

Public Meeting Minutes



Joint Review Committee

STUDY SESSION

December 12, 2012

HARRY E. MITCHELL GOVERNMENT CENTER
TEMPE CITY HALL – CITY COUNCIL CHAMBERS
31 EAST 5TH STREET
5:30 p.m.

The Joint Review Committee reserves this time to discuss informally any item(s) appearing on the Public Hearing/Meeting Agenda (including questions/answers), Rules and Procedures of the Committee, and other matters pertinent to the Committee to perform its purpose. Only procedural decisions will be made in the Study Session.

Members Present

Pam Goronkin, Chair
Trista Taylor, Chair Alternate
Rudy Bellavia, ASU
Ed Soltero, ASU
Ray Jensen, ASU
Dominique Laroche, ASU Alternate
Peter Graves, Tempe
Doug McQueen, Tempe
Devon Mills, Tempe

Members Absent

Anne Gazzaniga, ASU Alternate
Amy Fish, Tempe Alternate
Kindra Deneau, Tempe Alternate

Staff Present

Neil Calfee, ASU
Chris Messer, Tempe
Ryan Levesque, Tempe
Julie Stennerson, Tempe

Guests

Chris Kelly, Architekton
Tom Reilly, Architekton
John Kane, Architekton
Jay Silverberg, Gensler

Meeting called to order: 5:30 p.m.

Members and staff introduced themselves.

1. Review of December 12, 2012 Agenda.

Architekton provided a display of the sample building materials for ASU BLOCK 12, located at 660 South College Avenue.

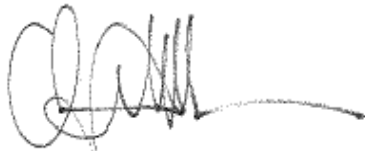
Ryan Levesque stated the applicant would provide a formal presentation during the regular Joint Review Committee meeting. Staff is recommending a few changes to the conditions of approval listed in the staff report. The changes include: deleting condition of approval number 14 related to the upper/lower divided glazing panels in exterior windows at grade level, and modifications to conditions of approval number 12 regarding mechanical screening and number 15 regarding the architectural lighting.

The Joint Review Committee would also like to address conditions of approval number 17 a. related to the brick material used for the sidewalk paving and condition of approval number 20 regarding the rock or decomposed granite used for the landscaping.

2. Review Rules of Procedure.

Chris Messer reviewed the meeting procedures and order.

Meeting adjourned: 5:48 p.m.

A handwritten signature in black ink, appearing to read 'Chris Messer', written over a horizontal line.

Chris Messer, City of Tempe, Principal Planner

Public Meeting Minutes



Joint Review Committee

December 12, 2012

HARRY E. MITCHELL GOVERNMENT CENTER
TEMPE CITY HALL – CITY COUNCIL CHAMBERS
31 EAST 5TH STREET
6:00 p.m. (5:30 Study Session)

Members Present

Pam Goronkin, Chair
Trista Taylor, Chair Alternate
Rudy Bellavia, ASU
Ed Soltero, ASU
Ray Jensen, ASU
Dominique Laroche, ASU Alternate
Peter Graves, Tempe
Doug McQueen, Tempe
Devon Mills, Tempe

Members Absent

Anne Gazzaniga, ASU Alternate
Amy Fish, Tempe Alternate
Kindra Deneau, Tempe Alternate

Staff Present

Neil Calfee, ASU
Chris Messer, Tempe
Ryan Levesque, Tempe
Julie Stennerson, Tempe

Guests

Chris Kelly, Architekton
Tom Reilly, Architekton
John Kane, Architekton
Jay Silverberg, Gensler

Chair Goronkin called the meeting to order at 6:00 p.m. She explained the purpose of the Arizona State University/City of Tempe Joint Review Committee and introduced the Committee Members and City staff.

