

**CITY OF MESA
MINUTES OF THE DOWNTOWN DEVELOPMENT COMMITTEE
MEETING**

DATE: December 20, 2001 **TIME:** 7:00 a.m.

MEMBERS PRESENT

Dave Wier, Chair
Art Jordan, Vice-Chair
Theresa Carmichael
Vince DiBella
Deb Duvall
Shanlyn Newman
Lori Osiecki
Wayne Pomeroy

MEMBERS ABSENT

Terry Smith

STAFF PRESENT

Shelly Allen
Katrina Bradshaw
Craig Crocker
Tony Felice
Gordon Haws
Greg Marek
Patrick Murphy
Eric Norenberg
Bryan Raines
Ross Renner

OTHERS PRESENT

James Blakeslee
Bill Holmes
Ron Peters
Gene Valentine

1. Call to Order

The December 20, 2001 meeting of the Downtown Development Committee was called to order at 7:02 a.m. in the City Council Chambers located at 57 E. First Street by Chair Wier.

2. Items from Citizens Present

There were no items from citizens present.

3. Approval of Minutes of November 15, 2001 Regular Meeting

It was moved by Wayne Pomeroy, seconded by Art Jordan to approve the minutes.

Vote: 7 in favor; 0 opposed

(Ms. Newman arrived directly after the vote of this agenda item.)

4. Discuss and consider Rezoning Case No. CZ01-001TC, from TCB-1 to TCB-2 for Tile and Stone Accents located at 126 S. Country Club Drive.

Applicant: Edward York, Owner of Tile and Stone Accents
Staff Contact: Amy Morales, (480) 644-3356
e-mail address: amy_morales@ci.mesa.az.us
Recommendation: Denial

Mr. Marek explained that agenda items number four and five will need to be postponed until the January Downtown Development Committee meeting due to an oversight of posting the property in a timely fashion.

It was moved by Deb Duvall, seconded by Wayne Pomeroy to continue this agenda item until the next Downtown Development Committee meeting on January 17, 2002.

Vote: 8 in favor; 0 opposed

5. **Discuss and consider a Variance and Special Use Permit Case No. ZA02-004TC, to allow the construction of a fence within the front yard setback and to allow outdoor storage for Tile and Stone Accents located at 126 S. Country Club Drive.**

Applicant: Edward York, Owner of Tile and Stone Accents
Staff Contact: Amy Morales, (480) 644-3356
e-mail address: amy_morales@ci.mesa.az.us
Recommendation: Denial

Mr. Marek explained that this agenda item will need to be postponed until the January Downtown Development Committee meeting due to an oversight of posting the property in a timely fashion.

It was moved by Deb Duvall, seconded by Wayne Pomeroy to continue this agenda item until the next Downtown Development Committee meeting on January 17, 2002.

Vote: 8 in favor; 0 opposed

6. **Discuss and consider amending the Design Review plans, Case No. DR00-002TC, to allow removal of a design element associated with the Arizona Museum for Youth located at 35 N. Robson Street.**

Applicant: Barbara Meyerson, Museum Administrator
Staff Contact: Tony Felice, (480) 644-3965
e-mail address: tony_felice@ci.mesa.az.us
Recommendation: Architectural feature should remain

Mr. Felice stated that the Downtown Development Committee approved the design review plans for the Arizona Museum for Youth back in March of 2000. Unfortunately, the lowest bid received for construction of the building came in approximately \$1.8 million over budget. The construction team has worked exhaustively to identify areas within the structure that could be eliminated to bring the project within the approved budget. Mr. Felice said most of the proposed changes have occurred on the interior of the structure and there has been no compromise on construction quality or materials on the exterior elevations. The construction team, however, has proposed the elimination of a

design feature that appeared on the previous designs and therefore the applicant has submitted a request to modify the design review plans.

Mr. Felice stated that in the applicant's previous submission, there is an arch type element on the roofline that was incorporated into the design. This arch element was estimated to cost about \$45,000, which would have to be specially fabricated. Mr. Felice explained that the arch is a continuous piece that runs from one end of the roofline to the other. The applicant is proposing to remove that feature as one of the elements that will help bring the project within budget. Staff feels that it is a significant design feature and if it is removed it appears as if the building is unfinished. Staff would have liked to see other alternatives presented in either design or materials which would accomplish reductions in the budget but still appear similar to what was previously approved. Mr. Felice pointed out that the applicant, Barbara Meyerson and the architects with BPLW were present to answer any questions from the Board.

