

Minutes of the Development Review Commission June 27, 2017

Minutes of the regular hearing 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 Summers
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

Hearing convened at 6:09 p.m. and was called to order by Chair Linda Spears.

Consideration of Meeting Minutes:

The following Agenda items #1 and #2 were considered together.

- 1) Study Session Minutes, May 23, 2017
- 2) Regular Meeting Minutes, May 23, 2017

MOTION: Motion made by Commissioner Amorosi to approve Study Session and Regular Meeting minutes for May 23, 2017. Motion seconded by Vice-Chair Lyon.

VOTE: Motion passes 4-0.

The following Agenda items #3 and #4 were considered together on consent agenda.

- 3) Request approval of a Preliminary Subdivision Plat for **MCCLINTOCK STATION (PL150499)**, located at 1831 East Apache Boulevard. The applicant is Hubbard Engineering.
- 4) Request for a Development Plan Review consisting of four new condominiums for **HAYDEN LANE LOFTS (PL170081)**, located at 1917 E. Hayden Lane. The applicant is Marc Architecture.

MOTION: Motion made by Vice Chair Lyon to approve Agenda items #3 and #4. Motion seconded by Commissioner Johnson.

VOTE: Motion passes, 7-0.

- 5) Request for a Development Plan Review for a new nine-story, 359,524 s.f. office building for **THE GRAND AT PAPAGO PARK CENTER – PHASE 3: MIDRISE BUILDING 1 (PL170124)**, located at 1027 West Roosevelt Way. The applicant is DAVIS.

(Commissioner Johnson stepped down from the dais.)

PRESENTATION BY STAFF:

Ms. Karen Stovall, Senior Planner, gave a presentation about the project. She stated that this site is part of the Grand at Papago Park Center master planned development that was initially approved by the City Council in 2013. It is currently vacant, and this phase will consist of a lease area of approximately 8.34 acres of the entire 67-acre master plan. This development will consist of a nine-story office building and a seven-level parking garage. Access for vehicles is provided off the private street named Roosevelt Way, which cuts across the project between Washington and the Loop 202 Freeway. There will be additional access from Parkside Drive to the north, which will connect to Washington Street. She shared the landscape plan and elevations. The building construction is precast concrete with glass and metal panels at the exterior, glazing is clear and also gray and blue tinted. The primary metal panel color is white, with accenting metal panels colored dark gray and nickel. Metal accents on the parking structure mimic the panels of the office building. A neighborhood meeting was not required for this application, and no public input has been received.

PRESENTATION BY APPLICANT:

Mr. Grady Gammage Jr. of Tempe presented on behalf of the developer Lincoln Properties. This is the first of four mid-rise buildings planned for this site, each building which will be nine stories. This is an approximately 360,000 s.f. building with a parking garage which will house 1500 cars. This is also the first building in this development which will be south of the canal. The applicant has accepted all of the conditions outlined in the report and the building is consistent with the design and character already established for the project.

Mr. Adam Valente of DAVIS of Tempe went through a short presentation and then asked if there were any questions. The geometry of these buildings picks up on the curve of the Loop 202 Freeway. The original plan was for five buildings rather than four, but the market demands larger floor plates and more open space, so plans have changed. He shared the site plan, elevations, renderings, etc. There is a rooftop terrace with a shade feature. There will be three-hundred-sixty degree views, and there will be floor to ceiling glass. The glass is clear, gray, and blue tinted in different areas of the building.

Commissioner Amorosi inquired if there will be residential within this development on the other side of the canal, and if so, this looks like a nice area with a nice look to the buildings, except for the garage, which looks rather minimal and stark. Mr. Valente stated yes, there would be residential on the north side of the canal, and that residents and pedestrians would typically get a view of the corner versus the flat façade because of the positioning of the garage, also there is a lot of landscaping buffer for the garage. Their design of the garage was intentional, as they didn't want the garage to compete with the office building, but rather complement it. The views of the garage from the freeway will be very limited as well, as this project sits between two intersections that are about twenty feet higher.

Commissioner Summers asked why this project seems to be parked at four per thousand square feet versus the standard allowable seven per thousand. He is happy to see that, but is curious as to the reason. Mr. Valente replied that the seven per thousand would be more geared to customer service or call center type business, where there are more people per square foot in the offices. This is a Class A premium building, so it is a little less than the seven per thousand. Mr. Gammage added that what they're seeing is the market starting to transition, with garages being fewer and smaller in the future.

Commissioner Brown stated that he agrees with Commissioner Amorosi that the garage is large, and a looks like a lot of concrete. He asked if the future offices and garages will be the same design, Mr. Valente stated that they would. Commissioner Brown also asked for clarification on the pedestrian paths around the site and inquired if there would be cafes on the first floor, or if the space would be totally office. Ms. Manjula Vaz stated that there will be a coffee shop at the bottom floor, and a retail cluster, including restaurants, within the mixed use development. There are also restaurants directly across the street.

Vice Chair Lyon stated he agrees with the parking garage issue, he thinks the parking garage, rather than the beautiful glass of the office building, will be readily visible from the freeway. He asked if the applicant would be willing to put a little more care into the facades of the parking garages. Mr. Gammage asked if it was acceptable to revisit the facades of the garages during phase two, as staff has already asked about the look of the garages. What the Commission is reviewing tonight is only half of the total development. Vice Chair Lyon stated that seemed fair.

PUBLIC COMMENT: None.

COMMISSION COMMENTS:

Commissioner Summers stated he liked the presentation given and appreciated the clear answers. He agrees with the concerns heard tonight about the views of the garage from the freeway and from other points within the site. He is unsure of the grade differential from the 202, and he would like to see that when the applicant comes back for the next phase of development. Mr. Valente stated that he did have a cross section, and presented it. It outlined the grade differences from the gore point of the onramp in comparison to the finished floor elevations of the garage and office building, as well as displaying a sight line from a car driving by on the freeway. In essence, with the landscaping and the grade differential, a person wouldn't see much of the garage at all from the onramp, and from the freeway itself, one would probably see the garage from about the third floor on up.

Commissioner Lloyd stated that she agrees with Commissioner Brown that the restaurant space currently planned seems very inadequate for the total development planned, and asked the applicant to keep that in mind. She is happy to see another Class A quality office development in Tempe, which should lead to a larger employment base for our community.

MOTION: Vice-Chair Lyon made a motion to approve a Development Plan Review for a new nine-story, 359,524 s.f. office building for **THE GRAND AT PAPAGO PARK CENTER – PHASE 3: MIDRISE BUILDING 1 (PL170124)**, located at 1027 West Roosevelt Way. Motion seconded by Commissioner Summers.

VOTE: Motion passes, 6-0.

STAFF ANNOUNCEMENTS:

Ms. Dasgupta stated the July 11, 2017 Development Review Commission meeting is cancelled; the next meeting will take place on July 25, 2017.

There being no further business, the meeting was adjourned at 6:40 pm.

Prepared by: Cynthia Jarrad



Reviewed by:
Suparna Dasgupta, Principal Planner, Community Development Planning