



Minutes of the Development Review Commission Study Session April 24, 2018

Minutes of the Study Session of the Development Review Commission, of the City of Tempe, which 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
Commissioner Andrew Johnson

Absent:

Alternate Commissioner Barbara Lloyd
Alternate Commissioner Nicholas Labadie
Alternate Commissioner Angela Thornton

City Staff Present:

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

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

Review of April 10, 2018 Minutes

- Item #1 - Study Session Minutes, small change notated, will be read into record before vote
- Item #2 –Regular Meeting Minutes, small change notated, will be read into record before vote

Review of April 24, 2018 Regular Meeting Agenda

- Item #3 – PDQ Tempe (PL180084) – consent agenda

Project Update by Staff (City Council Action Items):

Mr. Ryan Levesque stated there had been a City Council meeting on April 12, 2018. Ten downzoning cases had their second hearing, and were approved. Quick Quack's request for reconsideration was denied, and Metro 101 had its first hearing. Regarding Metro 101, there were questions from Council regarding the work-force housing element within that project.

Presentation: Mr. Ambika Adhikari provided an update on the Urban Core Masterplan (UCMP) project to the Commission. He began with a recap of the boundary, scope, and timeline for the project. He then provided a review of the data on the existing and projected levels of population, employment, housing stock, and retail and commercial development. An overview of the housing situation shows that Tempe has a significant percentage of households who are housing cost-burdened, i.e., they pay more than 30% of their gross income on housing. The consultant's initial assessment of the Transportation Overlay District (TOD) shows that the district has been generally successful in attracting new investment and growth in the area, including new residential and commercial development.

Connectivity has increased, and many local streets have become more actively used. However, the TOD continues to face several challenges, which include continuing vacancies in ground level spaces meant for commercial uses. Also, in some areas, an awkward transition exists between the more intense development along the TOD corridor and the well-established single-family neighborhoods, which lie adjacent to the mixed-use buildings. The consultants have completed initial assessments of opportunity sites for potential development, and they will further study the planning potential for those areas. They will also prepare some building massing and site planning examples for potential sites, and prepare design guidelines for various types of development. The consultants and staff have recently organized extensive outreach efforts including a large workshop on February 28, 2018, which was attended by approximately 125 individuals. The consultants also provided their first update to the City Council on March 1, 2018. Consultants and staff are planning to have several more rounds of public engagement in the coming months, which will include a workshop to review alternative planning scenarios. The project is planned for completion by December 2018.

The Commissioners asked a few questions of Mr. Adhikari, such as, are the consultants analyzing number of rental properties versus owner-occupied properties, Mr. Adhikari stated that they are. Commissioners asked if the City has statistics on the current number of owner-occupied residences in Tempe versus rental properties, Ms. Dasgupta stated they do, and offered to share the information with the Commission via email.

Announcements: Ms. Dasgupta stated the next DRC Study Session and Regular Meeting, scheduled for May 8, 2018, has been cancelled due to lack of agenda items, therefore the next scheduled DRC meeting will take place on May 22, 2018. After some discussion about the possibility of many upcoming agenda items, the Commission determined they would like to have a Study Session only on May 8, 2018 to hear the two presentations that had been previously scheduled for that evening. This will free up time in meetings going forward, as there are scheduled Study Session speakers at each meeting through June 2018. Ms. Dasgupta stated that Staff would go forward with revising the schedule to accommodate this.

The Study Session adjourned at 6:13 p.m.

Prepared by: Cynthia Jarrad



Reviewed by: Suparna Dasgupta
Suparna Dasgupta, Principal Planner