



Minutes of the Development Review Commission Study Session September 12, 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
Alternate Commissioner Angela Thornton

Absent:

Commissioner Scott Sumners
Commissioner Mike DiDomenico
Alternate Commissioner Nicholas Labadie
Alternate Commissioner Barbara Lloyd

City Staff Present:

Ryan Levesque, Comm. Dev. Deputy Director-Planning
Diana Kaminski, Senior Planner
Cynthia Jarrad, Administrative Assistant

Chair Linda Spears began the Study Session at 5:31 p.m.

Review of August 22, 2017 Minutes

- Item #1 - Study Session Minutes, August 22, 2017
- Item #2 – Regular Meeting Minutes, August 22, 2017

Review of September 12, 2017 Regular Meeting Agenda

- Item #3 – 2100 Rio Retail (PL170197) – consent agenda - (Vice Chair Lyon announced that he would recuse himself from voting on this project due to conflict of interest.)

DISCUSSION:

Mr. Joe Ellis of RSP Architects and Ms. Darin Sender of Sender and Associates, led a discussion about an upcoming project. Mr. Ellis stated that this project will be a four star luxury hotel sitting mid-block between Mill and Myrtle on 7th Street. It will consist of 18 stories, with a pool and activities deck on the top floor. There is already a franchise agreement in place, so this will definitely be a Westin Hotel. He shared renderings of the building and talked about the design, building materials, and character of the hotel. They are trying to capture a "character," as this will be the first "urban" hotel in downtown, it addresses the street directly, has a retail space that faces 7th Street, and will be a destination for meetings to take place over food and beverages. The design and open space at the ground floor will provide an active pedestrian area. He shared the landscape plan and described the development of the right-of-way, with lush landscaping being incorporated. Mr. Ellis and Ms. Sender then answered a few questions from the Commissioners concerning parking, height of the building, location and development status of other hotels, timing of construction, etc. Planned opening of the hotel will be June of 2020, with construction beginning in early 2018. As

required, a public meeting has been held, about 25 people attended, it was overall a very positive meeting and most attending were very much in support of the project.

Announcements: Mr. Ryan Levesque reviewed the agenda for September 26, 2017. There are currently two projects on the Agenda.

The Study Session adjourned at 5:54 p.m.

Prepared by: Cynthia Jarrad

A handwritten signature in cursive script, appearing to read 'Cynthia Jarrad', written in dark ink.

Reviewed by: Suparna Dasgupta
Suparna Dasgupta, Principal Planner