

Joint Review Committee Regular Meeting Minutes March 6, 2019

HARRY E. MITCHELL GOVERNMENT CENTER
TEMPE CITY HALL – CITY COUNCIL CHAMBERS
31 EAST 5TH STREET
TEMPE, AZ 85281
5:30 p.m.

Members Present

Pam Goronkin, Chair – Joint Representative
Ross Robb, Tempe Representative
Dr. Kim Charrier, Tempe Representative
Lisa Roach, Tempe Representative
Rudy Bellavia, ASU Representative
Ken Lufkin, ASU Representative
Bill Johns, ASU Representative (Alternate)

Staff Present

Chad Weaver, Community Development Director
Ryan Levesque, Deputy Community Development Director
Obenia Kingsby, Planner II
Suparna Dasgupta, Principal Planner
Sarah Adame, Executive Assistant

Members Absent

Nichol Luoma, ASU Representative
Alexander Kohnen, ASU Representative (Alternate)
Scott Sumners, Tempe Representative (Alternate)
Philip Horton, Joint Representative (Alternate)
Jason Comer, Tempe Representative (Alternate)

Guests

Manjula M Vaz, Gammage & Burnahm PLC
Bill Cox, C+TC Design Studio, Inc.
Joel Thomas, Norris Design
Dawn Cartier, CivTech

Meeting Commenced: 6:00 p.m.

Consideration of Meeting Minutes:

1. **Study Session - November 7, 2018**

Motion Motion made by Lisa Roach, Tempe Representative to Approve Meeting Minutes. Seconded by Ken Lufkin, ASU Representative

Ayes Pam Goronkin, Chair – Joint Representative, Ross Robb, Tempe Representative, Dr. Kim Charrier, Tempe, Representative, Lisa Roach, Tempe Representative, Rudy Bellavia, ASU Representative, Ken Lufkin, ASU Representative, Bill Johns, ASU Representative (Alternate)

Nays None

Abstain None

Absent Nichol Luoma, ASU Representative

Vote 7-0

2. Regular Meeting – November 7, 2018

Motion Motion made by Rudy Bellavia, ASU Representative to Approve Meeting Minutes. Seconded by Dr. Kim Charrier, Tempe Representative

Ayes Pam Goronkin, Chair – Joint Representative, Ross Robb, Tempe Representative, Dr. Kim Charrier, Tempe Representative, Lisa Roach, Tempe Representative, Rudy Bellavia, ASU Representative, Ken Lufkin, ASU Representative, Bill Johns, ASU Representative (Alternate)

Nays None

Abstain None

Absent Nichol Luoma, ASU Representative

Vote 7-0

3. Study Session - January 9, 2019

Motion Motion made by Ross Robb, Tempe Representative to Approve Meeting Minutes. Seconded by Ken Lufkin, ASU Representative.

Ayes Pam Goronkin, Chair – Joint Representative, Ross Robb, Tempe Representative, Dr. Kim Charrier, Tempe Representative, Lisa Roach, Tempe Representative, Rudy Bellavia, ASU Representative, Ken Lufkin, ASU Representative, Bill Johns, ASU Representative (Alternate)

Nays None

Abstain None

Absent Nichol Luoma, ASU Representative

Vote 7-0

4. Request a Development Plan Review for a new sixteen (16) story hotel containing 331 keys for **OMNI TEMPE HOTEL AT ASU, located at 7 East University Drive. The applicant is Gammage and Burnham P.L.C. (PL180314)**

Applicant Presentation:

Ms. Manjula Vaz gave a brief history and the direction of the OMNI Hotel. She announced that Joel Thomas will talk about landscaping and Bill Cox will present the design of the project and Dawn Cartier will brief the Committee on the traffic study. This project can connect to both the ASU community to the east and Downtown Tempe with Mill Avenue. The site location is at the intersection of Mill Avenue and University Drive. This project is high quality, modern hotel and conference center with 16 stories and with two-story building elements including hotel guest rooms, conference/meeting/event facility space, ballroom, restaurant, rooftop bar, retail space and hotel administrative office.

