



## Public Meeting Minutes

JOINT REVIEW COMMITTEE

### Joint Review Committee

#### Study Session Minutes

April 5, 2023

*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

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

Rudy Bellavia, ASU Representative

Alex Kohonen, ASU Representative

Bill Johns, ASU Representative (Alternate)

Philip Horton, Joint Tempe/ASU (Alternate)

Brian Baehr, Tempe Representative (Alternate)

#### Guests

Manjula Vaz, Gammage & Burnham PLC

Adam Kogan, Nelsen Partners

Brian Kearney, Catellus

Meeting started: 5:36 p.m.

- 1) Presentation on the restaurants design and open space layout in the Novus Innovation Corridor Block 3A.  
Presentation by Manjula Vaz, Gammage & Burnham, and Brian Kearney, Catellus Development Corporation

#### **PRESENTATION BY APPLICANT:**

Manjula Vaz, Gammage & Burnham PLC, stated that the restaurants will sit within the common area open space. There will be a lot of planting and shading and an area where there could be a light amphitheater. There will be three (3) one-story restaurant buildings, with a total building area of approximately 17,000 SF (total). Each restaurant will have indoor/outdoor dining experiences so it will be very open. There will be outdoor dining patios. The first floor of the NOVUS parking garage will be designated for the retail and hourly parking. There will also be bicycle spaces.

Adam Kogan, Nelsen Partners, went over the design of the project. All the restaurants will have patios that face the open space park area so they can activate it for the community. He stated they are looking at durable and authentic materials to make the restaurants appear more inviting. He then proceeded to go over the materials and landscape.

Committee Member Fackler referenced the curvilinear feature on the lawn area and asked if it was curbing or just pavement pattern. Mr. Kogan stated it was just hardscape, a different paver pattern on the ground.

Vice Chair Lufkin asked if the northeast plaza was dedicated to any of the restaurants and was advised it was just open space.

Committee Member Sumners asked if the drop-off for Novus Place was also valet-served, and was advised by Manjula that it was. He noted they referenced this will be a public space but asked if there are controls in place. Ms. Vaz advised that it is not a public park, but it has a public access so they can be used by invitees.

Committee Member Comer asked where the refuse containers and grease traps for the restaurants are located. Mr. Kogan stated they are in service yards that are on the sides of each of the buildings. Committee Member Comer referred to the glue-lam (wood lamination) beams and parapet caps and noted that after many years they do not look good because water seeps into the end cap.

Committee Member Burke referenced the refuse areas and suggested some landscaping be added to screen the trash area.

Vice Chair Lufkin asked if the site was part of the district water retention or if there was water retention happening onsite. Mr. Kogan stated that is water retention onsite, underground storage tanks.

**2) Novus Project Update - Manjula Vaz, Gammage & Burnham, and Brian Kearney, Catellus Development Corporation.**

Brian Kearney, Catellus, referenced the prior presentation and stated he never thought they would be doing single story buildings in Novus, but this one location turned out to be the right mix and a welcoming environment into Novus Place. He then proceeded to give the Committee Members an update on the completed, active, and pipeline developments for the Novus project.

Vice Chair Lufkin stated it looks like a great plan.

Committee Member Sumners referenced the comment about the one-story restaurants and noted that all his favorite restaurants are one story. Mr. Kearney stated that the density is very important, but sometimes the lower density environments create a welcoming environment amidst the larger structures around them.

**STAFF UPDATES**

Ambika Adhikari, Principal Planner, advised the Committee Members that there will be a Regular Meeting on May 3, 2023, and gave an update on the items that will be heard.

He then gave the Committee Members a detailed update on the status and next steps with the General Plan 2050. He stated that a draft plan is being prepared which will be publicly posted for the Council Work Study Session on April 27. A revised draft will be released on May 5. Staff has worked with the ASU representatives closely and continue to welcome any suggestions and inputs.

Meeting adjourned: 6:09 p.m.

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