

COUNCIL MINUTES

June 14, 2012

The City Council of the City of Mesa met in a Study Session in the lower level meeting room of the Council Chambers, 57 East 1st Street, on June 14, 2012 at 7:38 a.m.

COUNCIL PRESENT

Christopher Glover
Dina Higgins
Dennis Kavanaugh
Dave Richins
Scott Somers

COUNCIL ABSENT

Scott Smith
Alex Finter

OFFICERS PRESENT

Christopher Brady
Debbie Spinner

Vice Mayor Somers excused Mayor Smith and Councilmember Finter from the entire meeting.

1-a. Hear a presentation and discuss the Eastmark Development.

Director of Development and Sustainability Christine Zielonka displayed a PowerPoint presentation (**See Attachment 1**) and provided a preliminary overview of Eastmark Development Unit-7(DU). She displayed a map and provided a brief history of the area, which was first zoned as a planned community district in 2007. She said that in 2008 the Council adopted the Eastmark Community Plan, which would serve as the framework for innovative and sustainable development in the area. (See Pages 2 and 3 of Attachment 1)

Ms. Zielonka advised that DU Plans provide more detailed information regarding the land-use than the Community Plan (CP). She displayed a DU map (See Page 5 of Attachment 1) and said that on June 25th the Council would be asked to consider the following items related to the southern portion of Eastmark DU-7:

- 11 Plats (residential development)
- 1 Map of Dedication (major public streets)
- Resolution for Maintenance Agreement
- Resolution for Memorandum of Understanding (primarily infrastructure)

Ms. Zielonka displayed a series of maps that illustrated the Great Park, major streets and the first phase of residential neighborhoods (11 plats). She stressed the importance of protecting the Salt River Project (SRP) 69k utility poles and advised that a new process was put into place to address the construction that would occur within a Public Utility and Facilities Easement (PUFE). She explained that the process requires all non-city utilities to obtain a Consent to Construct from SRP before a permit would be issued. (See Pages 7 through 10 of Attachment 1)

Responding to a question from Councilwoman Higgins, Deputy Transportation Director/Traffic Engineer Alan Sanderson advised that Ray Road would be a standard six lane arterial road with a raised median. He explained that only the north side of Ray Road, where the development was planned to occur, would be constructed at this time.

Ms. Zielonka displayed a map of the Great Park and noted that the first 10 acres of the park would be developed within DU-7. She also said that the Planning and Zoning Board (P & Z) would be considering the site plan on June 20th and that the final plat would be before the Council in the fall of 2012. (See Pages 11 and 12 of Attachment 1)

In response to a question from Vice Mayor Somers, Ms. Zielonka explained that the entire green belt of the park would consist of approximately 109 acres. She said that the portion that was being presented to the Council at this time was just a small piece of what the overall Master Plan would look like over time.

Ms. Zielonka briefly reviewed the Maintenance Agreement and discussed the costs and processes for maintaining the specialty features within the development. She said that the term of the Maintenance Agreement would be for 25 years with successive 15-year renewals. (See Page 14 of Attachment 1)

Ms. Zielonka summarized some of the specialty street features that would be included in the development, such as:

- Unique street name signs
- Custom lighting and signal poles
- Paving materials
- Planters located mid-block on residential public streets

Ms. Zielonka advised that DMB would design, install and maintain a replacement inventory of street materials. She said any necessary street maintenance would be determined by the City's Traffic Engineer.

Ms. Zielonka stated that DMB would also design and install the arterial median landscaping and would reimburse the City annually for any maintenance costs over the average. She said that perimeter landscaping along arterial roads (Elliott, Williamsfield, Ellsworth and Signal Butte), would be installed and maintained by DMB at their expense. (See Page 16 of Attachment 1)

Responding to a question from Councilwoman Higgins, Ms. Zielonka explained that the City would be reimbursed annually for any costs associated with maintaining the arterial median landscapes over the standard.

Deputy City Attorney Donna Bronski clarified that since the parks would be enhanced beyond that of a normal park, the City would only pay for the average maintenance costs and any excess costs would be paid by DMB.

Councilmember Richins commented that this private/public partnership would make it possible for the City to have these enhanced parks and facilities.

Ms. Zielonka advised that DMB would install and maintain the perimeter landscaping along the arterial roads, including the landscaping along the right-of-ways. She said that more than an average number of parks with specialty features would be installed. She stated that these parks would require additional maintenance, therefore, DMB would reimburse the City for any maintenance costs over the standard. (See Pages 17 and 18 of Attachment 1)

In response to a question from Vice Mayor Somers, Dea McDonald, Senior Vice President of DMB Associates explained that school sites and joint-use fields were included in the Master Plan and would be located adjacent to the Great Park.