Mr. Pomeroy asked Ms. Meyerson if the proposed changes to the building meet with her approval.

Ms. Meyerson said the architects and staff have spent a lot of time in the redesign of the building and because of the change in the structure and because of the way they are redesigning the space inside, she feels comfortable with the removal of the arch from the exterior of the building. She said they will no longer serve any structural purpose and it does not impact the program or goals of the Arizona Museum for Youth. She said her priority is to get the project back on track.

Chair Wier asked if the arch could remain solely as an aesthetic feature rather than an architectural feature.

Mr. Peters, with BPLW, said they felt it was most important to find ways to cut costs without interfering with the operation of the building or the programs for the kids. He explained that he would have liked to see all of the features remain as it was originally approved but unfortunately some things had to be eliminated in order to comply with budget constraints. They felt it was important to keep major design elements such as the exterior skin, materials, masonry, the decorative trim, and the metal siding which they felt architecturally made an important statement to the overall project. He pointed out that a bid alternate could be considered but it would be at the discretion of the Engineering Department and there is no guarantee that it would be approved.

Mr. Jordan asked how much of the surplus of \$1.8 million would they eliminate by making the proposed changes that they have talked about.

Mr. Peters said they eliminated approximately \$1 million from the construction costs based on their value engineering analysis.

Ms. Duvall said the Arizona Museum for Youth has been a valued amenity to the citizens of Mesa for several years, not because of what the building looked

like but because of the programs it has offered. As a result, Ms. Duvall expressed support to the changes in the design.

It was moved by Wayne Pomeroy, seconded by Lori Osiecki to approve the amendment to the Design Review plans, Case No. DR00-002TC, to allow removal of a design element associated with the Arizona Museum for Youth located at 35 N. Robson Street.

Vote: 8 in favor; 0 opposed

7. Discuss and consider Design Review Case No. DR01-008TC, for Kids Play Learning Center located at 460/464 E. University Dr.

Applicant: James Blakeslee, Architect
Staff Contact: Tony Felice, (480) 644-3965
e-mail address: tony_felice@ci.mesa.az.us
Recommendation: Approval with conditions

Mr. Felice stated that the project being proposed is a daycare center located on the corner of Lesueur and University Drive. The parcel is residentially zoned R-4, and was previously used as a dental office. Mr. Felice stated that the facility will need to comply with all zoning codes for R-4 and pass design review approval due to the fact that it is a change in use.

Mr. Felice stated that the applicant is proposing to make modifications to the interior of the building to accommodate a new daycare center, which is an allowed use in the multiple residential districts. The interior changes consist of moving some walls, increasing the plumbing, and doing some improvements in order to turn it into a daycare facility. The exterior modifications will include adding a playground, landscaping, and security fencing. The rest of the site will remain in tact.

Mr. Felice explained that the applicant will also need to obtain a few variances in order to bring the project in compliance with zoning requirements. The applicant is requesting a variance for the landscaping on the west side yard from 10 feet to 0 feet. A variance will also be needed for the rear yard setback, and a variance for the landscaping on the east setback, and also to allow parking to encroach into the 10 foot required setback.

Mr. Felice said staff has worked with the applicant to come up with an aesthetically pleasing project. The architectural elements are pleasing to the eye and the applicant is increasing the permeable surface by putting in the playground, adding additional landscaping around the perimeter of the playground, as well as additional landscaping in the asphalt area.

Mr. Felice stated that one of the issues that staff has closely looked into is the possibility for providing additional landscaping along Lesueur Street. In order to do so, the parking spaces would have to shift to the west and the playground would have to be reconfigured. If this is to be accomplished the business would

have to lose some of their parking spaces as well as their driveway entrance off of Lesueur Street. This would result in two-way traffic coming in and out of the property from University Drive causing possible pedestrian and vehicular conflicts. As a result, maintaining the two driveway accesses to the property appears to be much more important than losing some landscaping along the western perimeter.

Mr. Felice said that staff feels that a daycare center at this location is in keeping with the Town Center Concept Plan and the Historic Preservation Plan for adaptive reuses of older structures. In addition, the type of use being proposed seems to provide a smooth transition between a neighborhood and a commercial district.

