

## Joint Review Committee

### Regular Meeting Minutes

September 4, 2019

TEMPE HISTORY MUSEUM  
809 EAST SOUTHERN AVENUE  
TEMPE, AZ 85281

5:30 p.m.

#### Members Present

Pam Goronkin, Chair – Joint Representative  
Ross Robb, Tempe Representative  
Nichol Luoma, ASU Representative  
Ken Lufkin, ASU Representative  
Alexander Kohnen, ASU Representative  
Jason Comer, Tempe Representative (Alternate)

#### Staff Present

Chad Weaver, Community Development Director  
Ryan Levesque, Deputy Community Development Director  
Suparna Dasgupta, Principal Planner  
Obenia Kingsby II, Planner II  
Joanna Barry, Administrative Assistant II

#### Members Absent

Dr. Kim Charrier, Tempe Representative  
Lisa Roach, Tempe Representative  
Rudy Bellavia, ASU Representative (Alternate)  
Bill Johns, ASU Representative (Alternate)  
Scott Sumners, Tempe Representative (Alternate)  
Philip Horton, Joint Representative (Alternate)

#### Guests

Manjula M. Vaz, Gammage & Burnham PLC, Attorney  
Claire Tranter Yost, CallisonRTKL, Architect

**Meeting Commenced 6:00 p.m.**

#### Consideration of Meeting Minutes:

##### 1. **Regular Meeting April 3, 2019**

**Motion** Motion made by Ken Lufkin, ASU Representative, to Approve Meeting Minutes. Second motion made by Alexander Kohnen, ASU Representative

**Ayes** Pam Goronkin, Chair – Joint Representative, Ross Robb, Tempe Representative, Nichol Luoma, ASU Representative, Ken Lufkin, ASU Representative, Jason Comer, Tempe Representative (Alternate)

**Nays** None

**Abstain** None

**Absent** Dr. Kim Charrier, Tempe Representative, Lisa Roach, Tempe Representative,

**Vote** 6-0

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##### 2. **Study Session June 5, 2019**

**Motion** Motion made by Nichol Luoma, ASU Representative, to Approve Meeting Minutes. Second motion made by Vice Chair Ross Robb, Tempe Representative

**Ayes** Pam Goronkin, Chair – Joint Representative, Ross Robb, Tempe Representative, Nichol Luoma, ASU Representative, Ken Lufkin, ASU Representative, Jason Comer, Tempe Representative (Alternate)

**Nays** None

**Abstain** None

**Absent** Dr. Kim Charrier, Tempe Representative, Lisa Roach, Tempe Representative

**Vote** 6-0

3. Request a Development Plan Review for a new six-story mixed-use development consisting of 318 multi-family residential units and restaurant/retail uses for **ASPEN HEIGHT MIXED-USE DEVELOPMENT**, located at 767 East 6th Street. The applicant is Gammage and Burnham P.L.C. (**PL190188**)

**PRESENTATION BY APPLICANT:**

Ms. Manjula Vaz, Gammage & Burnham, PLC, advised that the development plan review was approved last year for multi-family and today's request is for a major amendment to that DPR. The changes include adding more residential units, decreasing the building height, reducing the amount of bicycle and vehicle parking, landscape modifications, and street-level design changes. There are no changes being made to the amenities.

Ms. Claire Tranter Yost, CallisonRTKL, advised that the wrapping on the storefront along 6<sup>th</sup> Street and Packard was changed from concrete to porcelain tile, which will be a more durable material in the long-term. On the NOVUS and Packard side of the building around the storefront they will be going from stacked stone to a locally sourced sandstone. The off-white accents in the were changed to a sage brown. On the Packard side of the building the color was changed from a sunset geographic strata study brick. At the ground plain there will still be brick and above that will be a more economical plaster.

Vice Chair Ross asked if the changes were brought to staff's attention because they went from masonry to stucco on the Packard side of the building, as the other changes seem minor. MS Suparna Dasgupta, Principal Planner, confirmed that was the reason. Vice Chair Robb asked the applicant if the changes to the Packard side were based on cost. Ms. Vaz stated the project came back before the Committee due to the increase in density. Ms. Vaz stated they had come before the Committee at a previous Study Session and received feedback on the Packard side. Vice Chair Ross stated that the elevation on Packard is now not as nice as the previous version, so if the change is not due to cost he would prefer it go back to the previous version. Ms. Vaz advised that there were some economics involved in the change to Packard.

Committee Member Lufkin stated that 6<sup>th</sup> Street elevation as well as the NOVUS Place elevation are mainly pedestrian zones and that the Packard side mainly faces the parking garage. The front entrance elevations have the richest elevations.

Committee Member Comer stated that he does not believe every elevation needs to be gold plated, and that there needs to be a foreground and a background. He does not find it that objectionable that it needs to derail the project.

Ms. Dasgupta remind the Committee that the applicant did keep the base of the Packard elevation brick as that is beneficial for the pedestrian experience.

**PRESENTATION BY STAFF:**

Mr. Obenia Kingsby II, Planner II, reiterated the changes to project. The project did not require a neighborhood meeting and he has not received any public comments.

- Motion** Motion made by Ken Lufkin, ASU Representative, to approve PL190188. Second motion made by Vice Chair Ross Robb, Tempe Representative
- Ayes** Pam Goronkin, Chair – Joint Representative, Ross Robb, Tempe Representative, Nichol Luoma, ASU Representative, Ken Lufkin, ASU Representative, Jason Comer, Tempe Representative (Alternate)
- Nays** None
- Abstain** None
- Absent** Dr. Kim Charrier, Tempe Representative, Lisa Roach, Tempe Representative
- Vote** 6-0

4. Commission Member Announcements – None
5. Staff Announcements – Ms. Dasgupta advised the Committee that if there is a meeting next month the Committee would be notified and an agenda will be published.

**Future Meeting Discussion:**

Meeting adjourned: 6:20 p.m.

Prepared by: Joana Barry, Administrative Assistant II

A handwritten signature in blue ink, appearing to read 'Suparna Dasgupta', is written in a cursive style.

Reviewed by: Suparna Dasgupta, Principal Planner