



Minutes
Development Review Commission
STUDY SESSION
January 23, 2024

**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 Andrew Johnson
Vice Chair Michelle Schwartz
Commissioner Don Cassano
Commissioner Barbara Lloyd
Commissioner Linda Spears
Commissioner Joe Forte
Commissioner Larry Tom

City Staff Present:

Jeff Tamulevich, Director, Community Development
Ryan Levesque, Deputy Director, Community Development
Mailen Pankiewicz, Principal Planner
Karen Stovall, Senior Planner
Joanna Barry, Administrative Assistant II

Absent:

Alt Commissioner Rhiannon Corbett
Alt Commissioner Charles Redman
Alt Commissioner Robert Miller

Chair Johnson began the Study Session at 5:31 p.m.

Review of January 9, 2024 Minutes

Item #1 - Study Session Minutes
Regular Meeting Minutes

Review of January 23, 2024 Regular Meeting Agenda

Item #2 – APACHE SQUARE (PL230344) – on consent
Item #3 – VERVE TEMPE (PL230356) – to be heard

PRESENTATION: Project overview for College & 7th Mixed Use (PL230076), a new mixed-use development located at the southwest corner of College Avenue and 7th Street.

Presentation by Manjula Vaz of Gammage & Burnham PLC, Eran Fields of FH Tempe, and Bob Thompson of TVA Architects.

Manjula Vaz, Gammage & Burnham PLC, gave a brief overview of the request. It will be a 13-story mixed-use building comprised of 208 multi-family residential units, 8,381 GSF of street-level retail/restaurants, amenities, and one level of underground parking. They are proposing less parking for this site due to its location. There will be 38 onsite vehicle parking spaces, two rideshare spaces, EV spaces, and a compact space. Ms. Vaz noted that she has heard from the City Council and some of the Commission members that there are places in the downtown that do not need parking, especially due to the amount of money spent on the light rail, streetcar, etc. Staff has indicated they would like two levels of parking, but the applicant prefers just having one level.

Commissioner Tom asked if there would be conditions on informing residents that they cannot bring their cars or park in certain areas and how it would be enforceable. Ms. Vaz stated that it would be through the lease. A tenant would have to

pay for a parking spot or park at another location if they had a vehicle. She noted this was somewhat like how the Cul-de-Sac location works. Commissioner Tom asked if there would be a Condition of Approval for this, even though it may not be enforceable, and was advised that there would, and the applicant is in agreement with it.

Chair Johnson stated there are several parking garages in the downtown area where you can lease a parking space. He asked Ms. Vaz if tenants would have to enter into an agreement with the building to say they would not get a parking spot elsewhere. Ms. Vaz clarified that they would not stop a tenant from entering into an agreement to pay for a parking spot somewhere else.

Commissioner Lloyd stated that she believes this falls in line with some of the discussion that the Commission has had with other applicants as well as the joint meetings with City Council about there being under-utilized parking spaces in the downtown core. Instead of building more parking with every development we should try to manage our existing parking better. It comes down to where does it work and which developer is willing to take on that risk. Commissioner Lloyd stated that she likes what is happening here with this project.

Vice Chair Schwartz agreed with Commissioner Lloyd's comments about supporting less parking overall on projects in general. She asked how the 38 spaces gets distributed among the residents. She also noted that with less available parking there needs to be more accommodation for rideshare and how that circulation works within the building. Ms. Vaz stated there will be three spaces out front and she will provide more detail about the circulation when this item comes before the Commission for a formal vote. For the onsite parking, some of it will be based on a first come, first served basis.

Chair Johnson stated it is a really nice building and he thinks that amount of parking being proposed may be shocking to some but based on the conversation this evening he believes it is something to be considered.

Announcements:

Mailen Pankiewicz advised the Commission of the items on the February 13, 2024 DRC agenda.

The Study Session adjourned at 5:51 p.m.

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