Jill Hegardt, Vice President of Entitlements at DMB Associates, advised that DMB was working with both the Gilbert and Queen Creek School Districts. She noted that the development would be located within the boundaries of the Queen Creek School District.

Ms. Zielonka advised that discussions with the Queen Creek School District were ongoing and a final agreement had not yet been reached however, school sites had been identified in the Master Plan.

Ms. Zielonka continued with the presentation and said that DMB would install the improvements and maintain the landscaping along the sidewalks and PUFÉ. She said that DMB would also be responsible for sweeping the streets if, due to the special configuration of the streets, the City was unable to sweep them to their standards. She added that the City would be responsible for maintaining the sidewalks. (See Page 19 of Attachment 1)

Ms. Zielonka stated that DMB had requested that there not be any red curbs or “no parking” signs around the areas adjacent to the parks. She said that the City Traffic Engineer and the Fire Marshall have agreed to the request however, if a problem should arise DMB would be responsible for the installation of signs and the painting of the curbs.

Responding to a question from Councilwoman Higgins, Mr. Sanderson explained that the street adjacent to the park would be narrow and there would not be any room for parking. He said that the City would not relinquish its authority to require “no parking” signs and if an issue should arise signs would be installed. He noted that parking on the street could not be enforced if there were no signs posted.

Discussion ensued regarding parking issues that could arise if signs were not installed.

Ms. Zielonka added that if parking adjacent to the park became a problem the City would require that DMB install signs and paint the curbs red.

Ms. Zielonka stated that non-standard street configurations could make it difficult for solid waste trucks to access the trash bins, therefore, designated plats for solid waste bids would be located in certain areas. (See Page 20 of Attachment 1)

Ms. Zielonka briefly discussed the City's financial assurances and said that DMB had agreed to maintain a \$50,000 deposit with the City. She said that the City would use the deposited funds to cover the cost of specialty items and that DMB would not let the balance of these funds fall below \$10,000. (See Page 21 of Attachment 1)

Ms. Zielonka reviewed the Memorandum of Understanding (MOU) that addresses the essential infrastructure improvements such as water, wastewater and streets. She advised that the MOU would ensure that the infrastructure was in place before a building permit was issued and accepted by the Engineering Department.

Ms. Zielonka outlined additional terms of the MOU as follows:

- Completion of "essential builder improvements" agreements between DMB and the buyer
- Construction of all "subdivision infrastructure" by all future developers
- DMB to construct off-site improvements
- Buyer must post a performance bond to DMB – DMB must complete improvements if buyer fails to do so in a timely manner and DMB would be reimbursed by the buyer
- DMB must post a performance bond for offsite improvements for each buyer – City named as additional obligee
- If subdivision improvements are not completed the City will not issue building permits until completed (excluding model homes)

Ms. Zielonka concluded the presentation by saying that the plats, Maintenance Agreement and MOU would be on the June 25th agenda for Council consideration.

Vice Mayor Somers remarked that the development could be the same "cookie-cutter, red-tile roof" homes that exist in certain neighborhoods or it could develop into something unique. He stated that since this would be the first development in the area it would lay the foundation for future development.

Mr. McDonald commented that that working with City staff on this development had been an exciting process and he thanked staff for their efforts.

Ms. Hegardt expressed her appreciation for the positive working relationship that has been established between DMB and City staff.

Ms. Zielonka advised that staff would provide the Council with updates on the development in the future.

Vice Mayor Somers thanked staff for the presentation.

2. Hear reports on meetings and/or conferences attended.

Councilmember Kavanaugh: National Economic Development Council Spring Conference

Vice Mayor Somers: Pinal Partnership Breakfast Meeting
Arizona Town Hall Board of Directors

3. Scheduling of meetings and general information.

City Manager Christopher Brady stated that the meeting schedule is as follows:

Monday, June 18, 2012, 6:00 – Family Swim Night (District 1)

Thursday, June 21, 2012, 7:30 a.m. – Study Session

Thursday, June 21, 2012, 6:00 p.m. – Celebrate Mesa at Pioneer Park

4. Items from citizens present.

There were no items from citizens present.

5. Adjournment.

Without objection, the Study Session adjourned at 8:09 a.m.

