



## Minutes Development Review Commission STUDY SESSION January 25, 2022

Minutes of the study session of the Development Review Commission, of the City of Tempe, was held in Council Chambers  
31 East Fifth Street, Tempe, Arizona

**Present:**

Chair Michael DiDomenico  
Vice Chair Steven Bauer  
Commissioner Scott Summers  
Commissioner Don Cassano  
Commissioner Philip Amorosi  
Commissioner Barbara Lloyd  
Commissioner Michelle Schwartz  
Alt Commissioner Charles Redman (in audience)

**City Staff Present:**

Ryan Levesque, Deputy Director, Community Development  
Suparna Dasgupta, Principal Planner  
Steve Abrahamson, Principal Planner  
Karen Stovall, Senior Planner  
Lily Drosos, Planner I  
Joanna Barry, Administrative Assistant II

**Absent:**

Alt Commissioner Linda Spears  
Alt Commissioner Rhiannon Corbett

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**Chair DiDomenico began the Study Session at 5:31 p.m.**

**Review of December 14, 2021 Minutes**

Item #1 - Study Session Minutes

Item #2 - Regular Meeting Minutes

Minor modification to be made to both sets of minutes to include Alt Commissioner Redman as being present in the audience.

**Review of January 25, 2022 Regular Meeting Agenda**

Item #3 – BARTOW RESIDENCE (PL210358) – on consent

Commissioner Amorosi noted that the gravel and concrete are spaced enough to park cars and asked if they are planning to park cars there or only in the back. Ms. Lily Drosos, Planner I, advised that they are planning on parking where the concrete ribbon strips are located, not in the rear. Vice Chair Bauer noted that this went through a permit review process and asked if there was a reason the necessity for a zoning modification was not caught at that time. Ms. Suparna Dasgupta, Principal Planner, advised that at the time when it went through the building permit process, they had shown two parking spaces in the rear. At that time, they knew what to show and did show it, however they subsequently changed their mind as the Letter of Explanation notes. Staff followed up with them to make sure that they wanted the Use Permit to allow parking in the front yard setback and they confirmed that is what they wanted.

Item #4 – HAVEN AT APACHE (PL210332) – to be heard

**PRESENTATION:** Proposed Mixed-Use Development – PL210314: South Pier at Tempe Town Lake  
Presented by: Manjula Vaz, Gammage & Burnham PLC

Ms. Manjula Vaz gave an overview of Phase I of the project, which is Lot 6. There are two parcels that are not part of the overall South Pier project, and they are Lot 3 on the far west and Lot 5 in the middle. Phase I of the project includes three mixed-use towers ranging in height from 236 feet to 259 feet. There will be 724 multifamily residential units, 16,213 square feet of ground-level restaurant space, 9,962 square feet of ground-level retail space, and 3,968 square feet of outdoor

dining/patio space. Ms. Vaz went over the landscape coverage and parking spaces for the site. She advised the Commission that they plan to formally present this project to the DRC in February 2022.

Mr. George Melara, Nelson Partners, proceeded to give an overview of the promenade. Tract B, located west of development Lot 6, is envisioned as a central promenade providing approximately 21,000 square feet of multi-purpose central lawn/plaza for public gathering events, unimpeded public pedestrian access to Tempe Town Lake, 20-foot-wide boardwalk featuring a splash pad, entertainment stage, and designed spaces for art installations. There will be pocket lawns with seating areas, along with enhanced landscaping, shading, and lighting.

Chair DiDomenico asked why this was the first phase of the project. Ms. Vaz advised that they decided to start with this lot since they already owned it, while they were negotiating with the City of Tempe on the other lots. Mr. Garren Echols indicated one reason was because it was a lot that they owned and secondly, they wanted the first phase to incorporate improvements along the lake as well as the pier so that they would have a strong opening to market.

Commissioner Sumners noted this first phase is mixed-use however it is predominantly multi-family residential. He asked why there was no hotel or office in this first phase. Ms. Vaz noted that the pictures make it look like three stories of multi-family, but there is a lot of retail on the bottom of those units as they are building out the entire promenade. She advised the first phase is mainly developing the promenade and the three residential units. She stated that the next phase will include hotel and office space, this will most likely be Lot 7.

#### **Announcements:**

Mr. Ryan Levesque, Deputy Director – Community Development, advised the Commission on recent City Council actions that occurred at the January 13, 2022, meeting

- The First + Farmer second and final hearing was held and there was a lot of discussion on the item. At the first hearing there were a couple of items that the City Council requested follow up on. One involved some of the neighborhood issues regarding this potential residential agreement. It was a private agreement that was sought after to get support from the residents in Riverside neighborhood. That information came to light at the first hearing, so they evaluated and discussed some of the agreement components of the discussion the applicant was having offline with the residents. Ultimately the City Council and the applicant agreed to bring those special stipulations to the City Council at the meeting to give support for the project. The applicant requested additional Conditions of Approval providing for at least nine speed cushions in the neighborhood that would address traffic concerns and a stipulation to initiate permit parking for single-family residences in the neighborhood, and a few other requests. The City Council modified the affordable housing component term from 25 years to 30 years. The City Council approved the project by a 6-1 vote. Chair DiDomenico asked if it is now past the appeal period and was advised by Mr. Levesque that it is still in the 30-day appeal time period.
- The first hearing for the Dwell was held. There was some opposition from a couple of residents, but it appears from their comments that the City Council is in support of the request. The second and final hearing is scheduled for February 13, 2022.
- The City, including Community Development and Economic Development, initiated an application process for zoning. In a zoning request there are procedural steps that need to be taken in the code and the City needed to update/address these.

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**The Study Session adjourned at 5:59 p.m.**



Prepared by: Joanna Barry, Administrative Assistant II  
Reviewed by: Suparna Dasgupta, Principal Planner