



**Minutes
Development Review Commission
STUDY SESSION
October 25, 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
Commissioner Joe Forte

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
Karen Stovall, Senior Planner
Obenia Kingsby II, Planner II
Lily Drosos, Planner I
Sydney Dietering, Planning Technician
Joanna Barry, Administrative Assistant II

Absent:

Alt Commissioner Rhiannon Corbett
Alt Commissioner Charles Redman (Present in audience)
Alt Commissioner Robert Miller

Chair DiDomenico began the Study Session at 5:15 p.m.

Review of September 13, 2022 Minutes

- Item #1 - Study Session Minutes
- Item #2 - Regular Meeting Minutes

Review of October 25, 2022 Regular Meeting Agenda

- Item #3 – 5th STREET TOWNHOMES (PL220210) – ON CONSENT
- Item #4 – LIVINGSTON/SPEAR REMODEL AND ADDITION (PL220187) – on consent
- Item #5 – BUTTE RESIDENCE (PL220191) – on consent
- Item #6 – ATHORIA GAMES (PL220198) – on consent
- Item #7 – FEFFIS 808 REMODEL (PL220202) – on consent
- Item #8 – CULDESAC – LITTLE CHOLLA MARKET (PL220237) – on consent
- ~~Item #9 – YW RELAXATION (PL220261) – WITHDRAWN~~
- Item #10 – UNRAVEL EDUCATION AND WELLNESS CENTER (PL220264) – on consent
- Item #11 – VALLEY CHRISTIAN SCHOOLS (PL220265) – on consent
- Item #12 – APACHE RIVER APARTMENTS (PL220030) – to be heard
- ~~Item #13 – THE CALIENDO RESIDENCE (PL220039) – Postponed to 11/8/22 DRC Meeting~~
- Item #14 – MODERA RIO SALADO (PL220082) – to be heard
- Item #15 – PERRY & RIO SALADO (PL220181) – to be heard *(was originally on Consent Agenda)*
- Item #16 – GUADALUPE CEMETERY (PL220196) – on consent

PRESENTATION: New mixed-use (multifamily residences and live-work units) development – PL220211: Curry Road Apartments. Presented by Manjula Vaz, Gammage & Burnham PLC., Neal Reardon, ESG Architecture & Design, and Alison Mills, CRG.

Ms. Manjula Vaz, Gammage & Burnham PLC, gave a brief overview of the project. The item will be brought before the DRC later for a vote on a General Plan Amendment, Zoning Map Amendment, Planned Area Development Overlay, and a Development Plan Review.

Ms. Mandel Cameron, ESG Architecture & Design, advised this is a high quality, mixed-use development with five and six-stories fronting on Curry and a four-story building fronting on Gilbert, totaling 340 multi-family units. There will be approximately 5,900 SF of office space with live-work units, resident amenities, a pedestrian paseo extending through the center of the site, substantial landscape enhancements, 433 vehicle parking spaces, and 362 bicycle parking spaces.

Ms. Vaz noted that they talked to staff about having some sort of connection that goes to Scottsdale Road, and could eventually go to Miller Road, and have a multi-use path/pedestrian connection. This would be a nice amenity going east to west in this area. She showed a couple of images of the planned paseo, which will add a nice walking amenity in that area. They have been in talks with both the Planning staff as well as the Transportation staff about this paseo.

Ms. Cameron proceeded to give an overview of the amenities that are planned for the site. She then went over the façade aspects of the project.

Chair DiDomenico asked what was currently on the site and was advised it was comprised of scrap material, cars, landscaping pavers, etc.

Commissioner Cassano stated that when looking at the elevations there does not seem to be a lot of relief on the windows, that it looks more like a hotel/motel. Ms. Cameron advised that the windows would be inset of about three inches from the exterior wall. She advised they would be placing sunscreens on the south facing window elevation.

Commissioner Spears stated that the building looks like a big box, with no architectural interest. Ms. Cameron noted they would have benefitted from showing the long stretches of the building, since that is where it is more broken up and articulated the building between brick and stucco. Ms. Vaz stated she appreciated the comments and will continue working with staff.

Vice Chair Johnson stated that he likes the slanted columns going into the parking garage and he appreciates the activation of the fire lane. He asked if it would connect all along the project from Curry down to Gilbert and was advised that it would. He also likes the idea of a future paseo connection.

Chair DiDomenico asked if this was an apartment for rent product and Ms. Vaz confirmed that it was. He also asked if the pool was at grade or rooftop and Ms. Cameron advised it was at grade. He stated a notation for one of the amenities was a pool bar and asked what that meant. Ms. Cameron stated that it would mainly be for special events, not a full-time bar. In referencing the renderings, Chair DiDomenico stated it resemble a Midwest university building. He asked when this would formally be coming before the Commission and was advised it would be in January 2023.

Project Updates by Staff (City Council Action Items):

Mr. Ryan Levesque, Deputy Director – Community Development, gave an update on City Council Action Items:

The Code Text Amendment for the NOVUS Corridor Update to change the maximum allowed number of hotel units/keys for that area was presented. The Joint Review Commission (JRC) is the recommending body for items in that overlay district. They recommended it the City Council and it was approved.

Announcements:

Ms. Suparna Dasgupta, Principal Planner, gave an update of the items on the November 8, 2022 DRC Study Session and Regular Meeting, and reminded the Commission about the November 15th DRC Special Meeting.

Ms. Dasgupta also reminded the Commission about the Technical Advisory Group (TAG) public event a Legoland on October 26th.

The Study Session adjourned at 5:43 p.m.



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