1. CONSIDERATION OF MEETING MINUTES: STUDY SESSION 6/6/12 & 11/7/12

On a motion by Committee Member Soltero and seconded by Committee Member Bellavia, the Committee with a vote of 7-0 approved the Study Session Minutes of June 6, 2012 and November 7, 2012.

2. Request approval for a Development Plan Review for **ASU BLOCK 12 (PL120333)**, located at 660 S. College Avenue. The Applicant is Architekton.

STAFF REPORT: [JRCr_ASUBlock12_121212.pdf](#)

Mr. Silverberg presented the case for Architekton. The proposed ASU Block 12 project is located on the southeast corner of College Avenue and 7th Street. Phase one is a five story facility that includes about 130,000 square feet. This is a pedestrian focused and oriented project. The project will have a great connection to College Avenue. Urban plazas and outdoor courtyard spaces are components of the project. There may be some potential retail developed along College Avenue in the near future.

The ASU Block 12 project may include a few more phases for completion of the project. Phase two may include offices or academic facilities with retail along the street. Future phases may include academic facilities. A courtyard will be located in the center of the block.

The proposed project would have the first two floors dedicated to the bookstore or the ASU Sun Devil Marketplace. Level three would include a classroom component. A portion of level three along with level four and five would include the Del E. Webb School of Construction. University Tours would also be a key component of the project. The University Tours is essentially where the major recruitment for the university would happen. Potential students coming to the university would start their tour with this building.

The bookstore or marketplace has a number of key components. There is a significant retail component and two food components. The second level has a coffee shop. An exterior stairway threads through all of the levels connecting to College Avenue. This is a very user friendly pedestrian oriented approach to the project. Above the University Tours area there would be an outdoor garden.

Mr. Silverberg reviewed the landscape plans. The landscaping of the exterior of the project ties together with the interior of the project creating a movement pattern along a shaded environment. Shaded canopies and outdoor garden spaces are tied together with brick paving.

The exterior of the building is constructed of metal panels and steel. The building articulates a combination between a very warm sandstone base and metal panels, to create a contemporary feel. The façade will mitigate the direct sunlight that comes into the classrooms.

A view of the project from the north includes an urban plaza connecting to College Avenue near the entry of the main building. The stairway creates a formal but welcoming and outreaching vertical circulation piece. The bookstore/marketplace is being designed with the possibility of being able to open up the College Avenue side on game days or other days that College Avenue is highly activated. The interior of the marketplace is similar to the interior of the main building. The marketplace is basically a two story volume facing 7th Street. It creates an outward reaching welcoming feel when it is illuminated in the evening.

The building elevations on the south interact with the landscaping with a wonderful organic patterning. The east side elevation expresses three major components of the building including the teaching block, the core and the faculty offices. A series of warm bronze colors will be used to construct the building. A number of panels will be perforated to create transparency through the building. The panels on the north elevation of the building are vertical instead of horizontal to take advantage of the north light. A student commons or atrium space becomes a light element that will bring daylight deep into the interior of the project. The west elevation will have a Grab & Go component on the first level, where sandwiches and beverages will be available. A shaded outdoor courtyard is proposed on the west side of the Grab & Go to allow for outside dining.

Committee Member McQueen asked where parking would be available for the new building.

Mr. Reilly stated additional parking would not be added for this project at this time. The parking on the north of the site and the street parking will be utilized. The only new people being added to the campus will be the employees at the marketplace and the people attracted to the facility. The ASU Fulton parking structure has visitor parking available and Lot 5 will have parking available for the employees.

Committee Member Mills asked about the sustainability aspects of the building.

Mr. Silverberg indicated the daylight is a very significant portion of the project. A series of louver elements are being used to bring the daylight deep into a number of spaces. This will impact the energy use. The overall concept of the building minimizes the direct solar gain on the east and the west side of the building.

Mr. Kane stated this is going to be a leed silver project. The reduced amount of glass used and the high performance insulation and air barriers help with the sustainability of the building. All the stair cases have been placed on the outside. The solid planning goes a long way in reducing the energy used in the building. The building is about 45% energy efficient.

