



JOINT REVIEW COMMITTEE

Public Meeting Minutes

Joint Review Committee

Regular Meeting Minutes

September 7, 2022

Held in Council Chambers

31 East Fifth Street, Tempe, Arizona

and Virtually via Cisco WebEx

6:00 p.m.

Members Present

Ken Lufkin, Vice Chair / ASU Representative
Rudy Bellavia, ASU Representative
Nichol Luoma, ASU Representative
Michael Burke, Joint Tempe/ASU
Scott Sumners, Tempe Representative
Jason Comer, Tempe Representative
David Fackler, Tempe Representative (Alternate)

Staff Present

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

Members Absent

Ross Robb, Chair – Chair / Tempe Representative
Alex Kohonen, ASU Representative
Bill Johns, ASU Representative (Alternate)
Philip Horton, Joint Tempe/ASU (Alternate)
Brian Baehr, Tempe Representative (Alternate)

Guests

Manjula Vaz, Gammage & Burnham PLC
Blake Bunker, OAKLAND Capital
Brian Kearney, Catellus

Meeting started: 6:00 p.m.

CONSIDERATION OF MEETING MINUTES:

- 1) Joint Review Committee – Study Session and Regular Meeting May 4, 2022

Action required: Discussion and Motion

Motion Motion made by Committee Member Sumners to Approve May 4, 2022 Study Session and Regular Meeting Minutes. Seconded by Committee Member Comer

Ayes Vice Chair Ken Lufkin, and Committee Members Michael Burke, Nichol Luoma, Scott Sumners, Jason Comer, David Fackler and Rudy Bellavia

Nays None

Abstain None

Absent Chair Ross Robb

Vote 7-0

Regular Agenda:

- 2) Request a Code Text Amendment for **ASU ATHLETIC FACILITIES DISTRICT PLANNING AREA (AFDPA) OVERLAY (NOVUS INNOVATION CORRIDOR)**, consisting of changes within the Code that regulates the number of hotel keys within the University and Rural Mixed-Use Land Area. The applicant is Gammage and Burnham, PLC. (PL220203)

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

PRESENTATION BY APPLICANT:

Manjula Vaz, Gammage & Burnham PLC, stated that Novus is regulated by what they decide as neighborhoods and that each neighborhood has a certain number of keys related to hotel, residential, and commercial. When they originally started, they decided they would have a certain number in each area. Brian Kearney, Catellus, added an additional 10% that would exceed their caps, but Novus has been so successful, there has been a lot of hotel interest in Phase 3A. The code text amendment request is to increase the hotel rooms to an additional 40 that will allow Novus to bring a new hotel into Phase 3A, but the number applies to the entire text amendment.

Mr. Kearney stated the hotel is slightly larger than what they have capacity for under the existing entitlements. It will have 60 parking spaces in the shared garage, so it does not require a new parking garage or a tremendous amount of parking need.

Ms. Vaz stated they are requesting to go from 425 keys to 465 keys within the University/Rural mixed-use area and increasing the maximum total hotel keys allowed to 1,426 keys.

Vice Chair Lufkin wanted to verify that the additional parking demand has already been provided for in the Novus parking garages as the applicant previously noted. Mr. Kearney confirmed that was correct.

Committee Member Burke stated that in the applicant's traffic report, they talk about what was proposed on this block and what is proposed now and there is a drop in traffic generation because the change and mix of uses. Regarding Phase 3, he asked if that was a permanent change or if they could go back and add all of the uses they originally had in it, which would then bump the traffic back up. Mr. Kearney stated they do anticipate there is a good chance that in the University/Rural mixed use land area they would use all of the entitlements, but not on 3A. He noted the traffic report Committee Member Burke referred to was actually done for a component of the subdistrict south of 6th Street. He advised they will have to amend the traffic report when they move north of 6th Street to cover the entire area.

Committee Member Comer stated he does not see the rationale of limiting hotel uses on this site. They bring people into the city, who will spend money and probably not drive a lot.

Vice Chair Lufkin thinks this a good design and the project does fit within the framework of the master plan.

PRESENTATION BY APPLICANT:

Suparna Dasgupta, Principal Planner, stated that staff reviewed the text amendment and are comfortable moving forward with the change. This was also reviewed by the City Attorney for the ordinance. Staff received a comparison of trip generation as a result of this and it was accepted by the traffic engineers. A neighborhood meeting was not required for the text amendment and staff has not received any public comment. Staff recommends approval of this request. It will tentatively go to City Council for a first hearing on September 22, 2022, and a second hearing on October 20, 2022.

Committee Member Sumners requested clarification that they are just voting on the text amendment, not the site plan or full project and was advised that was correct. He asked if there was any idea of the timing of when they would hear the project in its full design. Ms. Dasgupta stated staff had received the preliminary site plan this week and it will be routed for interdepartmental review, then at some point that applicant will be submitting a formal application.

COMMENTS AND DISCUSSION FROM THE COMMISSION:

NONE

Motion Motion made by Committee Member Sumners to approve PL220203. Seconded by Committee Member Burke

Ayes Vice Chair Ken Lufkin, and Committee Members Michael Burke, Nichol Luoma, Scott Sumners, Jason Comer, David Fackler and Rudy Bellavia

Nays None

Abstain None

Absent Chair Ross Robb

Vote 7-0

Announcements:

NONE

Meeting adjourned: 6:21 p.m.

Prepared by: Joanna Barry, Administrative Assistant II

Reviewed by: Ambika Adhikari
Principal Planner, Community Development