



**Minutes
Development Review Commission
STUDY SESSION
February 8, 2022**

Minutes of the study session of the Development Review Commission, of the City of Tempe, which was held virtually via Webex

Present:

Chair Michael DiDomenico
Vice Chair Steven Bauer
Commissioner Scott Summers
Commissioner Don Cassano
Commissioner Philip Amorosi
Commissioner Barbara Lloyd
Alt Commissioner Charles Redman

City Staff Present:

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

Absent:

Commissioner Michelle Schwartz
Alt Commissioner Linda Spears
Alt Commissioner Rhiannon Corbett

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

Review of January 11, 2022 Minutes

Item #1 - Study Session Minutes – January 11, 2022
Item #2 - Regular Meeting Minutes – January 11, 2022

Review of February 8, 2022 Regular Meeting Agenda

Item #3 – THE O’CONNOR RESIDENCE (P210362) – Requesting a Continuance

Mr. Lee Jimenez, Senior Planner, advised the Commission that the applicant will be requesting a continuance for this item, and that he has explained the process to them. Chair DiDomenico asked Mr. Jimenez to check with the applicant and see if they want to continue to a specific date. Mr. Jimenez later advised that he spoke with the applicant of record, Jorge Diaz, who in turn spoke to the property owners. They would like to continue the item to the March 22, 2022 DRC hearing.

Item #4 – TELIDIS RESIDENCE (PL210384) – on consent

Commissioner Cassano asked if this will still need to go through Wingfoot’s architectural committee. Ms. Lily Drosos, Planner I, advised the Commission that this process was already completed, and the applicant has received HOA approval.

~~Item #5 – MILLECAM RESIDENCE (PL220005) – Withdrawn by Applicant~~

PRESENTATION:

250 Rio – A Proposed Commercial Development

Presented by: Manjula Vaz, Gammage and Burnham PLC and Jason Ploszaj, RSP Architects

Ms. Manjula Vaz, Gammage and Burnham PLC, noted they were before the Commission about six months ago to talk a little bit about 250 Rio. She now would now like to show them the progression since that time. They have been before the Historic Preservation Commission and have been working with Mark Vincent on some HP issues. Ms. Vaz went over the site and explained how they swapped Lot 3 with Lot 2.

Mr. Mike Duffy, Associate Principal – RSP Architects, gave an overview of the 14-story office tower design. Due to its proximity to the park and more specifically its immediate adjacency to the Ash Avenue roadbed, they have been working with Mark Vincent to pose some rehabilitation efforts there to revitalize Ash Avenue and make it somewhat of a pedestrian front door of their project. They have a lot of emphasis to face the building, architecture, and prominence towards the park.

Chair DiDomenico asked what affect the reflection from the glass building will have on someone playing baseball in the park. Mr. Duffy noted that in late afternoon this should not be an issued, however they are conscious of the concern. He said they would be careful with their glass selection to avoid any blinding incidents there.

Announcements:

Mr. Ryan Levesque, Deputy Director – Community Director, advised there are no current updates on past City Council actions. He advised the Commission that there is a City Council Regular Meeting scheduled for February 10, 2022. At that time, there will be second hearings on both the Dwell and the 4th Street Apartments. It will also include the first hearing for Haven at Apache.

He will also be going to City Council for a Work Study Session on February 17, 2022 to kick off the General Plan 2050 process to look for some direction from the City Council on public participation and involvement plans.

Chair DiDomenico brought up again the idea of the DRC members going on a field trip to visit sites of recently approved and constructed projects where it would be good for them to see the end results. Ms. Suparna Dasgupta, Principal Planner, advised that she would look for some dates.

Ms. Dasgupta advised the Commission that the next meeting will be on February 22, 2022 and that the Study Session will be starting early due to the TDM presentation. She then went over the items on the Regular Meeting agenda. Both meetings will be held virtually.

The Study Session adjourned at 5:58 p.m.

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