Mr. Felice said staff recommends approval of the design review and variances subject to the conditions that are outlined in the staff report. He added that the applicant, James Blakeslee, was present at the meeting to assist in answering questions for the Board.

Mr. DiBella asked if the variances are being requested due to existing conditions or because of the modifications being made to the property to convert it to a daycare facility.

Mr. Felice said staff is asking that the applicant be granted a variance from landscaping the public right-of-way along University Dr. due to the fact that the church adjacent to the project site was also not required to landscape the right-of-way. This was due to impending intersection improvements that were associated with Site 17. At that time, it was anticipated that the intersection would be widened and therefore removal of landscaping seemed inevitable. Because of these reasons, it seems inappropriate to ask the applicant for this project to landscape the public right-of-way.

Mr. DiBella asked how many children would be utilizing this facility, and what are the proposed hours of operation.

Mr. Blakeslee said hours of operation would be approximately 7:00 a.m. to 5:00 p.m. with approximately 55 children attending the daycare.

Mr. Jordan said he felt that the adaptive reuses of older buildings should be treated in a similar manner as other redevelopment projects in the downtown area with the focus being on landscaping and improving the quality of pedestrian access. He felt that a project like this did not meet the high quality standards that the City requires from other projects and that the variances were unjustified because there was not a condition of special circumstance.

Mr. Felice pointed out that the project is not completely void of landscaping. He explained that this project does have four tall palm trees, dwarf oleanders, turf, as well as lantana proposed for the asphalt area.

Mr. Jordan referred back to another project on Main Street that was not required to put in landscaping and the concern that there may not be a chance to see sufficient landscaping in that area any time in the near future. He felt that just because an applicant can't make a project work, it is not justification to lower the standards of quality that should be expected.

Mr. Felice said that the project was evaluated based on the minimum requirements in the Zoning Ordinance, which the applicant has been able to meet. Mr. Felice agreed that staff's goal is always to exceed the minimum requirements if at all possible.

Mr. Marek said that when considering an adaptive reuse project there are a number of issues that need to be looked at. The City is looking into adopting a rehabilitation code for existing buildings. Mr. Marek pointed out that developers who want to improve older properties find it challenging to do quality projects while trying to meet suburban standards for landscaping or setbacks. In addition, the advantage to an adaptive reuse is that the applicant is required to make improvements to bring it up to code whereas a developer coming in with a similar use is required to make no improvements at all.

Mr. Jordan indicated that he is not as much concerned about the rear and side yard setbacks being proposed, however he suggested that half diamonds could be placed along every third or fourth parking stall fronting Lesueur Street. He felt that this would allow additional trees to be planted along that side and provide a more lush landscape.

Ms. Duvall agreed that the half diamonds along Lesueur Street could possibly be a good solution to the landscaping problem and agreed with Mr. Jordan that the landscaping should be more lush, however, in light of the preexisting conditions of the building, she said she would support the request for the variance.

Mr. Marek said staff would be willing to work with a landscape architect to see if the half diamonds would be sufficient space for the trees to grow. He felt that the suggestion was worthy of looking into and, if feasible, could be implemented.

Mr. Pomeroy asked if landscaping would be added on the southeast corner of the property and Mr. Blakeslee indicated that they would be removing the asphalt and adding landscaping on that corner. Mr. Pomeroy agreed that the project needed more landscaping than what was being provided.

Ms. Osiecki asked if the parking stops could be moved a couple of feet to the west to allow more space for landscaping along Lesueur.

Mr. Marek said it is a possibility, however, he is still not sure that it would create enough room to grow a whole row of trees or shrubbery. He added that the additional space coupled with Mr. Jordan's idea to include half diamonds could allow for the additional landscaping that the Board members are looking for.

Mr. DiBella asked if the size of the playground is dictated by the number of children at the facility or is there the possibility to make it smaller to allow for additional landscaping.

Mr. Felice said they have complied with the State requirements and do not have the flexibility to make it any smaller.

Mr. Jordan suggested that the applicant hire a landscape architect to look at the available landscape area along University, research the diamond concept along Lesueur Street, and look at providing taller landscaping around the playground area to come up with a concept that will reflect something similar to the Streetscape project in downtown Mesa with quality shrubs and more lush landscaping.

