

REDEVELOPMENT COMMITTEE MINUTES

January 23, 1996

The Redevelopment Committee of the City of Mesa met in the lower level meeting room of the Council Chambers, 57 East 1st Street, on January 23, 1996, at 7:35 a.m.

COMMITTEE PRESENT

Jerry Boyd, Chairman
Doug Cook
Julie Pace
Jim Stapley

STAFF PRESENT

C.K. Luster
Wayne Balmer
Linda Crocker
Elva Fimbres
Mike Hutchinson
Vick Kalva
Harry Kent
Ron Krosting
Tom Mattingly
Keith Nath
Lois Underdah
Others

OTHERS PRESENT

Barry Kirschner
Victor Linoff
Dan Nowicki
Brian Poliquin
Tom Verploegen
Others

COMMITTEE ABSENT

Joan Payne

Chairman Boyd excused Committeemember Payne from the meeting.

1. Consider nomination of Glenwood Tract/Wilbur Street Historic District.

Community Development Manager, Wayne Balmer, provided the Committee with background data concerning a survey previously conducted by the City of Mesa to identify potential properties with historical character, and added that two districts were identified. Mr. Balmer explained that a process was developed as a result of this survey which included circulating petitions among the residents of the area under consideration for historical district designation.

Mr. Balmer explained that petitions circulated in the Glenwood Tract/Wilbur Street area, the second of the two areas identified in the survey, have exceeded the 75 percent signature petition requirement that was adopted. Mr. Balmer reported that the Historic Preservation Subcommittee and the Downtown Development Committee recommend that the Redevelopment Committee forward a recommendation to the Council supporting the proposed nomination. Mr. Balmer advised that upon Council approval, public hearings would be conducted by the

designated review boards and would be considered by the Council prior to final action to designate a historic district overlay.

In response to Committeemember Stapley's question relative to the definition of contributing property, Mr. Balmer explained that the three construction requirements necessary to be included on the national register in historic terms include: 1) the property must be 50 years old, 2) the structure must be historically preserved, and 3) the property must be associated with the history of the community or a significant person in the community.

Victor Linoff, Vice Chairman on the Downtown Development Committee, expressed support for the proposal and urged the Committee to proceed with the recommendation to Council for consideration of this project.

Discussion ensued relative to tenant-occupied versus owner-occupied properties, funding, potential impacts on the Voit Companies' proposal as a result of historical district designation in the area, housing rehabilitation, removal of homes, and criteria utilized in determining the designation of historic areas.

Committeemember Stapley concurred with Committeemember Cook's concerns relative to impacts on future redevelopment programs, and recommended that additional information be submitted for consideration by the Committee prior to forwarding a recommendation to the Council. