



**Minutes
Development Review Commission
STUDY SESSION
March 23, 2023**

**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 Andrew Johnson
Commissioner Don Cassano
Commissioner Barbara Lloyd
Commissioner Linda Spears
Commissioner Joe Forte
Alt Commissioner Rhiannon Corbett

City Staff Present:

Jeff Tamulevich, Director – Community Development
Ryan Levesque, Deputy Director – Community Development
Steve Abrahamson, Principal Planner
Mailen Pankiewicz, Principal Planner
Lily Drosos, Planner II
Ty Templeton, Planning Technician
Joanna Barry, Administrative Assistant II

Absent:

Commissioner Michelle Schwartz
Alt Commissioner Charles Redman
Alt Commissioner Robert Miller

Chair DiDomenico began the Study Session at 5:16 p.m.

Review of March 23, 2023 Regular Meeting Agenda

- Item #1 – COUNTRY CLUB TOWNHOMES (PL230012) – on consent
- Item #2 – PRIEST & BROADWAY CHICK-FIL-A (PL230055) – on consent
- Item #3 – BRICK ROAD COFFEE (PL230072) – on consent
- Item #4 – RICE RESIDENCE (PL230079) – on consent

Council Updates: Announcements:

Ryan Levesque, Deputy Director – Community Development, updated the Commission on items from the May 18, 2023 City Council meeting:

A Resolution was passed to allow Chair Michael DiDomenico to remain on the Development Review Commission for one additional month beyond the expiration of his term through the DRC General Plan 2050 process.

The Second and Final public hearing was held for the Vedana Tempe project. There were opportunities to have additional meetings with the residents in the area who had expressed concerns about the project such as proximity, impact on the area, possible gentrification, and traffic. The applicant held an in-person meeting at the Escalante Center on Tuesday, May 16, 2023. They sent out mailers in both English and Spanish to the adjacent residences and properties in the area. Approximately 17 people participated either in-person or online, however none of the residents who were directly adjacent or behind the specific property were in attendance. There were no public comments at the City Council meeting, but the applicant proposed a condition in addition to their buffering. The stated that upon consent of the adjacent property owners they would provide at least one tree or five shrubs in each of the neighbor's backyards, and raise the block wall to seven feet. If a resident did not want the trees or shrubs, they would receive money for other shading materials or devices that could be added onto the wall structure in an amount equivalent to approximately \$1,000. Chair DiDomenico asked if the applicant would have the trees or shrub purchased and installed. Mr. Levesque advised that they would and

that this was added as a Condition of Approval for the PAD. The project passed with a vote of 5-1. Councilmember Garlid voted in opposition as she felt it was inappropriate to have three stories. Even though the zoning allows 30 feet, she did not feel it was appropriate in this instance. Chair DiDomenico asked if the neighboring commercial property owner was in attendance. Mr. Levesque advised that no one from the neighborhood was there but they did attend the additional neighborhood meeting.

Mr. Levesque advised there is one regular DRC meeting in June, however there will also be a Special DRC meeting on June 27, 2023 at the Tempe History Museum for and Introductory and First hearing on the Tempe Tomorrow – General Plan 2050.

PRESENTATION:

Staff update on Tempe Tomorrow – General Plan 2050 development process, and an overview of the draft Plan.
Presentation by Ambika Adhikari and Jacob Payne, Community Development Department

Ambika Adhikari, Principal Planner, gave the Commission a presentation and update on the elements of the draft General Plan 2050. He provided information on the steps to date, including the Technical Advisory Group (TAG) and Community Working Group (CWG) meetings, public outreach, surveys, and public events.

Jacob Payne, Planner II, went over the Land Use element of that plan. He advised that this element is required by State law. General Land Use maps show projected land uses for different areas of the City for the 30 year time frame. The General Plan Land Use designation does not change zoning on a site. The designations provide a basis for decision on future rezoning applications.

Mr. Adhikari described the next steps in the process, including two DRC hearings and two City Council hearings.

Chair DiDomenico asked if ASU has been involved in the process and was advised they have representation in both the TAG and CWG meetings. Chair DiDomenico then asked if Economic Development has been involved in the process and advised that they have been

Project design overview for 211 East 7th Street (PL220305)

Presented by Wendy Riddell, Berry Riddell, LLC.

Ms. Riddell gave an overview of their project request. The proposed building will be 29 stories tall, have a maximum height of 125 feet, with 380 market-rate residential units (not student housing), with 334 parking spaces. There will also be ground level commercial space along 7th street. The units will have year long lease terms, but not around the academic year.

Jay Silverberg, Gensler, gave an overview of the design of the project, the materials that would be used, and the building amenities. He stated it will be a high-quality residential product, will contribute positively to the skyline of Tempe, and contribute to the public at the ground/pedestrian level experience.

Ms. Riddell provided images of how the project will look in the skyline from varying angles.

Commissioner Cassano asked what materials they are proposing for the finishes on the building. Mr. Silverberg advised that the colored infill material is proposed to be a plaster or EIFS system. Between them will be horizontal elements that will be more of a natural finish. Below that, by the parking structure, will be the articulated metal panels.

Commissioner Spears referenced a project they had previously heard and stated concerns about the EIFS and how it is going to weather, particularly on the west side. She asked what element is used for the vertical striping on the residential section. Mr. Silverberg stated that it was also an EIFS system. He noted they would be putting some shading on the

west side of the building. Commissioner Spears suggested that when this project is brought before the Commission that the applicant provide the colors and examples of the aging on them so the Commission can see what they look like.

Vice Chair asked about the vaulted spaces in the parking area. Mr. Silverberg stated those two-story areas are for residents to come out to and to bring pets. Vice Chair asked if they would show them a floorplan on what that space is to be used for and the applicant advised that they would. Vice Chair Johnson stated he appreciates them adding some outside patio space. He asked how they intend for the one-year lease period to be continued and not change if they do not get full capacity. Ms. Riddell stated they will look into how to ensure this and advise the Commission. Vice Chair Johnson stated that he would also like to hear more about the e-charging stations they are proposing.

Commissioner Lloyd asked about the circulation coming out of the building onto 7th Street since it is somewhat of a small, arterial street with a lot of pedestrian traffic. She asked about traffic control in and out of the parking structure and any points of ingress/egress, or if there is just one. Ms. Riddell stated that when they come back before the Commission they will bring their traffic engineer to share that with them. She did state that in all their discussions they have prioritized pedestrians. Commissioner Lloyd stated her biggest concern is how much that street can handle.

Chair DiDomenico asked what their timing is to come back before the Commission and was advised it was June 13, 2023.

Vice Chair Johnson stated he would also like to see how the alleyway side looks.

Announcements: NONE

The Study Session adjourned at 6:00 p.m.

Prepared by: Joanna Barry, Administrative Assistant II
Reviewed by: Mailen Pankiewicz, Principal Planner