

## HISTORIC PRESERVATION COMMISSION

January 9<sup>th</sup>, 2019

Hatton Hall  
34 E 7<sup>th</sup> Street  
Tempe, AZ 85281

6:00 PM

Commission Present:

Chuck Buss, Chair  
Marty Ball, Vice-Chair  
Matthew Bilsbarrow  
Chris Garraty  
Jim Garrison  
Gregory Larson  
Laurene Montero  
Joe Nucci  
Elizabeth Gilbert

Commission Absent:

City Staff Present:

John Larsen Southard, Historic Preservation Officer  
Robbie Aaron  
Alex Smith  
Ambika Adhikari  
Eric Iwersen

Chair Buss called the meeting to order at 6:00 p.m.

1. Call to Audience:
2. **Urban Core Master Plan Presentation**

City staff handed out maps to the Commissioners showing the historic properties, boundaries of the masterplan and the TOD existing and proposed view. City staff explained that the new TOD will have 7 different subzones two sections one downtown and apache area. The Commissioners asked if the proposed TOD include ASU. City staff informed the Commissioners that it is under assessment now. However, there will be two types of ASU properties the campus area and the ones outside of the campus area, which might change hands and could be mixed use which City staff would like to see in the TOD. City staff also informed the Commissioners that certain properties have been taken out of TOD by ASU already with new projects that they have inquired because ASU have a Masterplan for those properties. The way that the new TOD is being drafted is that the historic properties will be exempted. Historic properties will have incentives. City staff explained a few of the incentives that they are thinking about proposing. One being where the property owner will have the opportunity to build up the site. Another one is where the property owner can opt in and take advantage of the height and density.

The Commissioners pointed out that the height showing on the presentation material seem smaller than previous. Northwest and Southwest corners of Apache and McClintock do not seem to be reduced in size and they back up to historic neighborhoods. City staff informed the commissioners that the height has been decreased. However, the 25-foot building is in the Urban Core and it is not a by right height they are negotiated heights. The Commissioner also wanted to point out that running 106 not for the TOD but for the Urban Core that would set the City up for a longer and brighter future. City Staff did inform the commissioners that it is a good point. However, the TOD is Founded by the FDA and the staff will have to investigate if that is a requirement whereas the Urban Core is founded by the City of Tempe with a different structure. The Commissioners also wanted to point out that as the language is being drafted the by right height with TOD and the Urban Core masterplan should suggested possible density in the future.

### 3. Tempe / Mesa Streetcar Feasibility Study Presentation

Mr. Iwersen wanted to inform the Commissioners that this is a joint effort with three other agencies. The current street car project is 3 miles however they are looking to go to the next phase. The next phase is currently an unfunded extension and lay out a plan for a more possible streetcar extension. Partnering with the City of Mesa because they have been building a lot of transportation services and they showed interest in having a streetcar project. Next round is leading to see if there can be a regional transportation funding packet. Darrin Lozado also informed the commissioners that they did a study of where people are looking to travel to. The most popular places where ASU, Tempe Marketplace, Rio Salado Area, and Tempe Beach Park. Mr. Lozado team is using that information to connect the rail. Mr. Lozado handed out a packet to the commissioners that show the trends along with purposed connection options. Mr. Lozado did point out that this study has not gone to any other commissioners, yet they are still gathering data.

The commissioners asked what the timeline on the Study is. Mr. Iwersen stated that they are looking into maybe 10 years but there may be things that can come up with the new propositions on the ballot that could fast-forward the timeline.

### 4. Request for one-year extension of an approved Certificate of Appropriateness of requested zoning map amendment, amended planned area development overlay, development plan review, and use permit for HAYDEN FLOUR Mill – PHASE ONE, Located at 119 South Mill Avenue. The Applicant is Iconic Mill, LLC. (PL107218)

City Staff is recommending approval of the one-year extension to give the developer time to complete the design of phase two. All the conditions of approval will stay the same just looking for more time. The commissioner would like to know what the applicant has completed so far in the process and/or what is going on with phase two. Staff informed the commissioners that there has been significant time spent discussing phase two with the applicant and architects in refining the design process to meet the requirements to secure the approval.

**Commissioner Nucci moved the Commission to approve a one-year extension of the approved certificate of appropriateness for Hayden Flour Mill – Phase One. The motion was seconded by Commissioner Garrison and approved with a vote of, 8-0. (Commissioner Bilsbarrow recused)**

### 5. Chair/ Staff Updates

City Staff informed the Commissioners that they are looking to start archeological with other cities to have a use path late spring to early summer.

For the first time ever, Historical Preservation Committee has been included to be in the CIP request. Hayden House is showing improvements with the approval of work for the demolishing of the house.

### 6. Current Events / Announcements / Future Agenda Items

Historical Society Hay days end of February which has two dinners and walk through of history  
Two historical house teas  
Four black history month events  
Historical Preservation Foundation at 6pm on January 16, 2019.

Meeting adjourned at 7:15pm

Prepared by: Brittainy Nelson