



Public Meeting Minutes

JOINT REVIEW COMMITTEE

Joint Review Committee

Regular Meeting Minutes

May 4, 2022

*Held in Council Chambers
31 East Fifth Street, Tempe, Arizona
and Virtually via Cisco WebEx*

6:00 p.m.

Members Present

Ross Robb, Chair – Chair / Tempe Representative
Ken Lufkin, Vice Chair / ASU Representative
Bill Johns, ASU Representative (Alternate)
Michael Burke, Joint Tempe/ASU
Scott Sumners, Tempe Representative
Jason Comer, Tempe Representative

Staff Present

Ryan Levesque, Deputy Director
Suparna Dasgupta, Principal Planner
Karen Stovall, Senior Planner
Joanna Barry, Administrative Assistant II

Members Absent

Nichol Luoma, ASU Representative
Alex Kohnen, ASU Representative
Rudy Bellavia, ASU Representative (Alternate)
Philip Horton, Joint Tempe/ASU (Alternate)
Brian Baehr, Tempe Representative (Alternate)
David Fackler, Tempe Representative (Alternate)

Guests

Manjula Vaz, Gammage & Burnham PLC
Joel Duenas, Belshaw Mulholland Architects, Inc.
Brian Kearney, Catellus

Meeting started: 6:00 p.m.

CONSIDERATION OF MEETING MINUTES:

1) Joint Review Committee – Study Session and Regular Meeting May 5, 2021

Motion Motion made by Vice Chair Lufkin to Approve May 5, 2021 Study Session and Regular Meeting Minutes with minor correction. Seconded by Committee Member Michael Burke
Ayes Chair Ross Robb, Vice Chair Ken Lufkin, and Committee Members Michael Burke, Scott Sumners, James Comer, and Bill Johns
Nays None
Abstain None
Absent Nichol Luoma
Vote 6-0

2) Joint Review Committee – Study Session March 2, 2022

Motion Motion made by Vice Chair Ken Lufkin to Approve March 2, 2022 Study Session Meeting Minutes. Seconded by Committee Member Scott Sumners
Ayes Chair Ross Robb, Vice Chair Ken Lufkin, and Committee Members Michael Burke, Scott Sumners, James Comer, and Bill Johns
Nays None
Abstain None
Absent Nichol Luoma
Vote 6-0

Regular Agenda:

- 3) Request a Development Plan Review for a new seven-story, residential development containing 333 dwelling units for **NOVUS PARCEL 3G**, located at 925 East 6th Street. The applicant is Gammage & Burnham P.L.C. **(PL220022)**
Project Planner: Karen_Stovall@tempe.gov or (480) 350-8432

PRESENTATION BY APPLICANT:

Manjula Vaz, Gammage & Burnham P.L.C., gave an overview of the project. This is the first site of Parcel 3G and it is located on the east side of Rural Road, just south of the Dickey dome and north of Cornerstone, along 6th Street. It will consist of a seven-story, 347,000 SF, multi-family residential development with 333 units. There will be a street-level plaza, leasing office, amenity area and lobby at the corner of Rural and 6th Street. An outdoor amenity courtyard will be located on the third level, a two-level wrapped parking garage providing 346 vehicle spaces, 290 bicycle spaces, and substantial landscape enhancements.

Joel Duenas, Belshaw Mulholland Architects, Inc., advised there was a north garage entrance off 6th Street. You can exit on the east, which is also a garage entry. They worked closely with the Architectural Review Committee (ARC) on the townhouses on the north and west portion of the building. They tailored the design to be pedestrian friendly. On the north side they have larger porches. All the trash and service rooms are toward the southeast corner of the building.

Committee Member Sumners referenced the colors and noted that in the packet there were some comments from John Kane and Architekton about simplifying the color palette. He asked if the colors in the packet, along with what they are seeing today, is the revised palette. Mr. Duenas advised they are still refining the colors; however they will be within the current family of what is shown now.

Chair Robb noted he was having a hard time following the chronology, as their packet included a January 24th letter from ARC that was kind of a preliminary approval, yet there was some doubt as to whether all the changes had been integrated. He asked if the current image they are viewing is what ARC had approved, and if there are any other open issues that need to be addressed. Brian Kearney, Catellus, advised the Committee they are still working through the simplification of the colors, so they may change a bit.

