



Minutes of the Development Review Commission Study Session August 22, 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 Scott Sumners
Commissioner Michael DiDomenico
Alternate Commissioner Nicholas Labadie

Absent:

Commissioner Andrew Johnson
Alternate Commissioner Angela Thornton
Alternate Commissioner Barbara Lloyd

City Staff Present:

Ambika Adhikari, Principal Planner
Hunter Hansen, Project Management Coordinator
Suparna Dasgupta, Principal Planner
Karen Stovall, Senior Planner
Cynthia Jarrad, Administrative Assistant

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

Review of August 8, 2017 Minutes

- Item #1 - Study Session Minutes, August 8, 2017
- Item #2 – Regular Meeting Minutes, August 8, 2017

Review of August 22, 2017 Regular Meeting Agenda

- Item #3 – Daybreak Apartments (PL170214) – to be heard

DISCUSSION:

Mr. Ambika Adhikari, Principal Planner and Mr. Hunter Hansen, Project Management Coordinator, both from Community Development Department led a discussion regarding the City's vision for development and redevelopment on Apache Boulevard. Mr. Hansen described the long-range planning efforts that have taken place in developing Character Area Plans and specifically, the Apache Character Area Plan, within the city. Character Areas were established to address some of the qualitative design elements of an area versus the quantitative elements controlled by the Zoning and Development Code (ZDC), General Plan, etc. Examples addressed by the Character Area plan would be shade, connectivity, sense of place, neighborhood preservation, etc versus guidelines while the development standards that are required within the ZDC such as building setbacks, lot coverage, density, etc. The Apache Character Area plan also strives to balance new development with residential areas within the Transportation Overlay District (TOD). Mr. Hansen also mentioned that there will be a future study session regarding development of the Downtown Character Area Plan and shared a draft document with the Commissioners to seek their input. The Commissioners asked a few questions, which were answered to their satisfaction and shared some of their thoughts on what they would like to see, discussed which elements they can take into consideration when voting, etc.

Mr. Adhikari then briefed the Commission on the Urban Core Master Plan project. The project covers three interrelated elements: update of Transportation Overlay District code, creation of an affordable housing strategy, and preparation of a planning and design master plan for the urban core area. The urban core project boundary is defined by 202 Freeway on the north, 101 Freeway on the east, Union Pacific railroad track on the south and Hardy St. on the west. Staff is in the process of negotiating with the top-ranked consultant, SOM, which was selected through a Request for Qualification (RFQ) process. Staff plans to take the proposal to the Council on September 28th for a decision. A few months after the signing of the contract, staff will provide to DRC a brief overview of the project and initial progress. Ms. Dasgupta added that this will be a great opportunity to include some of the items the Commissioners have spoken of in the past, with the possibility of elements like sustainability, affordable housing, etc eventually being integrated into the Zoning and Development Code.

Announcements: Ms. Dasgupta reviewed the agenda for September 12, 2017. There is currently one project on the Agenda.

The Study Session adjourned at 5:59 p.m.

Prepared by: Cynthia Jarrad



Reviewed by: Suparna Dasgupta
Suparna Dasgupta, Principal Planner