



**Minutes
Development Review Commission
STUDY SESSION
SEPTEMBER 13, 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
Vice Chair Andrew Johnson
Commissioner Don Cassano
Commissioner Barbara Lloyd
Commissioner Michelle Schwartz
Commissioner Linda Spears
Alt Commissioner Charles Redman

City Staff Present:

Jeff Tamulevich, Director – Community Development
Ryan Levesque, Deputy Director, Community Development
Suparna Dasgupta, Principal Planner
Steve Abrahamson, Principal Planner
Diana Kaminski, Senior Planner
Lee Jimenez, Senior Planner
Obenia Kingsby II, Planner II
Joanna Barry, Administrative Assistant II

Absent:

Commissioner Joe Forte
Alt Commissioner Rhiannon Corbett
Alt Commissioner Robert Miller

Chair DiDomenico began the Study Session at 5:30 p.m.

Review of August 23, 2022 Minutes

- Item #1 - Study Session Minutes – 8/23/22
- Item #2 - Regular Meeting Minutes – 8/23/22

Review of September 13, 2022 Regular Meeting Agenda

- Item #3 – WHITE CASTLE (PL220183) – on consent
- Item #4 – BONARDEN LANE 8 HOMES (PL210111) – on consent
- Item #5 – TEMPE EMMANUEL LUTHERAN CHURCH (PL220035) – on consent
- Item #6 – ELBO SMOKE SHOP (P220199) –on consent

PRESENTATION: Two Proposed Projects presented by Manjula Vaz, Gammage and Burnham PLC

Proposed Mixed-Use Developments Perry & Rio Salado (PL220181), located at 110 South Perry Lane

Ms. Manjula Vaz, Gammage & Burnham PLC, gave an overview of the project. It will be a mixed-use development comprised of 308 multi-family residential units, approximately 3,359 GSF of street-level retail space along Rio Salado Parkway and Industrial Drive, approximately 1,124 SF of office use space within live-work units, street-level leasing/lobby space along Rio Salado Parkway and Perry Lane, street-level fitness center and clubhouse for resident and guest use along Rio Salado Parkway, as well as business lounges for resident and guest use. There will be numerous resident amenities, including pool, sun and grill decks, on the third floor, substantial landscape enhancements, 465 parking spaces within a three-level (one below grade, one at grade and one above grade) wrapped parking structure, four on-street vehicle parking spaces along Perry Lane, and 306 bicycle parking spaces

Mr. Brit Perkins, EDI International, stated that with some input from staff they have masked the building to give relief along Rio Salado Parkway by pulling back and creating an outdoor living room on the third floor, and creating a terrace there. This will give some relief to the streetscape. The ground level uses include the leasing office, some live-work units, and some small retail space. This building is trying to give an industrial character, with a red brick base and the pedestrian level and second floor, and these red tones are carried up in parts of the building. Other parts of the building have metal siding.

Rio & McClintock (PL220192), located at 1801 East Rio Salado Parkway

Ms. Vaz gave an overview of the project. This will be a six-story mixed-use development comprised of 343 multifamily residential units, approximately 3,642 GSF of street-level retail space along Rio Salado Parkway, approximately 1,830 SF of office use space within live-work units, street-level leasing/lobby space along Rio Salado Parkway, street-level fitness center and clubhouse for resident and guest use along Rio Salado Parkway, business lounge for resident and guest use. There will be numerous resident amenities, including pool, sun and grill decks, on the third floor. There will also be substantial landscape enhancements, 522 parking spaces within a three-level (one below grade, one at grade and one above grade) wrapped parking structure, and 339 bicycle parking spaces.

Mr. Perkins stated they are trying to make this building more attractive to the younger demographic, so the colors are lighter. They kept the industrial palette with the heavy red brick around the base / heavy pedestrian areas on the first two floors. It becomes a little bit lighter on the third through six floors with some white stucco, light blue cementitious siding that has a metallic finish to it, then some silver-colored stucco and silver metalwork. As this is a longer building, there are two courtyard spaces facing Rio Salado Parkway, instead of just one.

