



## Minutes of the Development Review Commission October 24, 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 Mike DiDomenico  
Commissioner Thomas Brown  
Commissioner Philip Amorosi  
Commissioner Scott Sumners  
Alternate Commissioner Angela Thornton

**Absent:**

Commissioner Andrew Johnson  
Alternate Commissioner Nicholas Labadie  
Alternate Commissioner Barbara Lloyd

**City Staff Present:**

Chad Weaver, Community Development Director  
Suparna Dasgupta, Principal Planner  
Obenia Kingsby, Planner II  
Cynthia Jarrad, Administrative Assistant

**Hearing convened at 6:04 p.m. and was called to order by Chair Linda Spears.**

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**Consideration of Meeting Minutes:**

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

- 1) Study Session Minutes, October 10, 2017
- 2) Regular Meeting Minutes, October 10, 2017

**MOTION:** Motion made by Commissioner DiDomenico to approve Study Session and Regular Meeting minutes for October 10, 2017. Motion seconded by Commissioner Amorosi.

**VOTE:** Motion passes, 6-0.

- 3) Request for a Development Plan Review for a new one-level above grade parking structure for **BH PROPERTIES – THE CENTER – SOUTH STRUCTURE (PL160124)**, located at 2881 South 48<sup>th</sup> Street. The applicant is DPA Architects, Inc.

**PRESENTATION BY STAFF:**

Mr. Obenia Kingsby, Planner II, gave a brief presentation. The proposed project is a one-level above grade parking structure, and is approximately 635 feet south of the southeast corner of 48<sup>th</sup> Street and Alameda Drive. The structure will provide an additional 306 parking spaces for the office building located directly to the northeast and is proposed at a height of 21 feet at the top of the stair canopies, with the light poles extending an additional 11 feet above the canopies. The structure is designed and composed of materials to compliment the office building it will

serve. The landscape will be improved both on-site and within the right-of-way. Staff recommends approval of this project subject to conditions.

**PRESENTATION BY APPLICANT:**

Mr. John Szafran of DPA Architects, Inc. spoke briefly about the project. He stated that this is single-level, architecturally designed parking. The building is wrapped with a perforated metal skin, which incorporates with the building it will be serving. The structure is ventilated, and they have worked to make the façade a pleasant one. They have accepted all the conditions presented by staff.

Commissioner DiDomenico inquired as to what was driving the need for additional parking. Is this a single tenant or multi-tenant building? Mr. Szafran replied that it is now a multi-tenant building, although it had not been in the past. Since they are anticipating four large national tenants, market studies completed show that there is more parking needed than what is standard. Commissioner DiDomenico then stated that he is part of a charitable organization that utilizes paid parking in the area to raise funds that go back into charitable causes within the city. He inquired if, during baseball season, when parking is in even higher demand, would the new owner be amenable to using this site for additional parking in the evenings. Mr. Szafran replied that based on his knowledge of the ownership, they most probably would. Commissioner DiDomenico then asked Mr. Szafran to let the owners know to expect a call from someone in the community once this project is built.

Vice Chair Lyon stated that he was happy to see the structure “dressed up” a bit, he appreciates the effort to do this. He then inquired about the slope of the speed ramp in the garage, and if it was appropriate. Mr. Kingsby replied that the project has been reviewed by the Building Safety department, and there was not an issue with the slope.

Commissioner Brown stated that he also appreciates the efforts on the elevation, but inquired about the west elevation and how that façade is achieved. Mr. Szafran explained how the perforated metal panels were attached to the concrete structure, while still allowing for ventilation, since it is an open structure. Commissioner Brown then asked about headlight screening and the lighting levels within the garage. Mr. Szafran assured the Commission that glare from headlights will not be visible, that there will be LED lighting installed with motion sensors, and they are also looking at lighting dimmers.

**PUBLIC COMMENT:** None.

**MOTION:** Motion made by Commissioner DiDomenico to approve a Development Plan Review for a new one-level above grade parking structure for **BH PROPERTIES – THE CENTER – SOUTH STRUCTURE (PL160124)**, located at 2881 South 48<sup>th</sup> Street. Motion seconded by Vice Chair Lyon.

**VOTE:** Motion passes, 7-0.

**(Vice Chair Lyon then stepped down from the dais.)**

- 4) Request for a Zoning Map Amendment, an Amended Planned Area Development Overlay, Development Plan Review and a Use Permit for entertainment for Phase I consisting of a one-story building addition and commercial uses within the existing mill building of **HAYDEN FLOUR MILL (PL170218)**, located at 119 South Mill Avenue. The applicant is Iconic Mill, L.L.C.

