

**Minutes
Development Review Commission
Study Session
June 27, 2017**

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
Vice Chair David Lyon
Commissioner Thomas Brown
Commissioner Philip Amorosi
Commissioner Andrew Johnson
Commissioner Scott Sumners
Alternate Commissioner Barbara Lloyd

Absent:

Commissioner Angela Thornton
Alternate Commissioner Nicholas Labadie
Alternate Commissioner Gerald Langston

City Staff Present:

Ryan Levesque, Deputy Comm. Development Director-Planning
Suparna Dasgupta, Principal Planner
Parrish Spisz, Council Aide
Diana Kaminski, Senior Planner
Karen Stovall, Senior Planner
Cynthia Jarrad, Administrative Assistant

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

Review of May 23, 2017 Minutes

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

Review of June 27, 2017 Regular Meeting Agenda

- Item #3 – McClintock Station (PL150499) – consent agenda
- Item #4 – Hayden Lane Lofts (PL170081) – consent agenda
- Item #5 – The Grand at Papago Park Center – Phase 3: Midrise Building 1 (PL170124) – to be heard, Commissioner Johnson stated that he would recuse himself from this agenda item

DISCUSSION: Mr. Parrish Spisz, Council Aide, and Mr. Ryan Levesque, Deputy Community Development Director, Planning, spoke to the Commissioners about the Draft of the Student Housing Assessment and Policy Recommendations. Mr. Spisz stated that about a year ago the Committee of the Whole commissioned a working group to study student housing in the downtown urban core. Included in the discussion have been stakeholders, ASU, City departments including community development, fire/medical rescue, and police. Learning from ASU that the projections for additional student housing are flat, the working group is looking at ways to curb some student housing development, as well as looking to develop projects that could begin as student housing but over time, evolve into other multi-family uses. They are presenting a draft memo tonight, asking for input, and then it will go on to a Council work study session. Mr. Levesque pointed out the twelve action items the working group is recommending, such as high-quality design standards that allow conversion for future ownership, parking standards, adequate landscaping, ensuring developments are compatible with adjacent land uses, requiring security plans, among many others. The Commission members asked several questions, such as if all the action items or only some of them would have to be met by a developer, specifics about condo-quality standards and size of units, height of buildings, security and management plans, etc. In response to Mr. Levesque's request for feedback and opinions regarding what has been delineated in the memorandum thus far, the Commissioners pointed out which standards they thought "had teeth" and which they thought might be problematic or inconsistent with other policies and standards within the City. Commissioners pointed out that ASU should not be in charge of the design standards set forth by the City, they are a constituent just like anyone else. One commissioner urged that the City adopt guidelines and rules concerning student housing that are performance based.

Announcements: Ms.Dasgupta stated there were currently no agenda items for the July 11, 2017 meeting, and the meeting cancellation notice would be posted.

The Study Session adjourned at 6:07p.m.

Prepared by: Cynthia Jarrad



Reviewed by: Suparna Dasgupta
Suparna Dasgupta, Principal Planner