

JOINT REVIEW COMMITTEE **MEETING MINUTES**

meeting date: **WEDNESDAY, 1 NOVEMBER 2006**

time: 7:00 – 8:00 PM

location: Tempe City Hall – City Council Chambers

members in attendance: Jodi Beckley Liggett, Ray Jensen, Pen Johnson, Doug McQueen, Mark Thompson, Wellington “Duke” Reiter, Scott Cole

members excused:

not in attendance:

Tempe staff present: Neil Calfee [CD], Eric Hansen [CD], Gina Huerta [Assistant City Attorney], Bill Kersbergen [DS], Chris Messer [CD]

ASU staff present:

other guests: 14 general public members including ASU representatives

meeting called to order: 7:00 PM by Mark Thompson

A. INTRODUCTION

City of Tempe staff, ASU staff, JRC Committee Members
Neil Calfee serving as City of Tempe staff representative

B. MINUTES

Approval of the 4 October 2006 Meeting

- MOTION: [PJ] To adopt 4 October 2006 Meeting Minutes as drafted.
- MOTION SECOND: [DM]

VOTE: 7 – 0. MOTION PASSES UNANIMOUSLY.

C. PUBLIC INPUT

Call for public input will be made after presentation on South Campus Mixed-Use Community

D. AGENDA

1. South Campus Mixed-Use Community

Located at 601 East Apache Blvd in the Mixed Use Educational (MU-Ed) Zoning District. Arizona State University has submitted an application requesting approval of a Development Plan consisting of two seven story mixed-use buildings. The buildings have first and second floor retail space (approximately 21,380 s.f.) and five floors of Student Housing (130 units) above the retail.

South Campus Mixed-Use Community Presentation by Paul Berumen [ASU, Director of Local Government Relations] and Ron McCoy [ASU, University Architect]
[see 'ASU/ACC South Campus Residential Community – Phase II' handout]

- 7-story mixed-use project
- 139 residential units
- 362 beds
- Surface parking – 85 along eastern edge
- Large retail component on northern edge facing Apache Blvd.
- Ground level residential units in Building 2
- 3rd level – solely residential
- Levels 4-7 – solely residential
- Perspective views of housing show window treatments along Apache Blvd [view is without landscape treatment]
- Active pedestrian retail along Apache + interior plaza between buildings 1 + 2

Staff recommendation: Approval with conditions as noted in report.

- Q: Adequate attention paid to lighting and security?
A: Yes, C.P.T.E.D. and City review conducted. Staff says it's safe and meets City standards.
- Q: How does one come to live in the dormitory?
A: This is not freshman housing. Renting occurs directly from American Campuses Housing Communities [ACC] with required lease.
- Q: Verification of student status? Would a non-student resident be forced to move out? What is the policy at ASU related to residency requirements?
A: Normal ASU policy in effect. Verification process not clear.
- TRAFFIC / PARKING QUESTIONS – 86 parking spaces to serve retail and address city code
- Q: How will those spaces be allocated for retail?
A: Operational aspect will be addressed by the retailer; limit / control will be imposed; self-motivated by developer – in their best interest; fully staffed / full-time by ACC to address these issues

- Q: Is there a left turn from Apache Blvd?
A: No west-bound left turn; a median may go in Apache in future, but not yet decided
- This retail is not a regional destination – it serves the localized retail market; not trying to attract multiple people to it; parking is a response to the code, but primary users are students, ASU, surrounding neighborhood.
- Q: Is there a connection to the parking structure through the project?
A: No - access is thru eastern side of parking garage. McAllister is primary ingress / egress, Spence will be 2nd off Rural and Spence where walkway is now.
- Q: Is this part of the plan? Will it be part of the project timetable?
A: A plan is underway. We have commitment from Carol Campbell, CEO of ACC to make 2nd ingress.
- Q: Is a step-back along major arterials common in Tempe? Why is this in the back?
A: Due to site planning needs; landscape edge with double row of trees will be more and more common in urbanizing areas; 6-7 stories along Apache Blvd. will become more and more common.
- Please expand upon exterior features.
 - Concrete frame / e-face structure allows for larger windows
 - Modest colors – white / off-white
 - Façades facing inward
 - Functional fabric sunshades to limit sun
 - Add richer play of shadow
 - Articulated cornice at top – classical yet modern detail
 - Green screens / hedges / plants [similar to Studios 5c]
 - Richly done Landscape Architecture firm from Southern California who specializes in community projects
- Q: Security fencing for residential units along Apache Boulevard?
A: Access is internal only from within Building 2; private access only; in Building 1, access is thru entry corridor to elevator or stairs.
- Q: What is the construction schedule?
A: It will be opened and occupied in Fall 2008
- Q: The adjacent site – is it set in place what you plan to do?
A: Yes it is. It is pretty much how it appears.