Mr. Marek pointed out that the height of the landscaping on the corner will be limited due to the site distance triangle that must not impair the line of site for the vehicular traffic.

Mr. Jordan said the landscape architect could work out the details of the landscaping, assuming that he will be familiar with the Zoning Ordinance and will be able to meet all of the requirements.

It was moved by Art Jordan, seconded by Deb Duvall, to approve Design Review Case No. DR01-008TC, for Kids Play Learning Center located at 460/464 E. University Dr. with conditions on landscaping subject to the following stipulations:

- 1. Full compliance with the approved plans dated November 28, 2001 and all current Building Code requirements, unless modified through the appropriate review.**
- 2. Compliance with the basic development as shown on the site plan, elevations, and landscape plan dated 11/29/01.**
- 3. Approval of Variance No. ZA02-002TC by the DDC and the Zoning Administrator.**

Vote: 8 in favor; 0 opposed

(The discussion regarding the variances is continued on agenda item number eight).

- 8. Discuss and consider Variance Case No. ZA02-002TC, to reduce the side and rear setbacks and to allow parking in the side yard setback and a trash receptacle in the rear yard setback for Kids Play Learning Center located at 460/464 E. University Drive.**

Applicant: James Blakeslee, Architect

Staff Contact: Tony Felice, (480) 644-3965
e-mail address: tony_felice@ci.mesa.az.us
Recommendation: Approval

(Discussion continued from agenda item number seven.)

Mr. Jordan asked if the Zoning Administrator can approve the variances without requiring the stipulations that have been place by the Downtown Development Committee.

Mr. Marek said the Zoning Administrator could approve it without the conditions, however, he said that staff would not take this case to the Zoning Administrator until the landscaping issues related to the stipulation have been resolved.

Mr. Jordan asked Mr. Blakeslee if he had any comments about the landscaping and if he was willing to consult with a landscape architect.

Mr. Blakeslee said he could incorporate the diamond concept along Lesueur Street into the drawings before it is presented to the Zoning Administrator and agreed to consult with a landscape architect regarding all of the suggestions that were made.

Mr. Jordan said he was comfortable approving the Variances based on the applicants willingness to work with the landscape architect and staff to incorporate the suggestions that were made by the Board.

It was moved by Art Jordan, seconded by Wayne Pomeroy, to recommend approval of Variance Case No. ZA02-002TC, to reduce the side and rear setbacks and to allow parking in the side yard setback and a trash receptacle in the rear yard setback for Kids Play Learning Center located at 460/464 E. University Drive subject to the following stipulation:

- 1. The applicant must work with a landscape architect to incorporate the suggestions that have been made by the Downtown Development Committee.**

Vote: 8 in favor, 0 opposed

- 9. Discuss and consider a Special Use Permit Case No. ZA02-001TC for a Comprehensive Sign Plan for the Southwest Museum located at 53 N. Macdonald Street.**

Applicant: Dr. William Holmes, Museum Administrator
Staff Contact: Katrina Bradshaw, (480) 644-3966
e-mail address: katrina_bradshaw@ci.mesa.az.us
Recommendation: Approval

Ms. Bradshaw explained that the Mesa Southwest Museum has applied for a Comprehensive Sign Plan in order to add signage to the building and obtain

permission to display banners for exhibits going on in the museum. She explained that, due to the recent revisions to the Sign Ordinance, Comprehensive Sign Plans can now be considered in the Town Center Redevelopment Area for signage that would otherwise be prohibited. In addition, the Mesa Southwest Museum meets the findings in the Sign Code in order to be eligible to be considered for the Comprehensive Sign Plan.

Ms. Bradshaw proceeded to review the elements of the Comprehensive Sign Plan by providing exhibits for each elevation and reviewing the existing signage and proposed new signage. Ms. Bradshaw pointed out that the signage on the west elevation exceeds the number of signs allowed, however the overall square footage of the signage is well within the maximum allowed for the building.

Ms. Bradshaw provided an example of a banner and explained that they would be changed approximately five times per year and would be up approximately three months at a time or during the length of the exhibit. Anchorage of the banners will be accomplished by attaching ropes from the grommets in the banner to eyebolts on the building.

Ms. Bradshaw said staff recommends approval of the Comprehensive Sign Plan, which will be reviewed by the Zoning Administrator on January 8, 2002.

