



COUNCIL MINUTES

November 13, 2014

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 November 13, 2014 at 7:30 a.m.

COUNCIL PRESENT

John Giles
Alex Finter
Christopher Glover
David Luna
Dave Richins

COUNCIL ABSENT

Dennis Kavanaugh
Scott Somers

COUNCIL-ELECT PRESENT

Kevin Thompson

OFFICERS PRESENT

Christopher Brady
Debbie Spinner
Dee Ann Mickelsen

Mayor Giles excused Councilmembers Kavanaugh and Somers from the entire meeting.

1. Review items on the agenda for the November 17, 2014 Regular Council meeting.

All of the items on the agenda were reviewed among Council and staff and the following was noted:

Conflict of interest: None

Items deleted from the consent agenda: None

2-a. Hear a presentation, discuss and provide direction on the City Center project.

Development and Sustainability Project Manager Jeff McVay displayed a PowerPoint presentation (**See Attachment 1**) and provided brief background information relative to the City Center design competition process.

Mr. McVay reported that in conjunction with the 2012 Bond Election, the ballot contained a line item regarding the viability of a downtown urban plaza near Center and Main Streets, which later became known as the City Center project. He explained that staff elected to proceed with a design competition format to seek out the most qualified consultants for the project. He stated that the City received 18 responses to its Request for Qualification (RFQ) from local, national and international firms.

Mr. McVay remarked that staff "short listed" the potential applicants and noted that three design consultants were selected, each of whom received a \$25,000 contract from the City of Mesa. He

said that the finalists include Otak – Mayer-Reed; Woods Bagot – Surface Design; and Colwell Shelor + West 8 + Weddle Gilmore. (See Page 2 of Attachment 1)

Mr. McVay offered a short synopsis of the key design criteria included in the RFQ. (See Page 3 of Attachment 1) He pointed out that staff wanted to ensure that the RFQ included design parameters, but not necessarily impose any specifics that could stifle the applicants' creativity.

Mr. McVay further remarked that in May of this year, the City hosted a design workshop to solicit input from the public with respect to the three proposals. He indicated that in June, a follow-up workshop was held so that the teams could demonstrate what ideas were developed in the interim, as well as to solicit additional comments from the public. He added that the design workshops were well attended by the public.

Mr. McVay, in addition, reported that on August 28, 2014, the designs were revealed to the City Council and the public for the first time. He commented that subsequent to that time, a project website was created so that citizens could view video tours of the respective designs and provide comments and input. (See Page 5 of Attachment 1)

Mr. McVay briefly highlighted the three proposed designs as follows:

- Otak + Mayer Reed – The Living Room Plaza. The design focuses on redevelopment for the entire 10-acre City Center site, with the creation of “a space within a space.” (See Pages 6 through 8 of Attachment 1)
- Woods Bagot + Surface Design – Mesa Central. This proposal centers on natural elements, including a wash, bluffs and foothills. All of those elements are connected by “the hangar,” a large building that would serve as a multi-use indoor space. (See Pages 9 through 11 of Attachment 1)
- Colwell Shelor + West 8 + Weddle Gilmore – Mesa City Center. The prominent feature of the design is the Wind Dancer, an eight-story cooling tower that would allow the space below it to be 15 to 20 degrees cooler in temperature. (See Pages 12 through 14 of Attachment 1)

Mr. McVay stated that a nine-member committee, comprised of staff from various City departments and Downtown Mesa Association (DMA) Executive Director David Short, selected the winner of the design competition and developed a series of recommendations with respect to the next steps in this process. (See Page 16 of Attachment 1) He noted that he was pleased to announce that Colwell Shelor + West 8 + Weddle Gilmore was selected as the winning design team. He indicated that he was seeking the Council's direction with respect to the committee's selection and recommendations.

In response to a question from Mayor Giles, City Manager Christopher Brady clarified that regarding the professional services contract, the City will hire the team of consultants who not only understands the concept of working in a downtown area, but also has the expertise to partner with the City in moving ahead with the project. He stated that from that point forward, “anything is possible” with respect to the design of the City Center.

Mr. McVay further reported that once staff receives direction from the Council relative to the selection committee's recommendations, the City will negotiate a professional services contract with the Colwell Shelor design team. He explained that the contract would include, among other things, additional design work. He stated that staff would anticipate holding additional design workshops and continuing to engage the public throughout the next phase of the process.