Chair Goronkin asked Mr. Kane to explain what a leed silver qualification consists of.

Mr. Kane stated a leed silver qualification is through the USGBC (U.S. Green Building Council) which is a process in terms of trying to standardize how we evaluate buildings from energy, air quality, water, and site in terms of public transportation. A variety of issues are all given various points for levels of accomplishment. The levels are from certification, silver, gold, and platinum being the highest level. ASU standard is currently leed silver, a rating that all of their buildings achieve. This is achieved through good solid practices.

Chair Goronkin asked to see the three dimensional model of ASU Block 12.

Mr. Kane presented the computer graphic, three dimensional model of ASU Block 12.

Ms. Taylor, Alternate Chair asked about the recycle ability and the sustainability of the materials being used for the building. She was also interested in the water harvesting or water onsite processing mechanisms incorporated into the design.

Mr. Kane stated the skin of the building is aluminum which is a highly recyclable product. One of the reasons they chose aluminum was because it could dissipate the heat quicker than steel. Sandstone was also chosen due to the fact that it is manufactured locally and it requires less maintenance. The budget for the building was also a factor. With regards to the water currently the budget allows for low-flow water treatment. All the water that falls on the site is captured and goes back into the ground. The water is not being treated.

Mr. Levesque presented the City of Tempe staff report. Staff is recommending approval of the request subject to the 23 conditions provided in the packet, subject to the following conditions. Both the applicant and Staff have reviewed the conditions and have some proposed modifications specifically to condition number 12, 14 and 15.

Deletion of condition number 14.

14. Upper/lower divided glazing panels in exterior windows at grade level, where lower glass panes are part of a divided pane glass curtain-wall system, shall be permitted only if laminated glazing at these locations is provided. **(Deleted by City Staff)**

The Applicant has explained that they have provided proper Building Code related glazing that will be tempered glazing. Staff finds this acceptable in terms of Code Compliance.

Condition number 12

The Applicant is requesting a modification of this condition pertaining to mechanical screening. Some of the mechanical features have heights of up to six feet. The current condition recommends screening on all sides at a horizontal plane of any mechanical equipment visible from the roof. This concept is part of the Zoning and Development Code. The Code should be used as guidelines. The mechanical screening cannot necessarily be seen at ground level. In an urban environment there are areas that the mechanical screening can be seen. The recommendation is to provide adequate screening or potential architectural details to enhance or screen those areas.

Condition number 15

The Applicant is requesting a modification of this condition. Staff is in agreement with modifying the last sentence of this condition. This describes the output level of lumens for architectural lighting from 1,700 lumens to 3,400 lumens. The applicant has proposed language to read into the record.

Mr. Levesque stated Committee members also had concerns regarding some of the other conditions.

Committee Member Soltero was concerned about condition number 5 which reads: Pave the entire length of the public alley, from College Avenue to Forest Avenue. He wanted to know what the proposed paving material would consist of.

Mr. Levesque stated the surface is not currently paved.

Committee Member Soltero would also like further consideration and discussion regarding condition number 17 a. which reads: Sidewalk paving of approximately 70% or more brick material, using "Tempe Antigua Blend" (Phoenix Brick Yard). A design consultant is currently being engaged for the College Avenue Experience. Discussion needs to take place with The City of Tempe, and the business owners regarding the materials used.

Mr. Levesque explained there has been discussion between the City of Tempe and the Applicant regarding this specific condition. This condition can be reworded to state, subject to further review with Community Development Staff, Planning Division. The City of Tempe is willing to have that dialog with ASU, the Applicant as well as the City Architects about the streetscape guidelines developed as a policy. Condition 17 a, b, and c are guidelines referenced to the developed plan. Staff is open and willing to make any potential changes or recommendations as a joint effort for the most appropriate streetscape material for that area. The current conditions are identified, but not required.

