



Minutes of the Development Review Commission Study Session September 26, 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
Commissioner Thomas Brown
Commissioner Philip Amorosi
Commissioner Andrew Johnson
Commissioner Scott Sumners
Commissioner Mike DiDomenico
Alternate Commissioner Nicholas Labadie

Absent:

Vice Chair David Lyon
Alternate Commissioner Angela Thornton
Alternate Commissioner Barbara Lloyd

City Staff Present:

Chad Weaver, Community Development Director
Ryan Levesque, Comm. Dev. Deputy Director-Planning
Suparna Dasgupta, Principal Planner
Diana Kaminski, Senior Planner
Cynthia Jarrad, Administrative Assistant

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

Review of September 12, 2017 Minutes

- Item #1 - Study Session Minutes, September 12, 2017
- Item #2 - Regular Meeting Minutes, September 12, 2017

Review of September 26, 2017 Regular Meeting Agenda

- Item #3 - Lot 4 BTS (PL170255) - to be heard
- Item #4 - Westin Tempe (PL170238) - to be heard

PRESENTATION:

Ms. Manjula Vaz of Gammage and Burnham PLC, Ms. Bridgette Summers of Aparium Development Group (the hotel developer), and Mr. Chris Ledwidth of Smith Group gave a presentation concerning the Hayden Flour Mill redevelopment. Ms. Vaz stated the current application is for construction of Phase I of this project, which is the mill itself. Phase II, which includes the silo building, will be coming through the process at the beginning of next year, it will include construction of the hotel. They have conducted neighborhood meetings over this past summer, and have presented the plans to the Historic Preservation Commission and the Historic Preservation Foundation several times. Ms. Summers stated her firm is partnering with Baum Revision on this project, as their expertise is hotel development with adaptive re-use of historic sites. Mr. Ledwidth, the architect for the project, spoke about the site on the western side of the butte, and of preserving the "sacred" views of the butte from Tempe Beach Park and also from what was formerly 2nd Street. There will be full access to the trailhead on this property, which will be ADA compliant. The plan also includes only one curb cut off Mill Avenue with access to the Phase I site from there. He stated the applicant

feels this mill building needs to be a shining star, and that is what they have designed, with the services (mechanical rooms, elevators, etc.) on the back side. The new construction at the front of the property will be a simple "box" look courtyard with glass frontage, so it is "transparent," and will be built on the existing historic foundation and in the exact footprint of a storage building that had been in front of the historic mill building. There is a rooftop addition with pedestrian access, but it has been pulled back, so it is not visible from the sidewalk area. They have designed trying to keep the character of the original buildings, with homage to key elements of the original structures. As an example, there is a water feature in the back that harkens back to the water turbine. Archeological pieces will be displayed inside the mill. The proposed timing for completion of Phase I is the summer of 2018. Phase II will be hopefully begin construction sometime next year, the application process for that will begin late this year. Phase I of this project will come before the Historic Preservation Commission on October 10, 2017, and the Planned Area Development will come before this Commission on October 24, 2017.

Announcements: Ms. Dasgupta reviewed the agenda for October 10, 2017. There are currently two projects on the Agenda. She also discussed with Commissioners adding one more item to the Study Session for that evening, which they agreed to. Therefore, Study Session on October 10, 2017 will begin at 5:15 pm rather than 5:30 pm.

The Study Session adjourned at 6:01 p.m.

Prepared by: Cynthia Jarrad



Reviewed by: Suparna Dasgupta
Suparna Dasgupta, Principal Planner