

Public Meeting Minutes



JOINT REVIEW COMMITTEE

Joint Review Committee

Regular Meeting Minutes

May 5, 2021

Virtually via Cisco WebEx

6:00 p.m.

Members Present

Ross Robb, Chair – Chair / Tempe Representative
Ken Lufkin, Vice Chair / ASU Representative
Nichol Luoma, ASU Representative
Alexander Kohnen, ASU Representative
Lisa Roach, Tempe Representative
Michael Burke, Joint Tempe/ASU

Staff Present

Suparna Dasgupta, Principal Planner
Joanna Barry, Administrative Assistant II
Karen Stovall, Senior Planner

Members Absent

Rudy Bellavia, ASU Representative
Jason Comer, Tempe Representative
Philip Horton, Joint Tempe/ASU (Alternate)
Bill Johns, ASU Representative (Alternate)
Scott Sumners, Tempe Representative (Alternate)
Brian Baehr, Tempe Representative (Alternate)

Guests

Manjula Vaz, Gammage & Burnham PLC
Brendan O'Leary, Transwestern
Bill Belshaw, Wilder Belshaw Architects
Brian Kearney, Catellus

Meeting started: 6:00 p.m. Meeting was held virtually via Cisco WebEx.

Consideration of Meeting Minutes:

1. Joint Review Committee – Study Session April 7, 2021
2. Joint Review Committee – Regular Meeting April 7, 2021

Motion Motion made by Committee Member Alexander Kohnen to Approve Meeting Minutes. Seconded by Committee Member Nichol Luoma.

Ayes Chair Ross Robb, Vice Chair Ken Lufkin, and Committee Members Nichol Luoma, Alexander Kohnen, Lisa Roach, and Michael Burke

Nays None

Abstain None

Absent Jason Comer

Vote 6-0

Regular Agenda:

3. Request a Development Plan Review for a new seven-story, residential development containing 200 dwelling units for **NOVUS PARCEL 3F**, located at 651 East 6th Street. The applicant is Gammage & Burnham P.L.C. (PL210050)

Project Planner: Karen_Stovall@Tempe.gov or (480) 350-8432

PRESENTATION BY APPLICANT:

Ms. Manjula Vaz, Gammage & Burnham P.L.C., advised that the building will be seven stories with a gross area of approximately 187,207 square feet. It will include 700 apartment units ranging from studio to two-bedroom, a leasing office, and resident amenities such as a central pool, a courtyard, and 1,180 square feet of amenity space. There will be a three-level parking garage (a basement level and two ground levels) accommodating 131 vehicle parking spaces. Substantial landscape enhancements will include hardscape and new trees, accents, and groundcover.

Mr. Brendan O'Leary, Transwestern, advised that the studio apartments are 375 square feet and are fully furnished. The target renter demographic for all the apartments is someone who wants to be closer to the university.

Mr. Bill Belshaw, Wilder Belshaw Architects, went over the site plan. The sidewalk will be eliminated in the area between this development and the Hyatt and will be replaced with enhanced landscape. This is due to there being two entrances/exits on that portion of the site. Mr. Belshaw then went over the design elements of the exterior of the building.

Mr. Brian Kearney, Catellus, advised that this project is part of the NOVUS Master Plan Community. These projects are put through the ringer before that are brought before the Committee. He gave an update on the Aspen Heights project, which is expecting their first residents at the beginning of this month.

PRESENTATION BY STAFF:

Ms. Karen Stovall, Senior Planner, gave a summary of the project request. No neighborhood meeting was required for this request and staff did not receive any input from the public. Staff recommends approval subject to the conditions in the staff report. That applicant has reviewed and agrees with those conditions.

COMMITTEE DISCUSSION:

Chair Robb referenced the NOVUS letter dated February 17, 2021 that had several architectural items. Item #4 stated to continue the refinement of the garage entrance on the west elevation apertures as reflected on the submittal. He asked what was the nature of the garage element that needs to be evolved. Mr. Kearney advised that comment was focused on the garage side of the project that faces the Hyatt. There has already been substantial attention focused on that side by eliminating the sidewalk and adding enhanced landscaping. The comment is to ask that as the project evolves that that side of the development presents the most attractive face that it can despite two parking entrances being located there. Chair Robb inquired about Item #6 that states the applicant has to coordinate with the master developer on final approval of the perforated metal at the balconies and asked if that is in flux or has it been resolved. Mr. Kearney advised that it has been resolved. Chair Robb noted there was some question about the rollout trash solution and whether that was going to work. He asked if it was going to work or if there was going to be a different trash solution. Mr. Kearney advised that at the time that was written the trash solution was not finalized with City staff and there was subsequent discussion about the options. An acceptable solution for all parties is what is now referenced on the plan. Ms. Vaz noted that solution is also noted in the Conditions of Approval. Chair Robb stated that now we are at this part of the project, how are the shared street costs, etc. going to be addressed. Mr. Kearney stated that all back of curb improvements are the responsibility of the developer to install based on the NOVUS standards. The roads are generally installed by Catellus as they are privately ASU owned roads.

Motion	Motion made by Committee Member Alexander Kohnen to PL210050 and seconded by Vice Chair Ken Lufkin
Ayes	Chair Ross Robb, Vice Chair Ken Lufkin, and Committee Members Nichol Luoma, Alexander Kohnen, Lisa Roach, and Michael Burke
Nays	None
Abstain	None
Absent	Jason Comer
Vote	6-0

Meeting adjourned: 6:31 p.m.

Prepared by: Joanna Barry, Administrative Assistant II

A handwritten signature in cursive script, appearing to read 'Suparna Dasgupta', written in black ink.

Reviewed by: Suparna Dasgupta
Principal Planner, Community Development