



**Minutes
Development Review Commission
STUDY SESSION
February 22, 2022**

Minutes of the Regular Meeting of the Development Review Commission, of the City of Tempe, was held virtually via Webex

Present:

Chair Michael DiDomenico
Vice Chair Steven Bauer
Commissioner Scott Sumners
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
Marilyn DeRosa, Director, Engineering & Transportation
Robert Yabes, Principal Planner, Engineering & Transportation
Diana Kaminski, Senior Planner
Lee Jimenez, Senior Planner
Karen Stovall, Senior Planner
Joanna Barry, Administrative Assistant II

Absent:

Alt Commissioner Linda Spears
Alt Commissioner Rhiannon Corbett

Chair DiDomenico began the Study Session at 5:23 p.m.

Review of January 25, 2022 Minutes

Item #1 - Study Session Minutes – January 25, 2022
Item #2 - Regular Meeting Minutes - -January 25, 2022

Review of February 22, 2022 Regular Meeting Agenda

Item #3 – CAR-GRAPH (PL210225) – on consent

Item #4 – ELECTRIC PICKLE (PL210225) – on consent

Commissioner Amorosi stated he noticed the police shortened outdoor music hours and wanted to make sure the client was okay with the adjusted hours and Ms. Karen Stovall, Senior Planner, advised that they were.

Item #5 – AUGUST KARAOKE BOX (PL220007) – on consent

Item #6 – TANG GARDEN RESTAURANT (PL220018) – on consent

Mr. Lee Jimenez, Senior Planner, noted that the reports for **Items #5 & #6** were updated to include some additional stipulations from the City of Tempe Crime Prevention Unit. The applicant for both items had no concern regarding the added stipulations.

Item #7 – SOUTH PIER (PL210314) – to be heard

Commissioner Sumners noted that the parking element of this has gone to City Council and has been acted on. He asked if the Commission was therefore not to comment on parking or if the parking approach was up for any debate. Ms. Suparna Dasgupta, Principal Planner, noted that the DDA that was approved was allowing for parking similar to the CC area that was part of the agreement. Ms. Diana Kaminski, Senior Planner, advised that the City Council, through the development agreement, set the parameters on how to evaluate the parking on a case-by-case basis. The applicant conducted a parking analysis that was reviewed by staff, and they are meeting the parking analysis for Lot 6. Each additional lot will be addressed when it comes in and the applicant will have to update that study and provide additional analysis. Commissioner Sumners asked if the City Council's action on the downtown code applies to the entire development or just to Lot 6. Ms. Kaminski advised that it states we can consider the use of the downtown code for the development as a whole, but that consideration has to be placed in the terms of an analysis that shows that it works cumulatively as the project develops. Ms. Kaminski explained there are some Conditions of Approval that are related to this first phase coming in, Lot 6, and then what would happen with future phases with them having to

update that study and show that the other phases work using those ratios. Ms. Dasgupta advised that there is a plan to have a more comprehensive analysis when all the other phases come to ensure there will be enough parking, including parking for the public.

Chair DiDomenico stated it seems that as all of the other phases are brought forward there would be an update to a shared parking model and that would continue to update based on what the uses are added by phase. Ms. Dasgupta advised that is correct.

Commissioner Sumners asked if the basis for that evaluation is that it adheres to the downtown code despite the fact that it is not downtown. Ms. Dasgupta advised they are using that particular ratio, but they are not calling it downtown since they are utilizing some of those provisions, such as the parking management plan, and it has to be provided to staff for review with all of the different uses.

PRESENTATION:

Mobility Hubs and Transportation Demand Management (TDM)

Presentation by: Marilyn DeRosa, Director, Engineering and Transportation and Robert Yabes, Principal Planner, Engineering and Transportation, Jim Townsend, Wilson and Company, Sasha Jovanovic, Chen Ryan, and Shannon Scutari, Scutari and Co.

Ms. Marilyn DeRosa, Director, Engineering and Transportation, introduced the members of the team to the Commission.

Mr. Robert Yabes, Principal Planner, Engineering and Transportation, explained the overall goal of Tempe's sustainable vision. The Transportation Demand Management (TDM) supports three City Council goals, which are to achieve a multimodal transportation system that supports a "20-minute city", reduce travel times along major streets during rush hour, and reduce community Greenhouse Gas (GHG) emissions by 80% of the 2015 levels by 2050 and reach carbon neutrality by 2060.

Mr. Jim Townsend, Wilson and Company, stated that the key is to start conversations on the TDM strategy, and they have been doing that a lot over Phase I of the project. Over the past year they have had a lot of community stakeholder engagement and there has been a lot of enthusiasm. Businesses are interested in how they can benefit by investing in these strategies. He proceeded to go over the public survey responses with the Commission. Mr. Townsend discussed the mobility hubs and explained that they are places that combine the resources of multiple modes of transportation together in one physical location and are designed to help reduce the need for vehicle ownership and single occupancy driving trips.

There was an equity focus of mobility hubs with an emphasis on siting mobility hubs in areas that will benefit lower income, car-free or car-light, and structurally underserved locations. Mr. Townsend then went over the rationale for putting mobility hubs on public property. He also explained that public-private mobility hubs are a core strategy for developments seeking to reduce parking obligations, driving trips and VMT.

Mr. Sasha Jovanovic, Chen Ryan, went over the Transportation Management Association (TMA) plan and explained how coordination and partnerships can help make the reality of the TDM strategy happen. The TMA is a collaborative or agency initiative that exists to provide TDM programs, transportation services, traveler resources, planning and advocacy, and provide staffing and technical capacity where it is needed. Mr. Jovanovic then went over the 2019 industry survey of 100 TMAs, TMA programs and services, the context for having a TMA in Tempe, and the next steps in the process.

Ms. DeRosa went over the schedule of the process. They have held several outreach events and they have a technical working group. They have a community and employer stakeholder meeting on February 23, 2022. They will also be presenting to the City Council subcommittees this month; the Tempe Transportation Commission on March 8th and the Tempe Sustainability Commission on March 14th. It will then be presented to the City Council on March 24th.

Commissioner Cassano asked who is going to oversee the organizational structure and the partnerships. Mr. Jovanovic advised that one of the benefits of the TMA is to fit the context that you need, so in Tempe they are having conversations with a variety of organizations, but he thinks the typical setup is more common that it is housed in an independent organization or an existing non-profit, but there are certainly cases where the city government or regional government would be the steward of the TMA. Commissioner Cassano asked if there is funding for the organization would have to oversee this process. Mr. Jovanovic advised that during the startup of the program, the funding comes from a public sector grant source such as a Congestion Mitigation and Air Quality (CMAQ) Improvement Program and program at the state level, or from some of the key partners that are brought in on day one.

Commissioner Amorosi stated that in reading the City's climate action plan it stated that the goal was 2050 for the city carbon neutrality goal but in the TDM plan it references 2060. Mr. Yabes advised that the older plan was 2060, however the new plan is 2050. They will revise their documents to be consistent with the new plan. Commissioner Amorosi asked if there was not going to be a funding plan with

the program right now and was advised that was correct. In the next phase they will talk about potential funding needs and funding sources.

Announcements: NONE

The Study Session adjourned at 6:02 p.m.

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

A handwritten signature in blue ink, appearing to read 'Suparna Dasgupta', is located below the text. The signature is fluid and cursive.