**PRESENTATION BY STAFF:**

Ms. Suparna Dasgupta, Principal Planner, gave a presentation on the project. There are four requests, which are: a Zoning Map Amendment, a Planned Area Development, a Development Plan Review for Phase I, and a Use Permit for live entertainment. The original project in 2007 contemplated a residential development as part of an alternative plan, hence the combination of Mixed Use, High Density (MU-4) and City Center (CC) zoning. The current plan contemplates all commercial uses. CC zoning also allows for outdoor entertainment as a permanent use. A

neighborhood meeting was required, which was held on July 20, 2017. Comments from the neighborhood meeting were: treatment of ghost lettering, interpretive elements, future hotel development, and inquiries regarding relief from the energy code due to the historically significant building. The applicant is planning additional meetings with residents. Phase I will include a new glass addition on the footprint of the original 1915 grain warehouse on the west side and a rooftop addition on the east side. The stairwell on the east side will mimic the original wash tower. The east end of the site also provides access for utility vehicles, fire and rescue, refuse, etc. The planned landscaping is designed to respect the natural vegetation of Hayden Butte. The existing ficus trees on Mill Avenue will remain. The Historic Preservation Commission voted for approval of this project with a 6-0 vote, on October 10, 2017. Staff has received three letters of support; no other comments have been received. If the project is approved this evening, it will be presented at two upcoming City Council meetings for approval. As per the development agreements, January of 2018 is the applicant's deadline for Phase I. Staff is recommending approval of this project, subject to conditions.

Commissioner DiDomenico inquired about the ghost signage, is that in reference to the remnants of the original signage on the north side and also on the silos? Ms. Dasgupta replied that is correct. Commissioner DiDomenico then inquired if the development agreement or the PAD requires the amphitheater element that was to be behind the building and up against the Butte, or is that something that could "go away." Ms. Dasgupta stated that the amphitheater concept is not being due to the nature of the site and out of respect for the Butte as it relates to the 1180 topographic line in conjunction with space limitations, and concerns regarding acoustics, which may cause excessive noise for existing neighbors. There will be a proposed outdoor/entertainment/event common use area as part of Phase II.

**PRESENTATION BY APPLICANT:**

Mr. David Baum of Baum Development gave a presentation on the project. He stated that his firm develops projects that are sustainable and add value to the community. Their specialty is historic adaptive reuse, they have won many awards from the National Park Service (NPS) for past projects, and this project reflects the requirements of the NPS. This has been an emotionally charged project which involved many stakeholders, all of whom they have met with over the last few years. These stakeholders included preservationists, the business community, City planning, and the Four Southern Tribes to name a few. The approach to this project was using a light touch to the existing buildings, in essence "doing something without touching anything." Therefore, many of the cracks and exposed concrete walls, window openings, etc. remain as is. He shared renderings with those in attendance, pointing out features and elements, and reiterating that the sight lines to the top of the Butte remain, which was a requirement of the Four Tribes. The landscape plan includes only indigenous plants. They feel they have also "activated Mill Avenue" by creating public space, which will be a venue/multi-purpose space coming as part of Phase II. He pointed out that in the report there are several letters of support from all the groups with which they have met, and then offered to answer any questions.

**PUBLIC COMMENT:**

Ms. Karyn Gittis of Tempe stated she has been involved in this project as the leader of the Maple Ash Neighborhood Association and also as the past president of the Historic Preservation Foundation. She stated this project was not about making money, but about vision, preservation, community, and sustainability. It has been wonderful to work with these visionary community-minded, creative, flexible people. The biggest thrill is that the mill will be preserved, as it has looked in the past as if it would not be, or that only some of it would be. She urged the Commissioners to approve this project.

**COMMISSION COMMENTS:**

Commissioner Amorosi stated that he is excited to see this site be developed, and he appreciates that the artifacts will also be utilized.

Commissioner Brown stated it is a great project and that he could not be more pleased. He is not at all worried about this phase of the project, but has concerns about future phases. He stated his concern that the additional inevitable

structures do not overrun the hillside or block views. He appreciates the sensitivity to the existing building that he has seen this evening.

Commissioner DiDomenico stated that he was very impressed, and that he does not find anything in this first phase that he does not like. He is excited to see Phase II, and he expects to see something matching this quality.

Commissioner Sumners appreciated all the hard work on such a complex project. He inquired about the location of offsite parking. Ms. Dasgupta stated there is a signed contract identifying parking spaces which are under the City's control that could be leased out. This will come through a Parking Affidavit at completion of the project. For this phase of the project, there are only 11 required spaces. Commissioner Sumners then inquired about public and ADA access, and how that will be communicated so that tenants understand this when planning their events. Ms. Dasgupta and Mr. Chris Ledwith (architect with Smith Group) pointed out where the public access locations on the site, and Ms. Vaz assured the Commission that the tenants would be informed and aware of this.

Commissioner Thornton stated that she thought the project was extremely nice, and she thanked the applicant for the great handling of Tempe's treasure.

**MOTION:** Motion made by Commissioner DiDomenico to approve with conditions of approval as amended in Study Session, a Zoning Map Amendment, an Amended Planned Area Development Overlay, Development Plan Review and a Use Permit for entertainment for Phase I consisting of a one-story building addition and commercial uses within the existing mill building of **HAYDEN FLOUR MILL (PL170218)**, located at 119 South Mill Avenue. Motion seconded by Commissioner Sumners.

**VOTE:** Motion passes, 6-0.

**STAFF ANNOUNCEMENTS:**

Ms. Dasgupta reviewed the agenda for the November 14, 2017 Development Review Commission meeting. There are currently three projects on the agenda, with the possibility of more. The agenda will be published as soon as possible.

**There being no further business, the meeting was adjourned at 6:58pm.**

Prepared by: Cynthia Jarrad



Reviewed by:  
Suparna Dasgupta  
Principal Planner, Community Development Planning