



## Minutes of the Development Review Commission Study Session October 10, 2017

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 Linda Spears  
Commissioner Mike DiDomenico  
Commissioner Thomas Brown  
Commissioner Philip Amorosi  
Commissioner Andrew Johnson  
Commissioner Scott Sumners  
Alternate Commissioner Barbara Lloyd

**Absent:**

Vice Chair David Lyon  
Alternate Commissioner Nicholas Labadie  
Alternate Commissioner Angela Thornton

**City Staff Present:**

Chad Weaver, Community Development Director  
Ryan Levesque, Comm. Dev. Deputy Director-Planning  
Karen Stovall, Senior Planner  
Obenia Kingsby, Planner II  
Cynthia Jarrad, Administrative Assistant

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**Chair Linda Spears began the Study Session at 5:15 p.m.**

**Review of September 26, 2017 Minutes**

- Item #1 - Study Session Minutes, September 26, 2017
- Item #2 – Regular Meeting Minutes, September 26, 2017

**Review of October 10, 2017 Regular Meeting Agenda**

- Item #3 – Emerald Center Lot 4, Phase I (PL170178) – consent agenda
- Item #4 – Caprock Hospital (PL170216) – to be heard

**DISCUSSION:**

Mr. Tony Belleau, Transportation Planner, presented to the Commission an update on the Tempe Streetcar project. He reviewed that the project encompasses three to four miles and includes 14 stops. The four power substations required will be hidden or screened with landscaping or screening walls. The streetcars themselves are small and quiet, and will be ADA and bicycle accessible, with wi-fi and level boarding. The size of the street cars are similar to the city bus rather than light rail, with a capacity of about 125 riders. He shared renderings of a unique public art element planned in each of the four design zones, public art is planned for each of the 14 stops. He explained details regarding the construction schedule and planned launch. Formal construction begins early next year, with plans for assisting affected businesses to minimize impact, (signage, etc.) Opening is planned for Fall of 2020. Cost estimates at 60% completion are coming in high, which is not unusual for a project such as this, but staff will be value engineering to explore how to keep these costs in line, there will be an update to City Council on December 7, 2017.

Mr. Belleau then presented to the Commission an update to the 5<sup>th</sup> Street Streetscape Project. He stated this project is in keeping with one of City Council's priorities – Quality of Life, a “20-minute city.” This streetscape plan is for 5<sup>th</sup> Street, from Farmer Avenue on the west to College Avenue on the east, which is about a half mile. The goal is an innovative, iconic street with minimized turn and center lanes, which will allow for increased on-street parking and expanded landscaping and shade as well as more pedestrian crossing, continuous bike lanes, water harvesting and gateway treatments. There was a public meeting April 4, 2017 and a City Council meeting April 6, 2017. A two week test phase for traffic impacts has been conducted, with one week of data collection which included lunch, afternoon peak rush hour and an ASU football game. Stacking and delays in turning were not recorded during this study. He shared renderings of what the street would look like, with increased shade and reverse-in angled parking. Overall, this design will create about 70 new parking spaces, it will be a “sustainability demonstration street,” with 100% rainfall capture, and will have a 25% canopy coverage with hundreds of new trees, versus the current 8% canopy coverage.

Mr. Jason Boyer of arTHAUS Projects gave a presentation concerning a proposed Adaptive Re-Use project for Apache and Oak, at 1461 East Apache Boulevard. This is a project that was not well received when it came before the Commission a couple months back with a different design and request for zoning change, so the applicant has now changed the project completely. He showed a massing model of what the project would be, utilizing the existing buildings on the site. In the current proposal, the zoning would remain CSS. The building to the east would be rebuilt, with restaurant or office space at the ground level. Oak Street would be enhanced with streetscape and on-street parking as originally proposed. In this building, there would be a few residential units on the second floor. The site would be re-surfaced and re-stripped, with circulation remaining the same. The building to the west is dilapidated, and would be taken down to the foundation and perimeter masonry walls. There would be a second story added, and this building would be all residential use, for a total of 22 units at the site. There is no pool planned and this is a for-rent product. He stated they have had favorable response to this proposal from the neighborhood, including Mr. Amorosi and Mr. Salenger. Commission members stated their opinions, as Mr. Boyer asked for feedback so as not to have to come before the Commission again with the possibility of another “no” vote. Chair Spears stated she did not care for the design, this is a travesty, and is in response to the outcry from the neighbors. Commissioner Sumners stated he does not understand the project, Mr. Boyer stated, “with all due respect, talk to your council members.” Commissioner Amorosi stated this would be a good use of the property, and a good contrast to all of the other “boxes” that are in this area. Commissioner Johnson stated he much preferred the original design but understood the sentiment of the neighbors, Commissioner Lloyd also commented that she liked the original design, but thought it better to develop the site than to leave it sitting vacant as it is now. Mr. Boyer stated that since this adaptive re-use is what was encouraged by some of the Commission earlier, they should, in turn, vote in accordance with their previous decision.

**Announcements:** Mr. Ryan Levesque reviewed the agenda for October 24, 2017. There are currently two projects on the Agenda.

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**The Study Session adjourned at 6:05 p.m.**

Prepared by: Cynthia Jarrad



Reviewed by: Suparna Dasgupta  
Suparna Dasgupta, Principal Planner