Citizen Input

- David Richardson [15th Street, Tempe]
 - Is the Committee familiar with the Board of Regents minutes? There's a ratio of 1:1:1 [1 occupant : 1 bed : 1 car]; Juniors, Seniors, and Graduates generate a lot of traffic
 - McAllister two-way or one-way?
 - Spence two-way or one-way?

- There are numerous probabilities. Is all info available for future phases? Regarding Board of Regents minutes – are these phases compatible with what’s presented today?
- What about the neighborhoods and the park? I only see the University’s interest in the student survey.
- Regarding operations, this is not a University project. How does the student code then apply?
- The second objective – to provide to “other college students” means essentially this is an apartment complex waiting to happen
- This is a dagger to the neighborhoods
- Developer, City, University is heading into selection without any addition information on future phases
- Ron McCoy [ASU]
 - RA’s will be active full-time throughout the project
 - Objective relative to project for students
 - This is an increase in quality housing options students in campus – a response to strategic objectives by ASU and Tempe as long as ASU students inhabit this project
 - Q: What is the fall back position?
A: If ASU students don’t fully occupy the lease spaces, then it is open to market with approval from the University President.
- Ed Ableser [Roosevelt Street, Tempe]
 - Spence / McAllister are traffic problems. How will this be dealt with?
 - The buffer wall has not been decided yet?
 - Asking for a solid answer on these two questions before answer is made
 - Good addition of housing for ASU
 - From Staff: The buffer wall is not within the boundary of this project. This is a Board of Regents / Crow issue.
- Judy Ellingson [15th Street, Tempe]
 - Q: Will these be part-time or full-time students?
A: We don’t have an answer, but could get answer back to the JRC.
 - Mark Rodgers [ACC] Majority will be full-time students; haven’t worked out the details yet.
 - Q: How are the leased determined?
A: 12-month leases generally, as long as tenant is a student during that time or enrolled for fall semester with a summer move-in date.
 - Q: Does the Student Code of Conduct apply here?
A: Yes. Residents are subject to Code of Conduct.
 - Q: Including alcohol?
A: Yes.
- Steve Tseffos [Ventura Drive, Tempe]
 - I struggle with the definition of student housing; full-time? Who qualifies? Who doesn’t?

- ASU students going outside ASU campus for housing? Benefit of doing so? By now, we should have a much better definition from the developer.
- Ron McCoy [ASU]
 - AAC only works with developers, their design is high quality.
 - Definition includes:
 - 1 – ASU students
 - 2 – Faculty / Staff
 - 3 – Other students [MCC, etc.]
 - 4 – Non-students with permission from President of the University with evidence you couldn't lease
 - Q: Integration of retail component?
A: Convenient – walk to services. Service-oriented, take-out, mailboxes, apparel, services for students.
- Greg Ellison [Tempe]
 - Ingress / egress concerns
 - Accommodations made in relationship to Spence we received from them was reassuring
 - Encourage more detail on what the services are, which will impact the neighborhood
- Ron McCoy [ASU]
 - Retail component not a regional draw; some convenience for residents but not needs; minor off-set of trip generations
 - Q: Is this the first dorms / apartment opportunity proposed this way?
A: No, Delphi is managed this way.
 - Q: Hasa Yapa?
A: No. They are separated, fully managed by ASU / Res. Life
 - We don't have enough beds on campus for students
- MOTION: [JB-L] To approve South Campus Mixed-Use Community student project with staff conditions / recommendations.
- MOTION SECOND: [RJ]
- [DM] Not satisfied with program / finality of project of ASU-managed property; no reassurance of ASU student housing; no definitive schedule for Spence; parking will be heavily used; concerns not addressed.
- [PJ] Strong reservations with University back-tracking on plan to reduce number of cars on campus; traffic study not conducted; lender back-up plan; long-term lease “apartment complex”

VOTE: 5 – 2. MOTION PASSES.

No announcements.
No Future Agenda items.
No Post Session items.

Meeting adjourned: 8:06 PM by Mark Thompson

Minutes scheduled for JRC adoption on 6 DEC 2006.

Mark Thompson, JRC Chair

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JointReviewCommission\Minutes\01NOV06.doc, filed City Clerk ___/___/06 Krosschell, Connie; Fillmore, Karen; Stennerson, Julie
posted to www.tempe.gov/comdev/JointReviewCommittee.htm

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