

**Minutes
Development Review Commission
Study Session
November 9, 2016**

**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 Linda Spears
Commissioner Thomas Brown
Commissioner Angela Thornton
Commissioner Andrew Johnson
Commissioner Philip Amorosi
Alternate Commissioner Gerald Langston

City Staff Present:

Suparna Dasgupta, Principal Planner
Lee Jimenez, Senior Planner
Obenia Kingsby, Planner I
Cynthia Jarrad, Administrative Assistant

Absent:

Vice Chair David Lyon
Commissioner Scott Summers
Alternate Commissioner Barbara Lloyd
Alternate Commissioner Nicholas Labadie

Chair Linda Spears began the Study Session at 5:30 p.m.

Review of September 27, 2016 Minutes

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

Review of November 9, 2016 Regular Meeting Agenda

Acceptance of 2016 Annual Report for City Clerk's Office - Development Review Commission

DISCUSSION:

A presentation was given by Manjula M. Vaz of Gammage & Burnham, PLC, concerning the Watermark Tempe project. This site is on Scottsdale Road, directly west of Playa del Norte. Their request is to amend the PAD overlay for the entire 15 acres. This property was originally entitled in 2010 for six mixed use towers, but it ultimately went through bankruptcy and came back on the market. This application is for a similar development, it will include high density, office, hotel, residential, and retail. The architects on the project are the same that designed Kierland and the Scottsdale Corridor, and the plan is to bring that same feel here. The architect, Jeff Brand of Nelson Partners, related that their goal is to create a gateway destination for Tempe with a mixed use environment, emulating the qualities of the Scottsdale Corridor and Kierland. They do not plan to be a corporate complex with an office-like feel, but a true mixture. The master plan contains two phases; this request will be for Phase I, which consists of ground floor retail, six levels of parking, and eight levels of office. Everything at street front will be retail, mostly small shops. Design features give an aquatic feel, including clear glass wrapping up the face of the building, this feature extends to the parking garage with glazing. Screening of the garage is done with architectural panels placed at varying angles to give the illusion of movement. The applicants have remained very aware of the view from the 202 freeway and have planned the aesthetics accordingly. Commissioners asked about ingress and egress, height of surrounding structures, height of Building D, the timing between Phase I and II, etc. All questions were answered to the satisfaction of the Commissioners.

A presentation was given by Ali Fakhri of Sustainability Engineering Group concerning the Fry's Fuel Center along with a Burger King for this site. The site is on the same parcel as Fry's Electronics, but the request is for a Fry's (Kroger) fuel center, the two Fry's are not affiliated. They will be requesting four use permits, for gas/fuel sales, outdoor retail, exceedance of the parking maximum of 125%, and reducing the required setback on the west side by 10%. They have had two emails with concerns about traffic, their traffic engineer has been working with staff on these issues, and the applicant feels they have that question resolved. They have designed their buildings with colors and materials to complement Fry's Electronics. The Commissioners asked a few questions concerning the outdoor retail, number of pumps, and traffic, as this is a high traffic area. All questions were answered to the satisfaction of the Commissioners.

Announcements: NONE

The Study Session adjourned at 6:09 p.m.

Prepared by: Cynthia Jarrad



Reviewed by: Suparna Dasgupta

Suparna Dasgupta, Principal Planner
