

Public Meeting Minutes



JOINT REVIEW COMMITTEE

Joint Review Committee

Study Session Minutes

March 2, 2022

Virtually via Cisco WebEx

5:45 p.m.

Members Present

Ken Lufkin, Vice Chair / ASU Representative
Nichol Luoma, ASU Representative
Michael Burke, Joint Tempe/ASU
Scott Sumners, Tempe Representative
Jason Comer, Tempe Representative
Brian Baehr, Tempe Representative (Alternate)
David Fackler, Tempe Representative (Alternate)

Staff Present

Ryan Levesque, Deputy Director
Suparna Dasgupta, Principal Planner
Joanna Barry, Administrative Assistant II
Karen Stovall, Senior Planner

Members Absent

Ross Robb, Chair – Chair / Tempe Representative
Rudy Bellavia, ASU Representative
Lisa Roach, Tempe Representative
Alex Kohnen, ASU Representative
Philip Horton, Joint Tempe/ASU (Alternate)
Bill Johns, ASU Representative (Alternate)

Guests

Manjula Vaz, Gammage & Burnham PLC
Rob Lane, Gammage & Burnham PLC
Brendan O'Leary, Transwestern
Bill Belshaw, Belshaw Mulholland Architects, Inc.
Brian Kearney, Catellus

Meeting started: 5:45 p.m. Meeting was held virtually via Cisco WebEx.

1. Novus Parcel 3G – Proposed New Multi-Family Development

Presenters: Manjula Vaz, Gammage and Burnham PLC, Bill Belshaw, Wilder Belshaw Architects and Brendan O'Leary, Transwestern Development Company

PRESENTATION BY APPLICANT:

Ms. Manjula Vaz, Gammage & Burnham PLC, advised the Committee that this item will be brought before them at the May 2022 for formal approval. This development will be a seven-story, approximately 347,000 square feet contemporary multi-family residential development consisting of 333 units (studio to three-bedroom), street level plaza, leasing office, amenity area and lobby at the corner of Rural and 6th. There will be an outdoor amenity courtyard on the third level, a two-level wrapped parking garage providing 358 vehicle spaces, 290 bicycle spaces, and substantial landscape enhancements.

Mr. Brendan O'Leary, Transwestern, gave a brief comparison of this site as compared to the 3F site. He advised that this development would consist of 333 units, upgraded figures, and the unit size will be larger at an average unit size of 850 square feet.

Mr. Bill Belshaw, Belshaw Mulholland Architects, Inc. (f/k/a Wilder Belshaw Architects), advised they knew that screening the parking Rural and 6th was going to be important, so the plan was to put two-story townhouses with stoops along Rural, with a landscape buffer, and a sidewalk. 6th Street is on the north side of the building where there is a lot of shade so the thought there was to create an outdoor patio space that can be usable, so each unit has

a short fence and outdoor patio space. There is a landscape buffer between the private outdoor space and a public sidewalk. There are two entrances to the parking garage; one is in the middle of 6th Street which they believe will be the primary entry, and another back one that goes into Locale Street 'A'. Mr. Belshaw gave an overview of the third-floor courtyard areas. He concluded by going over the exterior view of the site, along with the types of materials and landscaping that will be used.

Committee Member Fackler asked what is happening in the area between the south side of building ground space and complex to the south. Mr. Belshaw advised there is a "build to" line at the bottom of the page where they have 15 feet of landscaping with some height, and they are also going to use rock. Committee Member Fackler asked why there are no private outdoor spaces on the stoops along Rural Road. Mr. Belshaw advised there is a lot of activity along this street, so they felt there was a need for a slower paced sidewalk in that area. Also, as this side is busier, most people will be less likely to want to have a patio there. Committee Member Fackler asked if they had considered putting the public space for each unit on the second floor and the bedrooms on the first floor. Mr. Belshaw advised that the Master Plan requirement is that if you have a bedroom on the first floor it has to be back fifteen feet and it cannot have a window.

2. Update - Novus Phase III Office Building

Mr. Brian Kearney, Catellus, advised that this building was approved by the JRC about two years ago, right before the pandemic began. The building slowed down at that point. They went to look for an anchor tenant to fill half the building so they could get started. Now as the country is reopening, the building can move forward and they have secured an anchor tenant, however they cannot disclose the name at this time. This office building will be six stories with about 147,800 square feet office, 11,500 square foot ground floor. Construction is estimated to start in the second quarter of 2022 and estimated to be completed in the third quarter of 2023.

They restarted the design last summer, submitted contract documents in December, and have received their approval for a civil permit. They just received comments back on the building permit set this week which likely gives them enough to secure a foundation permit and will likely resubmit in the next 2-3 weeks for the second round of reviews for the building permit and hopefully by late April or early May have a building permit and are able to move forward.

Mr. Kearney showed the Committee the enhancements that have been made to the building since it was approved two years ago. He then proceeded to go over the external attributes of the building.

Staff Updates/Announcements: NONE

Meeting adjourned: 5:58 p.m.

Prepared by: Joanna Barry, Administrative Assistant II



Reviewed by: Suparna Dasgupta
Principal Planner, Community Development