Committee Member Soltero stated he also had a concern regarding condition 20 which reads: Top dress planting areas with a rock or decomposed granite application. Provide rock or decomposed granite of 2" uniform thickness. Provide pre-emergence weed control application and do not underlay rock or decomposed granite application with plastic. Commissioner Soltero would like further discussion and consideration regarding the size of the rock or decomposed granite being used.

Mr. Levesque stated staff is willing to consider an alternate size of rock or granite for the project.

Chair Goronkin asked the applicant to specify the proposed changes for condition number 12.

Mr. Reilly stated all of the mechanical equipment on the roof will be screened. In the middle of the building over the atrium there are four smoke exhaust fans. The fans are not typical mechanical equipment. The fans are spun aluminum mushroom shaped, and fairly nice looking. Screening the fans will cause two issues. There is a smoke flow issue and the life safety considerations for the building. Any screening where you are looking down on the building would not look good. The fans are 25 feet back from the edge. From the ground level you would have to be 325 feet back to see the top of the fans. The visual impact of the four cylinders will be seen from mid and high rises and A Mountain. The proposed language is:

12. All roof-mounted mechanical equipment shall be concealed on all sides, not visible above a horizontal plane, by elements that are an integral part of the building design. Screen any ground mounted equipment from the public street **except miscellaneous fans and roof penetrations less than 6' high above the parapet and at least 20' from the edge of the roof. (Revised by Applicant)**

Committee Member Jensen asked Mr. Reilly if this modification has been discussed with The City of Tempe Staff and if there was any concurrence.

Mr. Reilly stated there have been ongoing emails creating diagrams to explain the items not being screened.

Committee Member Jensen asked Mr. Levesque to explain the intent of the condition and if the mechanical equipment would only be visible at 300 or more feet away.

Mr. Levesque stated the intent of the condition is for aesthetics so you do not see any of the mechanical equipment. The applicant is correct; from the adjacent streets the mechanical equipment would not be visible at this location. The condition was specifically drafted from the literal sense of the Zoning Code representing a guideline as a condition that mechanical equipment be screened on all sides.

Chair Goronkin asked Mr. Levesque if he and the applicant could come to some accommodation to satisfy the screening requirement.

Mr. Levesque stated if the applicant is amenable to specifically addressing the components in question described at this location staff is amenable to that.

Committee Member Soltero stated the building has a modern quality about it. When they were working on the design in conjunction with the design team they felt the plans were compatible with the language. He asked The City of Tempe staff to take that into consideration.

Committee Member Mills asked if the screening would have an effect on the efficiency and the performance on the smoke ventilation fans.

Mr. Reilly stated the life safety fans are highly regulated. The fans would pull the smoke out of the atrium area. The fans are very controlled as far as what could be placed next to them. It is important to make sure the architectural elements of the building don't interfere with the operation of the fans.

Chair Goronkin asked Mr. Levesque if staff is satisfied with the changes in condition number 15, with the maximum output level of 3,400 lumens suggested by the applicant.

Mr. Levesque noted the applicant added an additional sentence to condition number 15 that would address the time period that the Dark Sky Ordinance would apply.

Mr. Reilly noted the proposed change for condition number 15:

15. The project shall illuminate all ground floor building entrances and underside of open stair landings from dusk to dawn to assist with visual surveillance at these locations. Provide full cutoff light fixtures with five (5) foot-candles of light at building entrances and stair landings, and (0.5) foot-candles of light at ground level pathways. Architectural up-lighting, visible above the horizontal plane (non-cut off), is allowed with a maximum output level of **3,400** lumens and no greater than seventy (70) watts. **Decorative Architectural up-lighting will have automatic controls to shut them off from midnight to sunrise. (Revised by Applicant)**

Mr. Reilly stated this change in the condition would keep in compliance with the Arizona Dark Sky Ordinance.

Mr. Levesque stated City Staff is in agreement with the proposed modification.