Commissioner Lloyd noted that in both projects they show about 3,300 SF of retail and asked if those were divisible. She stated that she is kind of sensitive to retail space staying vacant for years. She asked what kind of investment the developer is willing to put in upfront to deliver these retail spaces to more of a finished shell, versus just an empty grey shell, to better activate it, or if they could take it into consideration. Ms. Vaz stated that the retail space is divisible, and they would take Commissioner Lloyd's comment into consideration. Ms. Vaz also noted that they may also encourage them to be artist spaces, similar to what is happening in the Smith Innovation Hub.

Commissioner Schwartz asked what the main access points were for this site. Mr. Perkins advised that there is a fire lane that surrounds the building on the east and south and connects to the alley on the west. They are taking all their entrances to the garage, as well as the service entrances, from the fire lane on the east and the alley on the west. The trash is located at the southwest corner, so all the back of house items are not facing Rio Salado Parkway.

Mr. Perkins also gave an explanation of the Perry & Rio Salado project that was previously discussed. He advised that the streets are on the west and east for that project, and they are taking their services from the side streets from Perry Lane and Industrial Drive. There is a utility yard at the southwest corner that will provide a screened place for refuse collection and for the transformer farm. Commissioner Schwartz noted that there were a lot of tight lots, especially on the Rio & McClintock site, but it seems like they are working through that. Ms. Vaz agreed they are working through that; however they do not have a lot of access off of McClintock.

Commissioner Cassano asked what the affordable housing contribution is for this project. Ms. Vaz stated that both projects will be contributing to the Hometown for All fund. They have discussed this with the City and have already committed to it.

Announcements:

Chair DiDomenico asked if staff was aware of any future applications. Ms. Suparna Dasgupta, Principal Planner, advised that at this time she is aware of one item, which is a request for an historic overlay for the Guadalupe Cemetery. She noted that the Historic Preservation Officer, Zachary Lechner, has been working in close contact with the tribal community. It will go before the HPC this month, it will then go to the DRC and two hearings before the City Council by the end of the year.

Mr. Ryan Levesque, Deputy Director – Community Development, gave an update from the September 8th City Council meeting:

- The first hearing was held for the Tempe 11 project at Roosevelt and Fifth Street. There was a lot of discussion about low water use landscaping, but the project seemed very well-received. It was assured that it was a single-family, for sale project type.
- The first hearing was held for the Butler (Gray) House, which was the Zoning Map Amendment of the Historic Overlay. Mr. Levesque stated that Mayor Woods asked him to provide a background overview of how we got to this point. There was no public comment.
- The first hearing was held for the DeWitt at North Miller Road. This project had a general plan amendment, rezoning, and a development plan review for a mixed-use project near the county island. The public and residents from north Tempe came in support of the request. A lot of the City Council members embraced the project density and proposal for the site.
- The second and final hearing was held for the Emerald Multi-Family project. The applicant had come back and responded to a couple of the City Council comments and introduced some new products, such as a dog run in the amenity areas that the City Council had inquired about. In response to one of the City Council member's earlier comments, stating that it looked very "Miami Vice esque", they also toned down some of the white on the building to provide some variation in the colors and materials. The project was approved by a 7-0 vote.
- The second and final hearing was held for Lincoln South Bank. This project was also well-received and supported by the City Council. The Mayor supported and acknowledged the added condition request that the Development Review Commission had made regarding additional retail space. The Mayor and several City Council members noted that they want Tempe to be a destination place for restaurant facilities and they feel that Tempe Town Lake provides that unique opportunity to introduce restaurants along the lakefront. The project was approved by a 7-0 vote.
- The three items for Code Text Amendments, relating to zoning code and subdivision code updates, were also presented to the City Council. These were approved on consent and not presentation was requested.

The Study Session adjourned at 5:53 p.m.

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

