

# Public Meeting Minutes



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## Joint Review Committee STUDY SESSION July 10, 2013

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  
Rudy Bellavia, ASU  
Dominique Laroche, ASU Alternate

### Members Absent

Trista Taylor, Chair Alternate  
Ed Soltero, ASU  
Anne Gazzaniga, ASU Alternate  
Peter Graves, Tempe  
Doug McQueen, Tempe  
Devon Mills, Tempe  
Kindra Deneau, Tempe Alternate

### Staff Present

Neil Calfee, ASU  
Chris Messer, Tempe  
Ryan Levesque, Tempe  
Lisa Collins, Tempe  
Alex Smith, Tempe  
Julie Stennerson, Tempe

### Guests

Tom Reilly, Architekton  
Jason Comer, Architekton  
Scott Ebert, Future Cities  
Michael Hallmark, Future Cities

Meeting called to order: 5:50 p.m.

Tom Reilly, from Architekton introduced the guests present working on the USA Place project.

1. **USA PLACE** - Introduction and preliminary design concepts for a hotel, conference center, USA basketball, and retail on the southeast corner of University Drive and Mill Avenue.

The following information was provided in a PowerPoint presentation.

#### Planning/Concept

- Future Cities

#### Architecture

- Architekton
- Miller Hull
- William Nord Architects

#### Landscape Design

- Floor Associates

#### Key Components of Development

- An Emblematic mixed-use development that will feature exclusive "one-of-a-kind" uses:
  - An Omni Hotel and Conference Center
  - National Headquarters for USA Basketball
  - Headquarters for Arizona Interscholastic Association
- One of the region's premier urban sites
- Synergistic uses contribute to enhanced viability
  - Luxury residential
  - Retail
  - Office

#### The Site

- Parking – below grade, and above grade in the southeast corner
- Omni Hotel - fronts on University Drive
- Conference Center – mid block
- Events Center – mid block
- USA Basketball – near Mill Avenue
- Arizona Interscholastic Association Offices – near Mill Avenue
- Hall of Fame – near Mill Avenue
- Residential – mid block
- Retail – on Mill Avenue

The urbanism and synergy help create a walkable city.

The site consists of approximately ten acres.

This is a great location. The project will bridge Mill Avenue to Arizona State University.

Planters are on wheels to convert the area from a pedestrian area to a street when needed.

The architects will be working with the Joint Review Committee regarding the Zoning and Entitlements.

The Zoning is Mixed Use -Educational, ASU will retain ownership.

Height Restrictions, Setbacks, Residential Density, Landscape Coverage and Parking Ratios have been left open for this type of project due to the unique location.

The architects would like to spend the next six to eight weeks working with staff regarding the entitlements.

The proposal would be brought back to the Committee in September.

The project will be staggered. As the individual buildings reach a design stage the projects will be brought back to the Committee for approval within the entitlements.

The Site Package will probably include the landscape and street material. Other packages would include USA Basketball, the hotel, offices and retail.

Mr. Reilly opened the meeting for questions and comments.

A question was asked about the massing of the residential.

Mr. Reilly stated the residential area would be similar to the Heddon Street in England. Retail would be located on first floor and possibly the second floor with residential located on the upper stories.

Would there be high-end retail?

Yes, there would be three categories of retail. There would be retail related to USA Basketball, best in class/mobile retail and urban necessities for the residents.

What is the proposed size for the meeting facilities?

The meeting conference area would be 30,000 square feet. This would be large enough for a major ball room, a junior ballroom and a series of several smaller break-out rooms.

The development will begin on the North side on the property. The parking will be done in one phase. The housing may consist of two or three phases. Two sites on Mill Avenue have yet to be explored.

There are five ownership regimes, they include:

- The Hotel Block/Omni
- Housing/Retail
- Office Developments
- Events Center
- Parking

The project has an urban feel with a welcome continuation of Mill Avenue. It is respectful and complimentary to Mill Avenue.

Timeline – The architect is working with ASU on the agreements. Hopefully the funding will be complete by September. Notice to proceed should be issued shortly thereafter.

Meeting adjourned: 6:13 p.m.



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Chris Messer, City of Tempe, Principal Planner

# Public Meeting Agenda



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Immediately following the Study Session which begins at 5:30 p.m.

### AGENDA

**THE MEETING WAS CANCELLED. THE COMMITTEE DID NOT HAVE A QUORUM PRESENT.**

1. CONSIDERATION OF MEETING MINUTES: Study Session 6/5/13 & Formal Meeting 6/5/13
2. ANNOUNCEMENTS

The City of Tempe endeavors to make all public meetings accessible to persons with disabilities. With 48 hours advance notice, special assistance is available at public meetings for sight and/or hearing-impaired persons. Please call 350-8331 (voice) or 350-8400 (TDD) to request an accommodation to participate in a public meeting.

Posted 7/11/13