SCOTT SMITH, MAYOR

ATTEST:

LINDA CROCKER, CITY CLERK

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the Study Session of the City Council of Mesa, Arizona, held on the 14th day of June, 2012. I further certify that the meeting was duly called and held and that a quorum was present.

LINDA CROCKER, CITY CLERK

bdw
(attachments – 1)

EASTMARK UPDATE

JUNE 14, 2012

Development Unit Plan 7



A BRIEF HISTORY

Planned Community Zoning District: 2007

- Large scale comprehensively planned developments
- Innovative and sustainable development

DMB/Eastmark Community Plan: 2008

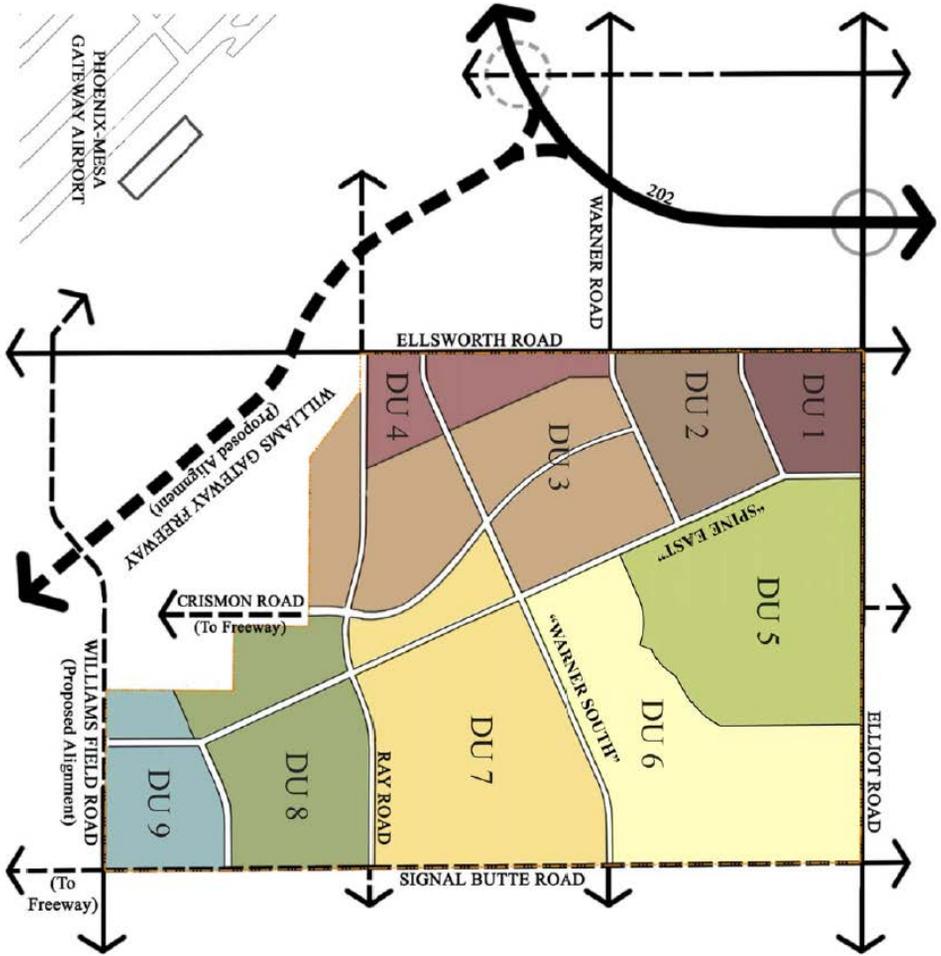
- Bridge for long-term integrated development
- Allows for flexibility over time

Development Unit (DUs) Plans

- More detailed level of land use planning than Community Plan (CP)
- Includes design guidelines, unique concepts
- Nine DUs for Eastmark
- DU 7 has been approved by PZ and staff
- DU 7 south Plats and Map of Dedication
 - June 25 Council Agenda

DU 6 north DUP

Exhibit 12 - Development Unit Map



DU 7 South

June 25, 2012 Council Agenda Items

- 11 Plats: Residential Development
- 1 Map of Dedication: Major Public Streets
- Resolution for Maintenance Agreement
- Resolution for Memorandum of Understanding