Mr. Pomeroy asked if signage on the building will have colors that would show up well on the building.

Dr. Holmes, director of the Mesa Southwest Museum, explained that the signage that will be added and replaced will have dark lettering to allow it to show up better against the stucco building. He added that he felt the additional signage was needed on the south since most of the traffic coming to the facility comes from Main Street, and there is currently no identification from that viewpoint.

Ms. Osiecki said she was in favor of the banners being displayed on the building. She suggested that the banners be placed on the tall towers rather than over the windows.

Dr. Holmes said it was easier to hang the banners were they are because of the roof top access that is available.

Mr. Pomeroy asked about the sculpture of the dinosaur.

Dr. Holmes said the sculpture is complete and he is now waiting for the base to be completed by Engineering. He indicated that it should be complete by early spring.

It was moved by Deb Duvall, seconded by Shanlyn Newman, to recommend approval of the Special Use Permit Case No. ZA02-001TC for

a Comprehensive Sign Plan for the Southwest Museum located at 53 N. Macdonald Street.

Vote: 8 in favor, 0 opposed

10. Discuss and consider an ordinance amending fees for planning services in the Redevelopment Area.

Staff Contact: Patrick Murphy, (480) 644-3964
e-mail address: patrick_murphy@ci.mesa.az.us
Recommendation: Approval

Mr. Murphy explained that in July of 2001 the City Council approved an ordinance to double the Planning Fees for the City of Mesa. These fees include, but are not limited to, special use permits, council use permits, zoning changes, etc. Staff feels that the increase in the fees could create a disincentive to reinvest in the downtown area. For this reason, staff has drafted the proposed ordinance to allow the fees for the Town Center Redevelopment Area to remain as they were before July of 2001. Staff has researched planning fees for surrounding cities and has found the proposed fees to be in line with the cities of Chandler and Glendale. In addition, the fees will keep Mesa below some of the other cities, therefore, providing another incentive for developers to invest in the Town Center Redevelopment Area.

Mr. Murphy explained that the Redevelopment Office does not generate much revenue from these planning fees as they do in the Planning and Zoning Division. On average, the Redevelopment Office brings in about \$3,000 in revenue per year, which does not have much impact on the City's general fund. Mr. Murphy pointed out that the Redevelopment Office processes a lot of smaller cases and therefore, it is more beneficial to keep the fees at a lower level.

Mr. Murphy stated that staff presented these proposed changes to the Mesa Town Center Business and Development Committee in November and they recommended approval of the ordinance to City Council.

It was moved by Vince DiBella, seconded by Shanlyn Newman, to recommend approval of the ordinance amending fees for planning services in the Redevelopment Area.

Vote: 8 in favor, 0 opposed

11. Director's Report, Greg Marek

DDC Retreat - The Downtown Development Committee Retreat will be held on January 8, 2002 from 4:00-8:00 p.m. in the Redevelopment Office. An agenda will be finalized and distributed. Some of the items will include the priorities for 2002. The Redevelopment Office is planning to have a staff retreat at the end of January to discuss the priorities identified by the Downtown Development

Committee and Historic Preservation Committee. A work program to accomplish those goals will then be developed. Mr. Marek volunteered to meet with the Board members who would not be able to attend the retreat to understand what their issues and concerns were so he could make sure they were communicated to the rest of the Board.

General Development Committee Meeting – The General Development Committee will meet on January 10, 2002 at 9:30 a.m. to discuss the schedule of fees for planning services in the Redevelopment Area, discuss the scope of services with Hunter Interests, Inc., and the jurisdiction of new redevelopment areas.

Hunter Interests, Inc. - The City is looking at hiring Hunter Interests to look at City-owned redevelopment parcels that are in the downtown area, determine development strategies, develop a priority list, and identify marketing options. The parcels that the City would like them to consider are Site 17 (former Mesa Verde site), Site 7 (block at Mesa Drive and Main Street), retail buildings along Main Street in front of the new Mesa Arts Center, Site 21 (former Bank One building), and Site 25 (area around the Tribune).

Ms. Duvall ask if the City has hired anyone to look at parking in the downtown area.

