



## Minutes of the Development Review Commission November 27, 2018

Minutes of the regular hearing of the Development Review Commission, of the City of Tempe, which was held in  
Council Chambers,  
31 East Fifth Street, Tempe, Arizona

Present:

Chair David Lyon  
Vice Chair DiDomenico  
Alt Commissioner Don Cassano  
Commissioner Thomas Brown  
Commissioner Scott Sumners  
Commissioner Thomas Brown  
Commissioner Philip Amorosi

Absent:

Alt Commissioner Barbara Lloyd  
Alt Commissioner Angela Thornton  
Alt Commissioner Michelle Schwartz

City Staff Present:

Ryan Levesque, Deputy Director, Community Development  
Suparna Dasgupta, Principal Planner  
Diana Kaminski, Senior Planner  
Christopher Ray, Administrative Assistant I  
Steve Abrahamson, Principal Planner  
Dalton Guerra, Planner I  
Karen Stovall, Senior Planner  
Blake Schimke, Planning Technician

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Hearing convened at 6:09 PM and was called to order by Chair David Lyon.

**CONSIDERATION OF MEETING MINUTES:**

1. Development Review Commission – Study Session & Regular Meeting – October 9, 2018

**Motion:** Motion made by Commissioner Cassano to **Approve** Meeting Minutes. Seconded by Vice Chair DiDomenico.

**Ayes:** Chair Lyon, Vice Chair DiDomenico, Commissioners Brown, Cassano, Sumners, Amorosi, and Johnson

**Nays:** None

**Abstain:** None

**Absent:** None

**Vote:** 7-0

**ACCEPTANCE OF 2018 ANNUAL REPORT**

**Motion:** Motion made by Vice Chair DiDomenico to **Approve** 2018 Annual Report. Seconded by Commissioner Phil Amorosi.

**Ayes:** Chair Lyon, Vice Chair DiDomenico, Commissioners Brown, Cassano, Sumners, Amorosi, and Johnson

**Nays:** None

**Abstain:** None

**Absent:** None  
**Vote:** 7-0

**CONSENT AGENDA**

2. Request a Development Plan Review for two new four-story office buildings for FREEDOM RIO PHASE III and RIO 2100 EAST, located at 2128 and 2132 East Rio Salado Parkway. The applicant is Berry Riddell, LLC. **(PL180044)**
3. Request a Use Permit to allow a massage establishment for JS REFLEXOLOGY, located at 7650 South McClintock Drive, Suite 111. The applicant is Ross Design Group Architecture. **(PL180290)**

**Motion:** Motion made by Vice Chair DiDomenico to **Approve** 2018 Consent Agenda with revised conditions as presented by Staff. Seconded by Commissioner Sumners.

**Ayes:** Chair Lyon, Vice Chair DiDomenico, Commissioners Brown, Cassano, Sumners, Amorosi, and Johnson

**Nays:** None

**Abstain:** None

**Absent:** None

**Vote:** 7-0

4. Request an Amended Planned Area Development Overlay to reduce parking and a Development Plan Review for a new two-story 70,000 square foot corporate office for DONOR NETWORK OF ARIZONA, located at 2010 West Rio Salado Parkway. The applicant is Shepley Bulfinch. **(PL180261)**

**Staff Presentation**

Ms. Diana Kaminski, Senior Planner, gave a brief explanation of what DONOR NETWORK OF ARIZONA encompasses. She explained that the lot was parceled in the past and sold to Donor Network, and that they are building it specifically to suit their needs. She also added the only change to the PAD is a request to reduce parking requirements from 1 space per 300s.f. to 1 space per 380s.f. Ms. Kaminski explained that this is not considered a medical office, and they will have a set amount of staff on property 24/7. Ms. Kaminski thought the request for parking reduction was an appropriate request for their usage, but did have a stipulation in place if Donor Network ever decided to move and have a business with normal hours come in.

Ms. Kaminski Reviewed the Site Plan for the Commission:

- Situated on the edge of the airport V.O.R.T.A.C so they are height restricted
- Use to have parking in front of building, but all parking is now in rear.

Ms. Kaminski explained that the condition for the parking reduction meant Donor network would be required to bring the parking analysis back for review, and if they were short on required parking they would add parking to accommodate. She briefly reviewed the landscape plan, floor plans, and elevations of Donor Network. She stated that they tried to tie into the other prominent colors in Liberty Center. She then explained that all the conditions are standard other than the condition regarding parking. She stated that if the number of employees change they would need to accommodate.

Vice Chair DiDomenico asked if after development Donor Network will own the property or if they are just a tenant, to which Ms. Kaminski responded they will be the owner and occupier. Vice Chair DiDomenico then asked to reaffirm that if they move out the burden of creating appropriate parking for future tenants will rest on Donor Network. Ms. Kaminski also confirmed that the nonstandard condition relating to parking pertains to this. He stated he was concerned with what will happen when Donor Network is done occupying this building.