FIRST PHASE RESIDENTIAL NEIGHBORHOODS

Parcel	Lot Size	Parcel Yield
1	30' x 115'	84 Lots
2	50' x 115'	79 Lots
3A	60' x 130'	63 Lots
3B	60' x 130'	67 Lots
4A	80' x 130'	48 Lots
4B	80' x 130'	41 Lots
5	80' x 130'	26 Lots
8	70' x 130'	85 Lots
9	45' x 115'	103 Lots
20	95' x 115'	82 Lots
21	45' x 115'	84 Lots
		770 Lots



EASTMARK

PDU's
 Parcels and Lotting



DMR
 DESIGN MANAGEMENT RESOURCES
 10000 N. CENTRAL EXPRESSWAY, SUITE 100
 MESA, AZ 85205
 (480) 944-1100
 WWW.DMR-DESIGN.COM



SIGNAL BUTTE: SRP 69kV Line

- Protection of SRP 69kV poles and lines critical
- City 8ft. PUFFE adjacent to SRP easement
- New Process for construction in PUFFE
 - Non-City Utilities: must receive SRP Consent to Construct prior to City issuing permit
 - SRP to commit to plan review turn around time
 - SRP/Mesa joint outreach to customers



Great Park Master Plan



PARK MASTER PLAN - RECREATIONAL USE AREAS
 EASTMARK GREAT PARK
 04.03.12



Great Park

- First Ten Acres Included in DU 7
 - Site Plan: PZ consideration 6/20
 - Final Plat: Council consideration fall/2012
- Park Master Plan is Approved
- Remainder of Park will be built over time



FIRST PHASE - GREAT PARK



- 10 ac Park
- 2.5 ac Community Center



MAINTENANCE AGREEMENT

- Referenced in Development Agreement
- Addresses Cost and Process for Maintaining Specialty Features and Material
- Term: 25 yrs with successive 15 yr renewals
- Resolution: June 25, 2012

SUMMARY OF TERMS

- Specialty Items: Streets
 - Unique street name signs
 - Street lighting
 - Paving materials
 - Custom color street lights and signal poles
 - Planters located mid-block in residential public streets.

SPECIALTY ITEMS

- Streets
 - DMB designs and installs
 - DMB maintains Replacement Inventory
 - Maintenance as determined by Traffic Engineer
- Arterial Median Landscaping
 - DMB designs, installs and maintains
 - City reimburses annually based on average cost

SPECIALITY ITEMS

- Perimeter Landscaping Along Arterials
 - Elliott, Williams Field, Ellsworth and Signal Butte
 - DMB installs and maintains at its expense
- Other ROW Landscaping
 - DMB responsible for installation and maintenance

SPECIALTY ITEMS

- Great Park
 - DMB installs park improvements
 - City to maintain
 - DMB to reimburse City for costs above standards
- Neighborhood Parks
 - DMB to install and maintain all improvements

SPECIALTY ITEMS

- Sidewalks and Landscaping in PUFES
 - DMB to install improvements
 - DMB to maintain landscaping
 - City to maintain sidewalks
- Street Sweeping
 - DMB to sweep specialty configurations to City standards

SPECIALITY ITEMS

- **No Parking Areas**
 - Interim: “No Parking” signs and red curbs not required adjacent to parks
 - If Traffic Engineer or Fire Marshall determines need: DMB installs signs and red curbs
- **Solid Waste Collection**
 - Non-standard street configurations designated on plats
 - DMB responsible for designating collection areas

SPECIALTY ITEMS

- **Financial Assurance**
 - \$50,000 deposit to City upon execution of Agreement
 - City to draw against fund for specialty items
 - Fund may not fall below \$10,000

MEMORANDUM OF UNDERSTANDING (MOU)

- Covers Essential Infrastructure Improvements
 - Water, Wastewater, Streets
 - Construction of subdivision improvements
 - Construction of off-site improvements
 - Connection of infrastructure to serve all subdivisions
- Assurance of completion by future developers
- Resolution: June 25 Council Agenda

MOU TERMS

- Completion of “Essential Builder Improvements” agreements between DMB and Buyer
- Construction of all “Subdivision Infrastructure” by all future developers completed concurrently
- DMB constructs off-site improvements

MOU Terms

- Buyers post a performance bond to DMB
 - DMB to complete improvements if Buyer fails to do so in a timely manner
 - DMB to be reimbursed by Buyer
- DMB posts a performance bond for offsite improvements to each Buyer
 - City named as additional obligee

MOU TERMS

- If Subdivision Improvements are not Completed:
 - City will NOT issue building permits until completion
 - Excludes model homes

Next Steps

- Plats, MOD, Maintenance Agreement and MOU for Infrastructure will be on the June 25 Council agenda
- Questions?