Mr. Marek said the City is in the process of master-planning the City block (Center Street, Centennial Way, Main Street, and First Street). The City is also redoing the space needs analysis, which will be completed about the end of February. The Development Services Department will then hire someone to look at the City's space needs, City buildings, and include a parking structure as part of the overall analysis. In addition, the City is looking at hiring a consultant to do a parking management plan as well. Mr. Marek hopes to see this completed by Fall of 2002. Mr. Marek suggested that this could be one of the discussions at the DDC Retreat.

Jurisdictional Issues for New Redevelopment Areas – The recommendation is to keep the Downtown Development committee focused on the Town Center Redevelopment Area, and create a new Redevelopment Committee for new redevelopment areas in the City. This committee would be comprised of two representatives from the DDC, two representatives from the Planning and Zoning Board, and one representative from the Design Review Board.

Mr. Jordan ask the committee members how they felt about the creation of a new committee to handle new redevelopment areas.

Ms. Duvall said the downtown area has unique circumstances and felt it was important to retain the Downtown Development Committee to continue to handle matters regarding the Town Center Redevelopment Area and allow the new committee to have jurisdiction for new redevelopment areas.

Light Rail Alignment – Mr. Marek suggested that the Board discuss the proposed alignment on Main Street and issues regarding the downtown element in the Transportation Plan at the retreat in January. Mr. Marek indicated that a special meeting of the Downtown Development Committee will have to be held towards the end of January or first part of February to discuss and consider the Light Rail Alignment.

Historic Preservation Plan – The HPC has recommended approval of a citywide Historic Preservation Plan. Staff will bring it to the DDC at the January meeting and it will then go to City Council for approval. Mesa is one of the few cities in the State, which actually has a detailed Historic Preservation Plan. The Historic Preservation Committee is also interested in adding some of the structures to the Local Register for historic places which do not qualify to be on the National Register.

Cultural Arts District – The City is looking at creating a cultural arts district in the downtown area which has proven to be a good marketing and economic development tool for other cities. The City is working to attract different businesses who are interested in bringing arts related type uses to downtown by placing them in some of the City-owned buildings. In addition, the HPC and DDC will be looking at the adaptive reuse of the Irving School, which is on the Local and National Historic Registers.

Federal Building – The Federal Government has declared the building on Macdonald Street as surplus Federal property. The City of Mesa is preparing an application to use the building for either Parks and Recreation activities or for the Mesa Southwest Museum. The Stuart B. McKinney Act requires that homeless shelters have first dibs on surplus Federal Property. The New England Shelter for Homeless Veterans also submitted an application to use the building to house approximately 65 homeless veterans. The application process now rests with the Health and Human Services Department in Washington D.C. who actually has the final decision on who the building will be awarded to. If the homeless shelter is awarded the building, Council would have to approve a Council Use Permit for that use. The C.E.O. of the New England Homeless Shelter has indicated that if he chooses to ask for a lease instead of a deed it would exempt them from the local zoning laws. The City Attorney's opinion is that if the proprietary use of the building is non-governmental, then they must comply with local zoning laws. The mayor has written a letter to Senator McCain for his help in this matter. In addition, Margie Frost who runs the City's homeless shelter feels that she is providing adequate services to the homeless veterans and doesn't feel there is a need for another homeless shelter in the area. Mr. Marek has suggested that the New England Homeless Shelter team up with the Forgotten Warriors Home on a project on McDowell Road in Phoenix. Several neighborhood groups are working to make phone calls and send letters to the Health and Human Services Department to voice their opposition to this project.

Mr. Jordan asked where the New England Homeless Shelter gets its funding for its services.

The Veterans Administration has funding available for these types of shelters to apply for as well as different types of grants.

Ms. Osiecki said it is her understanding that there is nothing to stop the shelters from bringing people in from other areas to help them meet their quotas in order to get the Federal funding.

Mr. Marek has been speaking with the Health and Human Services staff to make them aware of the local issues and help them understand that there is not a local demand for homeless shelters.

Chair Wier asked staff to keep them abreast of the latest developments.

12. Report from Mesa Town Center Corporation, Tom Verploegen, Executive Director

There was no report by the Mesa Town Center Corporation.

13. Board Member Comments

Chair Wier complimented staff and Board members who helped with the Merry Main Street event.

14. Adjournment

With there being no further business, this meeting of the DDC was adjourned at 8:32 a.m.

Respectfully Submitted,

Mr. Gregory J. Marek, Director of Redevelopment
Minutes prepared by Katrina Bradshaw