

Memorandum

City Manager's Office



Date: February 18, 2016
To: Mayor and Council
Through: Andrew Ching, City Manager
From: Dave Nakagawara, Community Development Director
Subject: Athletic Facilities District Update

Brian Kearney, Catellus (Master Developer of the ASU Athletic Facilities District) and Manjula Vaz, Gammage & Burnham, will be presenting an update on the District master plan to City Council at the February 18, 2016, Issue Review Session. This update will provide for discussion and feedback on a proposed process to review future development within the designated ASU Athletic Facilities District boundaries. One emphasis of the process proposed is to develop a comprehensive plan of “guiding principles” for District planning and development.

Current Process:

As part of the original intergovernmental agreement with ASU and the City of Tempe, adopted September 30, 2004, a code text amendment was made for the creation of the MU-Ed, Mixed Use Educational Zoning District, intended to allow private commercial development on public university land. If a commercial development was proposed, all development plan review decisions were acted on by the Joint Review Committee (JRC), a group consisting of City Council appointed members, ASU appointed members and one jointly appointed position. Within the MU-Ed zoning there are defined land uses allowed and no development standards. An applicant would file a development application with the City of Tempe and staff would process the request at a scheduled public meeting (not a hearing) with the JRC. The Committee is the decision-making authority for the site plan and design. Decisions from the Committee are appealable to the ASU President, which is appealable to City Council.

Proposed Process:

Catellus is proposing to rezone the remaining areas within the Athletic Facilities District to MU-Ed zoning. Then file an application for an Athletic Facilities District Overlay that would define the design guidelines and development standards for this district. Both steps require City Council final approval. As a result of the overlay request, all other standard processes for development would be met with the city, except that design review

(development plan review) is proposed to be conducted by a private district architectural review committee. Further details of this process and the make-up of this committee are still to be determined.

ATTACHMENTS: ASU Athletic Facilities District – Masterplan and Entitlements presentation