Mr. McVay pointed out that one of the “selling points” for the Colwell Shelor design team was the fact that it was very involved in the redesign of Phoenix’s Hance Park, which also included an extensive public participation process. He noted that the team’s experience in garnering increased public participation in Mesa’s process has been very helpful.

Mr. McVay, in addition, concurred with Mr. Brady’s remarks and clarified that the proposed design is a 15% concept, which provides a framework for future design work. He added that he would anticipate there would be “significant changes” that will occur in the next phase of the design process.

Responding to a question from Councilmember-Elect Thompson, Mr. McVay stated that in his opinion, the Wind Dancer structure would most likely not create enough of a cooling effect in order to loop the system to cool nearby City buildings.

In response to a question from Councilmember Luna, Mr. McVay remarked that the City is at the very early stages of the design process. He indicated that staff anticipates meeting with the design team on a frequent basis and said that the team has assembled a group of sub-consultants who will bring value in this regard. He added that staff will update the Council as the process moves forward. He assured everyone that pending finalization of the professional services contract, public input will be solicited throughout this process.

Mr. Brady further commented that if the City moves forward with the creation of an urban plaza, it will be necessary to seek the approval of Mesa voters in order to fund the project. He stressed the importance of the City building the concept of the design and seeking the support of the community that the project would be worth pursuing.

Councilmember Richins suggested that it might be appropriate for the City to conduct a second competition related to the financing for the City Center project, which is estimated to cost \$50 million. He stated that he would like to harness the creativity of the financial community and ask them to address the key design criteria as follows: “Catalyst for redevelopment and/or repurposing building area in the future.” He noted that perhaps the financial community could develop viable funding options as it relates to leveraging the private sector in the development of the City Center site as opposed to relying solely upon bond money.

Councilmember Richins said that tax increment financing (TIF), for example, which is not permitted in Arizona, is contingent upon a group of private developers contributing to the TIF district. He pointed out that the City is the property owner of the site and could actually function as a TIF district without being required to obtain such authorization.

Mr. Brady confirmed Councilmember Richins’ statement that the City controls the potential development rights on the project site. He concurred that it would be appropriate for staff to bring back to the Council possible financing options for the project.

Mr. Brady inquired whether it would be helpful for staff to continue to work on the design concepts in order to obtain a sense of the scope of work and the opportunities for development that might be available within the area that the City could control. He stated that staff could then use such information to determine what that value might be and how that would be used to go towards the City Center.

Councilmember Richins made the suggestion that financial experts and the design team work together during the next phase of this project. He stated that the two entities could determine

how public financing could be accomplished to fund the project as opposed to the City depending purely on debt financing.

Mr. Brady responded that as part of the scope of services, staff could include components related not only to the design of the project, but also its financing. He said that staff will present the document to the Council for their input and direction.

Councilmembers Richins and Luna concurred with Mr. Brady's suggestion.

Mr. McVay pointed out that the Colwell Shelor design team includes a group of economic development advisers. He also noted that as part of the team's proposal, it considered potential maintenance costs if the project were eventually constructed.

Mayor Giles stated that the financial component of this process is equally as important as the design concept. He urged the City to consider funding options that would not require additional debt financing.

Responding to a question from Councilmember Richins, Vice Mayor Glover stated that he would support staff including this matter as an agenda item for the members of the Downtown Vision Ad-Hoc Committee to consider. He suggested that perhaps the Committee could also work with the Colwell Shelor design team.

Mayor Giles stated that it was the consensus of the Council that the City move forward with the Colwell Shelor design team and that the group identify funding options for the City Center project.

Mr. Brady reiterated that staff will bring back to the Council the scope of services that engages the Colwell Shelor design team and includes components related to the design of the project and associated funding options.

Mayor Giles commented that he was excited to see the City Center project move forward which, in his opinion, will provide a great opportunity to develop downtown Mesa. He thanked staff and the design teams for their efforts and hard work in this regard.

3. Acknowledge receipt of minutes of various boards and committees.

3-a. Economic Development Advisory Board meeting held October 7, 2014.

3-b. Economic Development Advisory Board, Business Retention and Expansion Subcommittee meeting held June 9, 2014.

It was moved by Vice Mayor Glover, seconded by Councilmember Luna, that receipt of the above-listed minutes be acknowledged.

