

**Minutes
Development Review Commission
STUDY SESSION
August 26, 2019**

Minutes of the study session of the Development Review Commission, of the City of Tempe, was held in the Don Cassano Community Room, 2nd Floor, Tempe Transit Center, 200 E. 5th Street, Tempe, AZ

Present:

Chair David Lyon
Vice Chair Michael DiDomenico
Commissioner Scott Summers
Commissioner Thomas Brown
Commissioner Andrew Johnson
Alt Commissioner Michelle Schwartz
Alt Commissioner Barbara Lloyd

Absent:

Commissioner Don Cassano
Commissioner Philip Amorosi
Alt Commissioner Angela Taylor

City Staff Present:

Chad Weaver, Director, Community Development
Ryan Levesque, Deputy Director, Community Development
Suparna Dasgupta, Principal Planner
Ambika Adhikari, Principal Planner
Diana Kaminski, Senior Planner
Karen Stovall, Senior Planner
Obenia Kingsby II, Planner II
Robbie Aaron, Planner II
Blake Schimke, Planner I
Joanna Barry, Administrative Assistant II

Chair Lyon began the Study Session at 5:34 p.m.

Review of July 9, 2019 Minutes

- Item #1 - Study Session Minutes
- Item #2 - Regular Meeting Minutes

Review of August 13, 2016 Regular Meeting Agenda

- Item #3 – FARMER GOODWIN TOWNHOMES (PL160378) – to be heard
- Item #4 – TEMPE AUTO PLAZA 101 (PL190126) – to be heard
- Item #5 – TEMPE METRO (190139)– to be heard
- Item #6 – GEORGE DRIVE BUNGALOWS (PL190154)– to be heard
- Item #7 – WIESE RESIDENCE (PL190184) – on consent
- Item #8 – FIRST AND FARMER (PL190093)– to be heard
- Item #9 – HILO TEMPE (PL190094) – to be heard
- Item #10 – 999 PLAYA (190136)– to be heard
- Item #11 – BROADWAY INDUSTRIAL HUB – TEMPE MAKER DISTRICT (PL190115)– to be heard
- Item #12 – URBAN CORE MASTER PLAN AND TOD (PL190112) – to be heard

PRESENTATION: Proposed New Development – 707 South Forest

Ms. Jennifer Boblick, Sender Associates, introduced the team working on the project. Mr. Jeff Kanable, Trinitas, stated this project was introduced and entitled in 2009 so they are happy to finally bring this project to fruition. He then introduced Linda Irving, Trinitas. Mr. Dan Brueggert, CSO Architects, stated this site was given prior entitlement from the corner of 7th Street to north Forest Avenue to the west. He went over the site plan for the project that is in line with the project that was originally given the entitlement. They are keeping the bulk of the utilities, transformers, trash, and access box sets from the alley along the sides. Per the city's Planning Department recommendations, the entrance to the parking garage is directly across from the parking garage of The Union that is across the street to the west. The north chunk of the first floor is about 5,000 SF of retail/commercial space and the center of the building is occupied by a leasing office, some amenities, and some pack/box spaces. They are also paying attention to the requirements from the power company to make sure that the

transformers that will be visible from the alley are screened. They are planning on screening them with a decorative metal panel system. Mr. Marc Beyer, TDE Design, stated that from a streetscape standpoint for the for the landscape they are going to be staying very consistent with the immediate area as well as the overall downtown. From a streetscape and a hardscape standpoint, along 7th Street there is going to be a lot of the same brick material that you tend to see throughout this area. Up and down Forest Avenue they are going to put a collection of street trees that are going to mirror the opposite side of street. They also created an additional planting area to create some additional lower scale softscape plants to soften up the environment so it will be a really nice shaded corridor. Mr. Brueggert stated that on the first floor of the inside of the building at the southwest you can see the entrance to the parking garage that branches up to the parking on the 2nd floor. They have bike storage spaces on the 1st floor that are accessible at the south edge and are staggering more throughout the parking garage.

Mr. Brueggert advised that floors six through 20 of the building is an "H" shape and plan. There area amenities on the top of the 20th floor include a pool, hot tub and open terrace area on the north side, with the south side being almost entirely enclosed with a fitness center. There is also a small amount of outdoor terrace as well. The use of the building from floors six through 19 is apartments. For the elevations, they have painted concrete, metal paneling, and glass. They are off white with gray. There is also an aluminum panel on the corners that has a wood look and texture. They are still studying what more enhancements they can do on the east side in the gray area to get more patterning and design. They are limited on the east because it is 3-feet off the property, so they have to have no more than 15% windows opening to maintain.

Vice Chair DiDomenico asked what plant material is on the hard corner and was advised it was aloe. Vice Chair DiDomenico stated that would not stand up to pedestrian traffic and bicycles that are going to encroach on their planted space. Commissioner Johnson asked if the first level was recessed or if there was an actual awning coming out. He was advised that there is a slight recess to the building, about a 3-foot recess behind the columns so the structural columns seen on the outside are completely outdoors. There is about two feet of glass behind that space, so all in all the canopy cover is roughly five feet. Commissioner Johnson referred to the dining patio and asked if there would be any outdoor seating. Ms. Boblick advised they had not talked to any retailers yet, so they are not sure if a restaurant use is the right fit. They will be exploring that with local brokers to find what is the perfect fit for this particular neighborhood and block. Commissioner Summers asked why the scale of the project has been reduced and was advised that from what they had heard the previous building that was entitled was limited to 235 feet so that is what they stuck with.

Commissioner Johnson stated he is not excited by the color palette but likes the project. Chair Lyon stated that aesthetics is not a deal breaker for him, but it does feel it needs to be dressed up a bit more, so it feels like there are a lot of applied elements architecturally.

Announcements: NONE

The Study Session adjourned at 5:57 p.m.

Prepared by: Joanna Barry

Reviewed by: Suparna Dasgupta



Suparna Dasgupta, Principal Planner
Community Development, Planning