Commissioner Thomas Brown asked whether the construction was tilt slab or masonry. Ms. Kaminski clarified it was

tilt slab. He then proceeded to ask about the redline notes on page two. Ms. Kaminski explained that they were trying to tie in an angled element to the front elevation to match the street, and on the southwest corner do an angled canopy like some other buildings in liberty center.

### **Applicant Presentation**

Tim Brown, CEO of Donor Network, gave an introduction on what Donor Network of Arizona does as a company, and what their vision is for this new facility.

Joe Herzog, Principal Architect, gave a concise overview of the development so far. He explained the only reason they were here today is because of the reduction in parking by 49 spaces. He stated that this site is specifically going to be tailored for the single tenant Donor network of Arizona, and it is the last development in Liberty Center. Mr. Herzog added he believes it is irresponsible as a designer to build an excess of asphalt if not necessary due to the urban heat island effect. He explained that they are trying to create a lush desert landscape, and even though they are a restricted site between the V.O.R.T.A.C and landscape easement, they are still trying to mask the parking lot to create an attractive development. Mr. Herzog presented a slide showing the many outdoor wellness areas for employees such as gathering areas and walking paths. He showed us pictures of surrounding buildings, and explained his intent is to tie in design cues from all of these buildings, to not create a drastic difference in design. He expressed that the key design cue they are going for is to be wrapped in landscape, and they will be covering 50% of the lot with landscape.

### **Commission Comments**

Commissioner Sumners expressed his support for the design characteristic of this development.

Commissioner Cassano asked whether they will be receiving deliveries on the west side of the building, to which Mr. Herzog confirmed they would be.

Commissioner Johnson asked about the walking path that connects to the existing recreation path on Rio Salado. Mr. Herzog responded that this would likely be implemented in a later phase of development because they would need cooperation from their neighbors.

Commissioner Amorosi questioned if their intention was to stand out, or to blend in. Mr. Herzog stated their intention isn't to stand out specifically but use design elements from surrounding buildings in a more inventive way. Commissioner Amorosi stated he liked the curved gabian wall. He also questioned whether they have any intent of giving incentives to employees for using public transit. Mr. Brown stated that one of the reasons he is able to have such few parking spaces is because many of his employees are off-site. He added that he is still trying to figure out how to incentivize public transit, but very few of his employees take a form of public transit.

Chair Lyon asked if the healing gardens and pathways for the employees, or families of the donors. Mr. Brown stated that the garden areas are mainly for the employees, but they do have donor families that they keep in contact for two years that may visit on an infrequent basis as well. Chair Lyon expressed his satisfaction for the architecture and stated he appreciated the effort put into it.

Commissioners Brown and Cassano also expressed their satisfaction with the design and principal.

**Motion:** Motion made by Commissioner Johnson to approve (PL180261 Donor Network of Arizona). Seconded by Commissioner Brown.

**Ayes:** Chair Lyon, Vice Chair DiDomenico, Commissioners Brown, Cassano, Sumners, Amorosi, and Johnson

**Nays:** None

**Abstain:** None

**Absent:** None

**Vote:** 7-0

5. Request a Zoning Map Amendment, Planned Area Development and Development Plan Review for a single-family residential development consisting of 80 two-story attached units for THE LEVEL, located at 915 South Smith Road and 2001 East University Drive. The applicant is Earl, Curley & Lagarde. (PL180235)

### **Staff Presentation**

Ms. Kaminski gave a brief presentation of the project, reviewing Context Area, Site Plan, Landscape Plan, Floor Plans, Elevations, and Renderings. She explained this site used to be a mobile home community, and the applicant has been working with Human Services to relocate the residence of this property over the past year. She also stated the property currently has four zoning districts within it. Ms. Kaminski proceeded to explain the conditions for approval she has recommended. She stated condition 13 and 14 are regarding some variation in garage and front door to avoid too much uniformity, and condition 15/16 for the addition of more masonry on the for the property building A, J, and M. She added that condition 20 was regarding the eastern units having trees to serve as a landscape buffer to the adjacent property. She added that since the neighborhood meeting there have been no further questions or inquiries from surrounding neighbors regarding the project.

Chair Lyon asked to clarify what stone fruit was. Ms. Kaminski explained stone fruit were fruit trees such as peach or plum.

Commissioner Brown asked whether the addition of masonry would be veneer or block. Ms. Kaminski explained it is veneer.

Commissioner Johnson inquired about the City of Tempe well site on the south end of the property. Ms. Kaminski explained there is access for staff to get to this site through a gate on the southern end.

