



Minutes of the Development Review Commission Study Session May 22, 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 Michael DiDomenico
Commissioner Scott Sumners
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
Lee Jimenez, Senior Planner
Hunter Hansen, Project Management Coordinator
Robbie Aaron, Planner II
Cynthia Jarrad, Administrative Assistant

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

Review of April 24, 2018 Minutes

- Item #1 - Study Session Minutes, no changes
- Item #2 –Regular Meeting Minutes, no changes

Review of May 22, 2018 Regular Meeting Agenda

- Item #3 – Pulled from agenda
- Item #4 – Precision Fleet Services, PL180002 – consent agenda
- Item #5 – Character Area 3, PL180134 – to be heard

Project Update by Staff (City Council Action Items):

Mr. Ryan Levesque stated there had been a City Council meeting on April 26, 2018 and May 17, 2018. He stated The Collective had its second and final hearing being approved with a 4-3 vote, with additional conditions added to the approval. These conditions changed much of the design, taking away some ground floor space, etc. The Mixed-Use project at 1100 East Apache (Apache and Terrace) was also approved with a 7-0 vote. At the most recent meeting, there was continued discussion concerning the Treehouse Mobile Home community needing to relocate. The site has recently been sold to a developer, and City staff have been involved in attempting to help residents to find other affordable housing, but as of now, most have not a been relocated. Residents have until mid-July 2018 to leave the premises.

Announcements: Ms. Dasgupta read the agenda for the June 12, 2018 meeting. There are currently five projects on the agenda. She also stated that Mr. Nicholas Labadie will be resigning his seat as Alternate Commission Member, as he will be moving out-of-state. This is effective immediately.

Presentation: Ms. Manjula Vaz of Gammage and Burnham PLC, Mr. Brian Kearney and Mr. Charley Freericks, both of Catellus, gave an update on the ASU Athletic Facilities District Master Planning Efforts and Code Text Amendment. Ms. Vaz reminded the Commission that this is a courtesy update, as this item will not be coming before the Development Review Commission for a vote, instead the formal process will be heard by the Joint Review Committee. She and Mr. Kearney shared images and spoke about the four sub-districts in the greater Athletic Facilities District area and what types of development would be expected to be seen in each. The presenters answered several questions posed by the Commission concerning parking, type of office space, public use facilities such as libraries, museums, etc., and what seems to be the lack of open space presented on the images this evening. Ms. Vaz clarified that there is indeed planned open space, but it will be more visible in future presentations as the projects themselves take shape, as open space will be a component of each development. The Commission also raised the concern that the Urban Core Master Plan and this plan are going forward at the same time, and views of downtown transportation look very different in these two planning processes. Considering the fact that 30,000 people come to work in Tempe every day, the hope is that the planners for each of these efforts are speaking with each other and are on the same page.

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

Prepared by: Cynthia Jarrad



Reviewed by: Suparna Dasgupta
Suparna Dasgupta, Principal Planner