Mayor Giles declared the motion carried unanimously by those present.

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

- Councilmember Luna: Maricopa Association of Governments (MAG) conference in Hermosillo, Mexico to explore economic development opportunities in Mesa and Mexico
- Councilmember Richins: Smart Growth America's Local Leaders Council meeting
- Mayor Giles: 2014 East Valley Veterans Parade; Royal Air Force (RAF) Commemoration Ceremony at the Mesa Cemetery

5. Scheduling of meetings and general information.

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

Saturday, November 15, 2014, 9:00 a.m. – Desert Trails Park Grand Opening

Saturday, November 15, 2014, 8:00 a.m. – Shred-A-Thon, Appliance/Electronic Recycling and Goodwill Donation Drive

Monday, November 17, 2014, 5:45 p.m. – Regular Council Meeting

6. Adjournment.

Without objection, the Study Session adjourned at 8:06 a.m.

JOHN GILES, MAYOR

ATTEST:

DEE ANN MICKELSEN, 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 13th day of November, 2014. I further certify that the meeting was duly called and held and that a quorum was present.

DEE ANN MICKELSEN, CITY CLERK

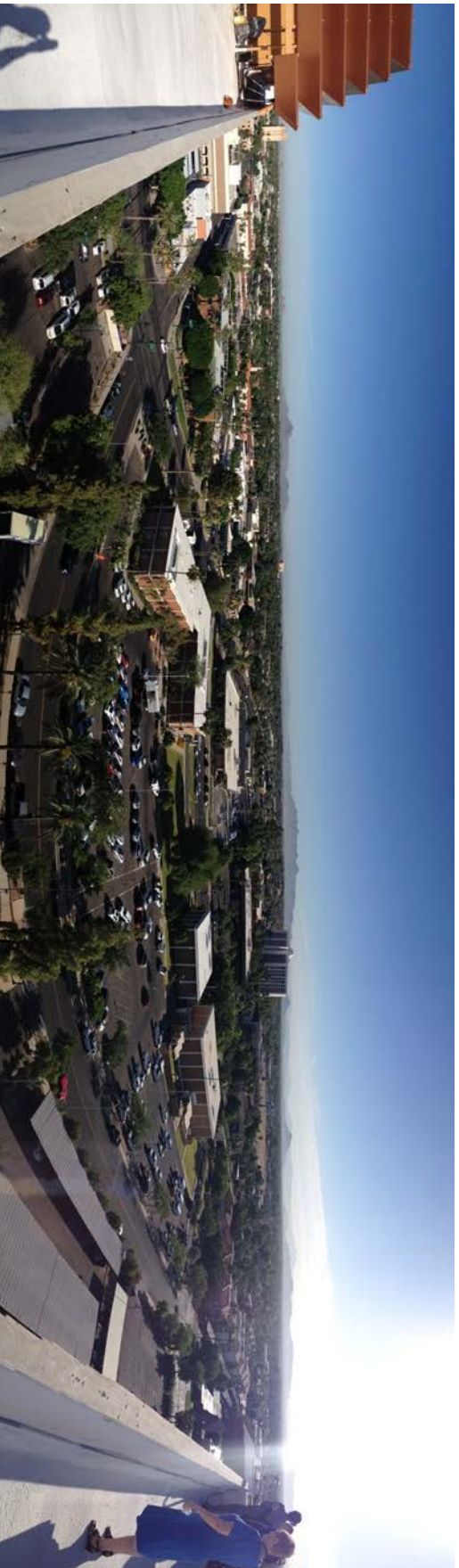
City Center Design Competition



WHAT'S NEXT???

CITY COUNCIL STUDY SESSION
NOVEMBER 13, 2014

City Center Background – Selection Process



Otak - Mayer-Reed
Living Room Plaza



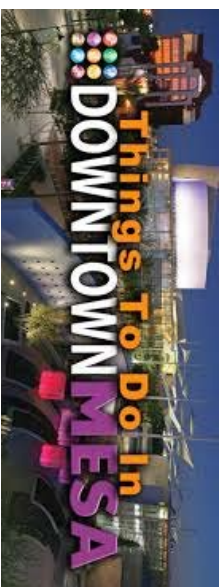
Woods Bagot - Surface Design
Mesa Central



Colwell Shelor + West 8 + Weddle Gilmore
Mesa City Center

City Center Background – Key Design Criteria

- Creation of a signature public plaza/park.
- Catalyst for redevelopment and/or repurposing building area in the future.
- Relationship and connections (physical and visual) to broader downtown area.
- Provision of sufficient parking.
- Sensitivity to Arizona's climate, in creation year-round activity.
- A phasing strategy.
- Overall development costs not to exceed \$50 million.
- Consistent with the Central Main Plan and Form-Based Zoning Code.



