



**Minutes
Development Review Commission
STUDY SESSION
March 22, 2022**

**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:

Chair Michael DiDomenico
Alt Commissioner Charles Redman
Commissioner Scott Summers
Commissioner Don Cassano
Commissioner Philip Amorosi
Commissioner Barbara Lloyd
Commissioner Michelle Schwartz

City Staff Present:

Ryan Levesque, Deputy Director, Community Development
Suparna Dasgupta, Principal Planner
Steve Abrahamson, Principal Planner
Ambika Adhikari, Principal Planner
Jill Buschbacher, Economic Development Program Manager
Diana Kaminski, Senior Planner
Lee Jimenez, Senior Planner
Joanna Barry, Administrative Assistant II

Absent:

Vice Chair Steven Bauer
Alt Commissioner Linda Spears
Alt Commissioner Rhiannon Corbett

Chair DiDomenico began the Study Session at 5:18 p.m.

Review of February 8, 2022 Minutes

- Item #1 - Study Session Minutes – February 8, 2022
- Item #2 - Regular Meeting Minutes – February 8, 2022

Review of February 22, 2022 Minutes

- Item #3 - Study Session Minutes – February 22, 2022
- Item #4 - Regular Meeting Minutes – February 22, 2022

Review of March 22, 2022 Regular Meeting Agenda

- Item #5 – SOUTH POINT PLAZA (PL210137) – on consent
- Item #6 – THE HALE RESIDENCE (PL210353) – to be heard
- Item #7 – TEMPE EATS (PL210162) – on consent
- Commissioner Amorosi asked if the bathroom is inside the existing building or will the just be a port-a-john. Mr. Lee Jimenez, Senior Planner, advised that the restroom is inside the building.
- Item #8 – REEF KITCHENS (PL210322) – on consent
- Item #9 – ZONING AND DEVELOPMENT CODE (PL200216) – to be heard

PRESENTATION:

Smith Innovation Hub and Tempe Maker District Design Guidelines Update

Presenters: Jill Buschbacher and Ambika Adhikari, City of Tempe and John Kane, Architekton

Ms. Jill Buschbacher, Economic Development Program Manager, advised that this project began in October 2021, and they are currently in the development and public input stage.

Mr. Ambika Adhikari, Principal Planner, advised that these guidelines will go into more specifics and details about the design of the buildings.

Mr. John Kane, Architekton, advised that the Smith Innovation Hub is unique as it is close to ASU, has a nearby light rail and streetcar, freeway access, and some unique light industrial uses. The Tempe Maker District is about one square mile, with more manufacturing and distribution type uses which results in more trucks. They have conducted public outreach such as meeting with the Arts and Culture Commission, the Sustainability Commission, and held a Maker District public neighborhood meeting where there were 21 attendees, and the Smith Innovation Hub, where there were 13 attendees. Along with other suggestions, everyone agreed on improving walkability in the area. They will have a formal DRC hearing and then proceed to the City Council. Mr. Kane went over the table of contents for the guidelines to illustrate what is included. The design guidelines are a set of principles that are aimed at developers, architects, review boards, etc. to guide the transformation of the hub.

Commissioner Lloyd asked what the plan is to promote this and put it into action with the current state of the market, where there is no vacancy, it is very tight, and there may not be much turnover in the existing buildings. Ms. Buschbacher stated they see this as a long-term play and have been working in the Smith Innovation Hub on a long-term master plan that was approved by the City Council last month.

Commissioner Amorosi asked if they are going to target certain areas to make them more park-like so they will go there. Ms. Buschbacher noted that open space is important in these areas, and the master plan is encouraging this, however the City does not own any land or buildings in this area.

Commissioner Sumners asked what steps are being taken to protect some of the industrial uses. Ms. Buschbacher advised that each project will be looked at as they come in on a case-by-case basis to make sure the uses are compatible, so they do not encroach on existing, successful businesses.

Commissioner Redman applauded what they are doing for sustainability but asked what other similar things they plan to do. Mr. Kane advised they are looking at walkability, green infrastructure, etc.

Announcements:

Mr. Ryan Levesque, Deputy Director – Community Development, stated that he does not have any City Council updates to share.

Ms. Suparna Dasgupta, Principal Planner, advised the Commission that the April 12, 2020 DRC agenda will be finalized and distributed tomorrow. She also advised the Commission that Zachary Lechner, the new Historic Preservation Officer, will be giving a presentation during that Study Session.

The Study Session adjourned at 5:45 p.m.

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

