.

There being no further business the meeting adjourned at 7:18pm.

Prepared by: Sarah Adame  
Reviewed by: Suparna Dasgupta



Suparna Dasgupta, Principal Planner, Community Development Planning