Public Participation



Design Workshops



Design Reveal



Public Participation



Project Website

[View Final Design Concepts and Provide Comments](#)

Team Colwell Shelor +
West 8 + Weddle Gilmore
Mesa City Center



[Summary Report](#)

Team Oak - Mayer/Reed
Living Room Plaza



[Summary Report](#)

Team Woods Bagot -
Surface Design
Mesa Central



[Summary Report](#)

Video Tour of Design Concept



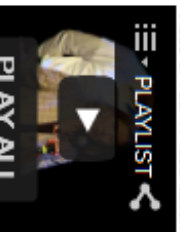
Video of Team Presentation



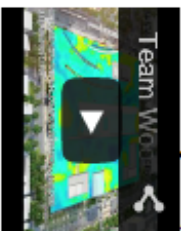
Video Tour of Design Concept



Video of Team Presentation



Video Tour of Design Concept



Video of Team Presentation



[Provide Comments](#)

The Designs: Otak + Mayer Reed



THE LIVING ROOM PLAZA

Otak + Mayer Reed The Living Room Plaza



Image courtesy of Otak + Mayer Reed Architects



Image courtesy of Otak + Mayer Reed Architects



Image courtesy of Otak + Mayer Reed Architects



Image courtesy of Otak + Mayer Reed Architects

The Designs: Woods Bagot + Surface Design



MESA CENTRAL

Woods Bagot + Surface Design Mesa Central



Woods Bagot + Surface Design Mesa Central



Children cool down from the Arizona heat in "The Wash Water Play."



The green space of The Football promotes active outdoor play.



Playable sports field in artificial turf made for an AISO League game.

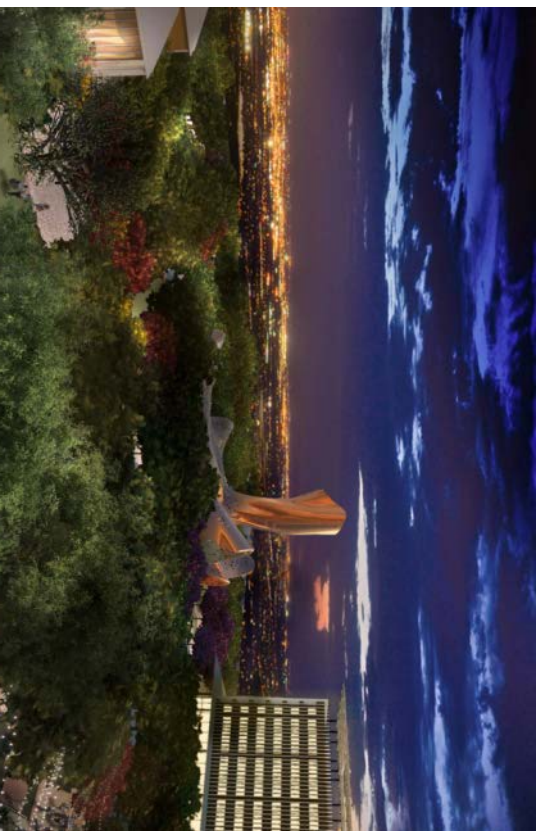
The Designs:

Colwell Shelor + West 8 + Weddle Gilmore



MESA CITY CENTER – THE WIND DANCER

Colwell Shelor + West 8 + Weddle Gilmore Mesa City Center – The Wind Dancer



Next Steps



▶ SELECT DESIGN TEAM



Colwell Shelor + West 8 + Weddle Gilmore

Mesa City Center – The Wind Dancer

Next Steps

➤ **NEGOTIATE PROFESSIONAL SERVICES CONTRACT**

- Contract will include additional design work, as well as promotional/marketing requirements to build on momentum realized during public design workshops
- Contract will require very open/public process
- Current design concept will provide framework for additional design, but anticipate design will change through the process



Questions?