

# JOINT REVIEW COMMITTEE **MEETING MINUTES**



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**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

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**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
- 3<sup>rd</sup> 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 2<sup>nd</sup> 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 2<sup>nd</sup> 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 [15<sup>th</sup> 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 [15<sup>th</sup> 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.*

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Mark Thompson, JRC Chair

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