Committee Member Comer stated that he understands the difficulty of loft units facing the street, but for the ground units, the noise in the neighborhood may be disturbing late at night. He asked if there were any plans for blackout blinds or privacy screening for those units. Mr. Duenas stated they designed the unit with that in mind, such as placing windows at eye level versus full body windows on the ground floor. The living spaces on the units on the ground floor are also raised 18 inches from the ground floor. Committee Member Comer asked what the lowest windowsill height would be from the floor of the inside of the unit. Mr. Duenas advised that it is 36 inches from street level.

Vice Chair Lufkin inquired about the setback. Mr. Kearney advised that this project is the only one located south of 6th Street, so it has a slightly reduced setback from Rural Road than the area north of 6th Street all the way to the lake because that is where they have the linear park, which will be a wider area. Vice Chair Lufkin asked if this was similar to the retail location to the south and was advised that it was.

Chair Robb referred to the rendering showing the west elevation and advised there is a real heat issue with the opaque balconies as they are west facing, with no ventilation.

Chair Robb asked where they were at with building signage and whether it would be vertical signage. Ms. Vaz advised that signage has not been submitted yet but when they do, they will comply with design guidelines.

Chair Robb asked if a traffic study was conducted, and Ms. Vaz advised him that it was. He asked if all the traffic comes out to Rural Road on 6th Street or if there is another ingress/egress. Mr. Duenas advised that on the first floor there is a garage entry on the north side on 6th Street, and another entrance on Local Street A. Chair Robb stated he was more interested in how it feeds out onto Rural Road and asked if everyone must end up on 6th Street on out to Rural or if there is another way to get out, either onto Rural Road, University, etc. Ms. Vaz stated that it exits on 6th Street. Chair Robb asked if there was a traffic condition that was described in the traffic study. Dawn Cartier, CivTech, advised the Committee that there were not any specific traffic conditions noted in the traffic study. A traffic study was done for Phase III across the street, and all the traffic specific conditions, especially on 6th Street should include some additional turn lanes. There was nothing in this parcel that created more or less improvements than what was initially identified in the Phase III study. Vice Chair Lufkin asked if the right turn lane going east on 6th Street and north on Rural Road was a result of that study. Ms. Cartier advised that the improvements that they see are a result of the traffic study that was done on Phase III.

Committee Member Burke referenced the road that goes down on the east into the collector street, and asked where it goes when it heads south, and if it dumps into the Cornerstone parking lot. Mr. Kearney advised that it is not an official connection that they are relying on. There is mutual access to Local Street A and the parking lot that lines up with the drive by Trader Joe's.

Chair Robb asked that if he is heading westbound in 6th Street towards Rural Road, if he can make a left and go south, or if he can only make a right and go north. Kelly Bell, Civil Engineer for Novus, advised that you can go left and go south as there will be a left turn there.

Chair Robb asked if guest parking and leasing parking goes on in the garage and was advised that it would.

Chair Robb asked if there was an agreement with Cornerstone regarding overflow parking, or if they have raised any concerns about this. Ms. Vaz advised they have not raised any issues and they do not anticipate any overflow parking issues since there is enough parking in the garage.

Committee Member Burke noted there is approximately one parking space per unit but asked how many visitors parking spaces there were. Ms. Vaz advised there were .1 per unit, or about 33 spaces.

Chair Robb asked if there has been a fire department review of the courtyard for egress, occupancy loads, etc. Suparna Dasgupta, Principal Planner, advised that all private development projects go through fire review as well as building safety review. She stated that any concerns would have been brought up during the initial review of this project.

Committee Member Sumners referenced the north elevation and comments that were made earlier about reworking the patios. In one instance there is a small series of metal panels, and in another elevation, there is a longer series. There is one on the north elevation that is right adjacent to the drive aisle, and if a child walks out those stairs they would go right into traffic. He asked that they look at that condition a little more precisely.

Committee Member Burke noted that all the walkout units at the base all seem to have a stoop so those would not be ADA accessible. Mr. Duenas stated they would not be from the outside, but they would be internally from the unit.

COMMITTEE DISCUSSION:
NONE

Motion Motion made by Committee Member Scott Sumners to approve PL220022. Seconded by Committee Member Jason Comer
Ayes Chair Ross Robb, Vice Chair Ken Lufkin, and Committee Members Michael Burke, Scott Sumners, James Comer, and Bill Johns
Nays None
Abstain None
Absent Nichol Luoma
Vote 6-0

Announcements:

Ms. Dasgupta reminded the Committee of the City Council recognition event.

Meeting adjourned: 6:40 p.m.

Prepared by: Joanna Barry, Administrative Assistant II



Reviewed by: Suparna Dasgupta
Principal Planner, Community Development