

**Minutes  
Development Review Commission  
Study Session  
February 15, 2017**

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 Linda Spears  
Vice Chair David Lyon  
Commissioner Thomas Brown  
Commissioner Angela Thornton  
Commissioner Philip Amorosi  
Commissioner Scott Summers  
Alternate Commissioner Barbara Lloyd  
**Absent:**  
Commissioner Andrew Johnson  
Alternate Commissioner Gerald Langston  
Alternate Commissioner Nicholas Labadie

**City Staff Present:**

Suparna Dasgupta, Principal Planner  
Cynthia Jarrad, Administrative Assistant

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**Chair Linda Spears began the Study Session at 5:00 p.m.**

**Review of December 13, 2016 Minutes**

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

**Review of February 15, 2017 Regular Meeting Agenda**

Item #3 – Marina Heights (PL150232) – Consent Agenda

**DISCUSSION:** Presentations were given concerning two upcoming projects, 7<sup>th</sup> and Forest, and ASU Athletic Facilities District Planning.

On the 7<sup>th</sup> and Forest project, Ms. Manjula Vaz, representing the applicant, stated that they will be looking for an amended PAD, she and the applicant shared some more specifics of the building, such as color and garage features, landscape plans, etc. Commissioners asked a few questions, saying they would like some renderings of what the project looks like from street level, inquired about how much of the building is glass and how reflective it is, concerns over balconies, price point, traffic flow, input from neighbors, etc. Commissioners gave the applicant some of their opinions, such as not liking the colors in the project, being concerned about the height of the building, traffic flow, and congestion. Ms. Vaz stated all these concerns will be addressed when the project is heard at the March 28, 2017 DRC hearing.

Regarding ASU Athletic Facilities District Planning, Mr. Brian Kearney of Catellus gave a presentation, giving an overview of the master plan for the entire project, emphasizing walkability, sustainability, and how the project will encompass mobility of all types. They will be moving quite a few athletic venues, in fact the baseball field has already been moved. This project will be a very unique mixed-use community. It will eventually encompass six million square feet, but it will be implemented in small increments. There will also be parks and open space, the overall project becoming integrated and synergistic. Buildings will be designed for the desert with sustainability in mind when choosing materials, landscaping, creation of shade, etc. Commissioners commented on concerns about traffic congestion currently on the arterial Rural Road, which will only worsen, and asked a few questions regarding exactly what the purview of the DRC is in regards to approving this project. Ms. Vaz responded that the Joint Review Commission has jurisdiction over MU-Ed zoning, which is what this project is currently zoned, but the hope is to have all entities involved at the outset.

**Announcements:** None.

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**The Study Session adjourned at 6:12 p.m.**  
Prepared by: Cynthia Jarrad

Reviewed by: Suparna Dasgupta

Suparna Dasgupta, Principal Planner