### **Applicant Presentation**

Mr. Stephen Earl, Earl Curley & Lagarde, presented their project and gave a brief overview of what their intent for this development is. He explained that this development is consistent with the General Plan and showed a slide to give context area with the surrounding uses around the site. Mr. Earl stated he agreed with staff's suggestion to add trees on the east side of the property. He also added he believed this development is a good transitional product when compared to the surrounding area. Mr. Earl stated a distinguishing design factor for this development is the use of plentiful vegetation. He explained that there will be 33 new interior trees, and 104 new perimeter trees. He proceeded to show more renderings of the development and stated the renderings do not accurately represent the color variation that will be applied. He also explained that the setback from the road is 65 feet to the closest building. Mr. Earl then presented pictured of the trees that will be used on this property. He added that the windows facing the neighborhoods will be above human height so there is no risk of people peering into back yards from the star well. Mr. Earl stated that in compliance with staff suggestion they could add more windows and variation to the front of the project.

### **Commission Comments**

Commissioner Amorosi stated he was happy with the direction of the project but asked if there was any chance the patios could be extended from 4 feet to 6 feet to give more space for a table or chairs.

Mr. Earl stated that many of the balconies are 6 feet, and the remainder are either 5 feet or 4. He stated he did n't want to make them all the same size because it might give the property a boxed in look.

Commissioner Amorosi also asked if it would be possible to use R30 insulation on the roof, and R19 on the walls to make it a more energy efficient building. Mr. Earl stated they are using a spray in foam insulation instead of padding to create a tighter seal which he believes will be more effective than a higher R-value traditional insulation.

Commissioner Brown re-iterated Commissioner Amorosi's question because the packet that they received called for two different types of insulation. Ryan Larsen, Porchlight Homes, stated they intend to use the sprayed foam

insulation because it is a better product and will result in a lower energy cost for buyers. He then explained to Commissioner Brown what “Catherdralized” foam insulation is to create more clarity of the product.

Vice Chair DiDomencio asked why the parapet walls seem to be higher than they need to be for the mechanical screening. Commissioner Brown commented that the AC unit might just not be drawn to scale. Chair Lyon wanted clarification on how tall the parapet really is. Mr. Larsen clarified their intent is to create the parapet only as high as it has to be by code.

Commissioner Cassano stated he really likes this project and thinks it will be a great improvement to the community.

Commissioner Brown stated he thought the patio sizes were sufficient but asked about the 3’ by 20’ means of egress between some of the building and what material was being used because he thought it would be too much concrete. Mr. Larsen stated their intent was not to use concrete and they plan on using decomposed granite.

Commissioner Sumners commended the applicant at how much was accomplished in such a short amount of time.

Chair Lyon stated he was concerned with the circulation of the property and that it looks too vehicular. He also questioned how the applicant felt about condition of approval #20 in the landscape section regarding the inclusion of fruit bearing trees.

Mr. Earl stated that they have agreed with all of staff’s conditions of approval, but they would like to have some control of variation for consistency sake. He added he thinks it would be nice to install the trees before the owners move in as well so there is some form of vegetation there.

Commissioner Johnson stated his satisfaction with the project but asked why there seems to be an off-balance of parking on one side of the development versus the other.

Mr. Larsen stated that they tried their best to balance the extra parking around the amenities, and to keep in mind some of the Northeastern units have full length driveways for parking as well.

Commissioner Amorosi stated he is in favor of this project and is thankful for the improvement along Smith Road.

Commissioner Cassano re-iterated his satisfaction with the project.

Commissioner Brown stated he is satisfied with the project but wishes there was more color variation with the doors because he feels there is too much beige.

Chair Lyon stated he does not think more color is necessary.

**Motion:** Motion made by Commissioner Amorosi to approve (PL180235 The Level) with conditions as written by staff. Seconded by Commissioner Cassano.

**Ayes:** Chair Lyon, Vice Chair DiDomenico, Commissioners Brown, Cassano, Sumners, Amorosi, and Johnson

**Nays:** None

**Abstain:** None

**Absent:** None

**Vote:** 7-0

**ANNOUNCEMENTS / MISCELLANEOUS:**

**6. Commission Member Announcements**

Vice Chair DiDomenico asked staff if there is a development standard in the works that will designate area for rideshare pickup and drop-off. Ms. Dasgupta responded that we do not have an initiative like that in the works, but it is something that could be looked into.

**7. City Staff Announcements**

Ms. Dasgupta reminded the Commission on Dec. 11<sup>th</sup> there will be a Tempe Streetcar Feasibility study by Valley Metro. She briefly went over the items on the agenda for the next DRC meeting.

**There being no further business, the meeting was adjourned at 7:30 pm.**

Prepared by: Christopher Ray

A handwritten signature in cursive script, appearing to read "Christopher Ray".

Reviewed by:  
Suparna Dasgupta Principal Planner, Community Development Planning