



Public Meeting Minutes

JOINT REVIEW COMMITTEE

Joint Review Committee

Study Session Minutes

September 7, 2022

Held in Council Chambers

31 East Fifth Street, Tempe, Arizona

and Virtually via Cisco WebEx

5:45 p.m.

Members Present

Ken Lufkin, Vice Chair / ASU Representative

Rudy Bellavia, ASU Representative

Nichol Luoma, ASU Representative

Michael Burke, Joint Tempe/ASU

Scott Sumners, Tempe Representative

Jason Comer, Tempe Representative

David Fackler, Tempe Representative (Alternate)

Staff Present

Ryan Levesque, Deputy Director

Suparna Dasgupta, Principal Planner

Karen Stovall, Senior Planner

Joanna Barry, Administrative Assistant II

Members Absent

Ross Robb, Chair – Chair / Tempe Representative

Alex Kohnen, ASU Representative

Bill Johns, ASU Representative (Alternate)

Philip Horton, Joint Tempe/ASU (Alternate)

Brian Baehr, Tempe Representative (Alternate)

Guests

Manjula Vaz, Gammage & Burnham PLC

Blake Bunker, OAKLAND Capital

Meeting started: 5:40 p.m.

- 1) Review of September 7, 2022 Regular Meeting Agenda
- 2) Proposed Development on Parcel 3A – Presenters Manjula Vaz, Gammage and Burnham PLC and Blake Bunker, OAKLAND Capital.

PRESENTATION BY APPLICANT:

Manjula Vaz, Gammage & Burnham PLC, gave an overview of the project. This is a hotel that was being developed by OAKLAND at 6th Street and College Avenue. It went to the Development Review Commission. They are now moving it to a different and better location not too far away. This will be a mixed-use parcel at 6th Street and Rural Road. It will include a hotel, some open space, and restaurants. The hotel will be 12 stories and include 184 guest rooms. There will also be a rooftop pool and lounge. Ms. Vaz noted they had a complicated parking situation at the original location. This new site will not have that issue since they will be able to share their parking in the Novus garage.

Blake Bunker, OAKLAND Capital, stated they had planned to start construction on this in June of 2020 off 6th & College, however due to COVID the project was paused. This brought them the opportunity to move it into the Novus Innovation Corridor and be co-located on block 3A. There will be a valet only parking drop-off off Packard. He then proceeded to give an overview of the design.

COMMENTS AND DISCUSSION FROM THE COMMISSION:

Committee Member Sumners asked if the hotel front and porte cochere are off Novus. Mr. Bunker advised that the porte cochere is off Packard on the south side.

Vice Chair Lufkin asked if the restaurants that were originally planned will be on this site. Ms. Vaz advised that they would and that they did not change the restaurant or plaza configuration on the master plan.

Committee Member Sumners asked if there were any concerns with the stacking when people enter and traffic backing up onto Rural Road. Mr. Bunker stated there is enough queuing for 4-5 cars and there will be full time valets so they should be able to move them quickly. Just around the corner, there is a valet who is intended for the restaurants. There could be some overflow into that area and they are working to address that with the overall master plan.

Committee Member Sumners asked if the entrance that is just past the hotel is for public parking. Mr. Bunker stated that the planned parking is for the valet to take the cars to the centralized garage that is at Novus. There is no self-parking on site.

Committee Member Sumners suggested they make the edge just along Rural very nice as it is going to see a lot of traffic. He likes the trees but not the blank block wall.

Committee Member Comer agreed that with Committee Member Sumners on the blank wall on Rural. He stated it needs a feature such as lighting or signage.

Meeting adjourned: 5:56 p.m.

Prepared by: Joanna Barry, Administrative Assistant II
Reviewed by: Ambika Adhikari
Principal Planner, Community Development