Committee Member Mills asked for a practical between 1,700 lumens and 3,400 lumens.

Mr. Reilly stated the three bays along 7th Street and the first bay along College Avenue are going to up-light the building to make it a prominent corner in the evening. It takes a certain amount of light to travel up five stories. This is where the engineers asked if the lumens could be increased. The main concern with the night skies is the period from midnight on. By redefining this as decorative architectural up-lighting it allows a timer to be placed on the lights.

Chair Goronkin noted Staff is recommending approval of the project. Specific discussions have been held regarding conditions 12, 14 and 15. Condition number 14, will be deleted. Discussions could be continue between City Staff and the Applicant for an agreement on condition number 14 or the Committee could approve the proposed condition as revised by the Applicant. Condition number 15 has been revised by the Applicant with City Staff in agreement with the proposed modification.

Committee Member Soltero was concerned with condition number 17a, regarding the landscape brick material, Tempe Antigua Blend. The Applicant, the University and the City of Tempe will need to continue discussions regarding the appropriate material to be used.

Committee Member Soltero was also concerned with condition number 20. The applicant indicated they would be willing to discuss a different type or size of decomposed granite used for the landscaping.

Committee Member Jensen asked the Applicant if they would be amenable to modifying condition number 15 to specify compliance with the Dark Sky Ordinance as subject to change.

Mr. Reilly agreed to comply with the Dark Sky Ordinance, as that was the intent of the revised condition.

Committee Member Jensen asked to avoid ambiguity with regard to condition number 17, if it made sense at this point in time to remove condition number 17 a. The City of Tempe and the University are not yet in agreement with the streetscape material.

Chair Goronkin suggested changing the wording for condition 17 a. to read: Sidewalk paving of approximately 70% or more brick material would be used subject to agreement between Applicant, The City of Tempe and the University.

Mr. Reilly stated he believes that was the intent, to allow for conversation. This item is open for discussion between City Staff, the University and the Applicant.

Chair Goronkin stated this is an exciting project and a beautiful building. This is a project the University, The City of Tempe and the residents can be proud of.

On a motion by Committee Member Jensen and seconded by Committee Member Mills, the Committee with a vote of 7-0 approved PL120333 with the noted changes. Approve the project subject to the conditions that have been agreed to by the Applicant and the City Staff with specific modifications to condition 12 to incorporate language proposed by the Applicant for an exception of four specific architectural or mechanical elements on the roof; Delete condition 14; Accept the modification of condition 15 to incorporate into that the compliance with the Dark Sky regulations as are now or may be in effect in the future and to increase the maximum output level from 1,700 to 3,400 lumens; Modify condition 17 a. as required to reflect the fact that the City of Tempe and ASU will continue to work on this particular element until they reach a satisfactory agreement; Allow

discussion between the parties regarding condition number 20 for consideration of an alternate rock or decomposed granite for the landscape.

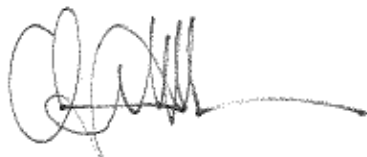
Committee Member Mills stated this is an exquisite project and he cannot wait to see this with the whole University Tours aspect. This is a very impressive building and an incredible contribution to the area. He thanked the Architects for the design of the building.

3. ANNOUNCEMENTS

Mr. Calfee stated there has been discussion regarding development of College Avenue specifically north of this project on Block 12 as well as across the street with the Art Annex. The University is currently looking for tenants for the Art Annex. ASU is also looking to issue a request for proposals for the retail development north of this project in the early part of next year. Future projects will be presented to the Joint Review Committee.

Mr. Messer stated the next Joint Review Committee meeting will be held on February 6, 2013.

Meeting adjourned: 7:01 p.m.

A handwritten signature in black ink, appearing to read 'Chris Messer', written over a horizontal line.

Chris Messer, City of Tempe, Principal Planner