



**Minutes
Development Review Commission
STUDY SESSION
May 25, 2021**

**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:

Vice Chair Michael DiDomenico
Commissioner Scott Summers
Commissioner Don Cassano
Commissioner Philip Amorosi
Commissioner Andrew Johnson
Commissioner Steven Bauer
Alt Commissioner Michelle Schwartz

City Staff Present:

Ryan Levesque, Deputy Director, Community Development
Suparna Dasgupta, Principal Planner
Steve Abrahamson, Principal Planner
Lee Jimenez, Senior Planner
Dalton Guerra, Planner I
Joanna Barry, Administrative Assistant II

Absent:

Chair David Lyon
Alt Commissioner Barbara Lloyd
Alt Commissioner Linda Spears

Vice Chair DiDomenico began the Study Session at 5:33 p.m.

Review of March 23, 2021 Minutes

- Item #1 - Study Session Minutes – March 23, 2021
- Item #2 - Regular Meeting Minutes – March 23, 2021

Review of May 25, 2021 Regular Meeting Agenda

- Item #3 – 21 W NINTH STREET (PL210071) – on consent
- Item #4 – HAAS RESIDENCE (PL210114) – on consent
- Item #5 – TREASURES 4 TEACHRES (PL210123) – on consent

PRESENTATION: Mobility Hubs and Transportation Demand Management (TDM) Plan

Ms. Marilyn DeRosa, City of Tempe Engineering and Transportation Director, introduced the members of the team that will be presenting this evening. The team has been working for several months on the Transportation Demand Management (TDM) and the potential for a Transportation Management Association (TMA) in the region and mobility hubs. TDM includes a lot of techniques to manage demand. One of those demands is the development of TMA. The association would be a group of all the users; larger employers, the City, and other organizations that work together to support each other and develop best practices for the region.

Ms. Shannon Scutari, with Scutari and Company, briefly explained what is to be accomplished by these projects then she introduced Mr. Jim Townsend, Wilson & Company, Inc.

Mr. Townsend went over the TDM and what the results are expected to be. The targeted policies are focused on balancing land use and transportation. He then went over some examples of TDM infrastructure such as bus shelters, bicycle parking and support facilities, shared micro-mobility parking, car share parking (often with electric charging), and convenient passenger pickup and drop-off zones (for Uber, Lyft, etc.). Some examples of TDM programs include incentives such as transit passes, rideshare programs, parking cash out, and a guaranteed ride home. Mr. Townsend then went over the national research on the percentage of the reduction of miles traveled based on TDM strategies. He discussed the definition of the TMA which is to provide the institutional framework, provide support for TDM programs and services, establish public and private partnerships, and how it can be customized for local needs.

The Study Session temporarily adjourned at 6:05 p.m. Meeting was reconvened after the Regular Meeting was concluded at 6:17 p.m.

Mr. Sasha, Jovanovich, with CR Associates, gave an overview of mobility hubs which are places that combine the resources of multiple modes of transportation together in one physical location and are designed to help reduce the need for vehicle ownership and single occupancy driving trips. Mobility hubs facilitates single mode trips. The mobility hubs in Tempe are envisioned to be gateways to major destinations/transit centers, neighborhood park locations, park and ride facilities, curbside locations, and private developments.

Ms. Suparna Dasgupta, Principal Planner, noted that currently the City is asking developers to provide some TDM strategies via a special condition of approval.. Ms. Dasgupta has been working with the TDM project team in updating them on new developments that are coming to the City and how we can incorporate this study and at some point formalize it so that it would not be required by special conditions to comply.. The group has been meeting on a biweekly basis and the first of the public hearings are now underway. She noted that Commissioner Cassano also represents the stakeholder group with the Chamber of Commerce. Vice Chair DiDomenico also agreed to be a major participant as one of the two DRC members. This is such an important step for the City that the group felt it was appropriate to include the Commission right from the start.

Commissioner Cassano stated that the one thing that always surfaces is that the general public always has questions about all of the density and all of the large buildings and what the City is going to do about it. The TDM strategy will better enable the City to articulate what they are going to do and what the public will have to do, whether they are a business or a private citizen.

Vice Chair DiDomenico asked what cities are outperforming Tempe at the moment. Ms. Scutari stated they are putting together a best practices memo to show which cities are most like Tempe. Mr. Townsend noted that they have just started examining the best practices of other areas such as Austin, Cambridge, Boston, San Francisco, Santa Monica, and Denver. After these reviews they will narrow down the five cities for Tempe to use as their best practices.

Commissioner Amorosi wanted to make the consultants aware that the City is going to redevelop the county island that is just on the north side of the lake and that is right along Scottsdale Road. They would be able to capture some of the Scottsdale residents heading south as well as some of the north Tempe residents and shuttle them into downtown instead of having those people that are heading south come into downtown. Also, on the south side Tempe there is going to be redeveloping Danelle Plaza which is at Mill and Southern. He stated that is also a nice leader to go into downtown if we create a hub either there or the library off of Rural Road where you have places for people to park and go without driving their car into downtown Tempe. He would like to see more of that expansive view rather than just downtown along the Apache corridor. Mr. Jovanovich stated they would be looking citywide with some attention given to the non-downtown parts of the City as well.

Commissioner Bauer asked where Arizona State University sits in this effort since it is the major employer in the City and during nine months of the year being a major influx of population for the City. He asked if they were a partner in this effort. Ms. Scutari stated that they are a huge partner and are thrilled with this. Commissioner Bauer stated that in the past the City has been very generous with modification of development standards for projects that brought public benefit. He asked Ms. Dasgupta what incentives or criteria the City plans to get the mobility hubs as part of a private development, whether it be commercial or residential. Mr. Robert Yabes, Tempe Transportation Planning Manager, addressed the question from the City's perspective and stated that part of this study will be to lay out what those tradeoffs are.

Commissioner Summers stated that the other cities that were mentioned in relation to Tempe do not really match the density here and asked what studies were done to determine that. Ms. Scutari stated that Austin was considered because it is also a university area. She noted that they will take his comment into account when they are looking at the other cities. Mr. Townsend stated that the approach on the best practices review is not necessarily to find like cities, but also to look at cities that have been through this process and have grown and learned from it and the efforts that they have taken.

Announcements: NONE

The Study Session adjourned at 6:48 p.m.

Prepared by: Joanna Barry, Administrative Assistant II
Reviewed by: Suparna Dasgupta, Principal Planner