Bill Cox from C+TC Design Studio, Inc., gave an overview of the updated floor plans showing the locations of the outdoor dining, restaurant, lobby, retail, hotel offices, meeting event spaces, and entry/drop off areas. The main lobby that is in the front of the hotel and will be the main drop off point, the porte-cochere. The porte-cochere will be able handle heavy traffic and stack about 20 cars for parking at a time. There is a secondary drop off on main street. This drop off will assist in elevating the traffic for the porte-cochere. Additional floor plans of the OMNI Hotel show the Grand Ballroom, function and banquet support pre-function area, board room, and meeting rooms. The hotel includes a pool deck, fitness center, guestrooms, and a rooftop bar/terrace. Materials used will be a mixture of glass, metals, and brick. These materials will be used to break up the mass of the building.

Joel Thomas of Norris Design spoke about the project's landscape design and how it's will to tie into the city and establishing a pedestrian friendly environment along all street frontages. The landscape design is utilizing native plant material, focusing on shade, safe plants, creating circulation and good activity. Oak trees and Palo Verde trees will be used with a variety of trees to shade the street lines of Mill and University.

Dawn Cartier from CivTech gave an overview of the traffic study for the project. She explained that the traffic study looks at the future of the Mirabella and the OMNI as they will be sharing a garage, built by ASU, south of the proposed project. The traffic study has already been reviewed and approved by staff and it has been accepted by Transportation.

Committee Member Robb expressed his concern about signage showing the location and direction of the porte-cochere and what is the plant material in that area, big trees or bushes. Ms. Dasgupta advised that code does require shade and ensures that it will be placed in a manner that signage will be visible.

Committee Member Robb asked, heading north bound on Mill Ave, will there be an entrance to the ASU parking garage and if self-parking will be available or do the customers always have to use the porte-cochere. Ms. Vaz answered yes, guest will have access to park themselves in that garage and they will not need to use the porte-cochere. Committee Member Robb wanted to know, where are the employees going park. Guests and employees will have parking in the garage, and he hopes that the employees will use transit. Committee Member Robb asked about condition #5, that it states a minimum of 275 parking spaces will be available for the OMNI Hotel. His concern is what type of parking garage will this be, and could it have more parking spaces than 275. Does the hotel have a number of designated parking spaces? Ms. Dasgupta advised that the next condition following express that the developer must have a recorded affidavit for the minimum required 275 parking spaces just for the hotel, within the garage. Ms. Vaz advised the Committee that there is a signed license agreement with ASU that 275 parking spaces will be provided for the hotel in that parking garage.

Staff Presentation:

Obenia Kingsbyll, Planner II, advised the Committee that staff recommends approval of Development Plan Review for a new sixteen (16) story hotel containing 331 keys for OMNI TEMPE HOTEL AT ASU, located at 7 East University Drive. Mr. Kingsby reviewed a request modification of condition #9.

The developer / property owner shall construct a bus stop with a bus pullout lane, with an ADA Compliant clear landing area and City approved shelter and furnishings at no cost to the City, prior to the issuance of the Certification of Occupancy. Compliance of this requirement must be verified by the Public Works, Transportation Division and shall meet the specifications as listed below:

- a) Provide an 11'-6" X 175' bus pullout on University Drive; 9' X 20.5' shelter pad area at the current location of the bus stop. Dedicate an easement where bus pullout and shelter pad encroach on the property.
- b) Provide a 49' X 8' ADA compliant clear landing area and City of Tempe Type B bus shelter or an approved equivalent with all required furnishings.

Public Comment:

None

Motion: Motion made by Committee Member Rudy Bellavia to Approve with modified condition #9. Seconded by Vice Chair Ross Robb

Ayes: Pam Goronkin, Chair – Joint Representative, Ross Robb, Tempe Representative, Dr. Kim Charrier, Tempe Representative, Lisa Roach, Tempe Representative, Rudy Bellavia, ASU Representative, Ken Lufkin, ASU Representative, Bill Johns, ASU Representative (Alternate)

Nays: None

Abstain: None

Absent: Nichol Luoma, ASU Representative

Vote: 7-0

5. Commission Member Announcements – None

6. Staff Announcements – Possible meeting April 3, 2019, staff will advise the Committee 3 weeks prior.

Future Meeting Discussion:

April 3, 2019

Meeting adjourned: 6:54 p.m.

Prepared by: Sarah Adame

A handwritten signature in cursive script, appearing to read 'Sarah Adame', is written in black ink.

Reviewed by: Suparna Dasgupta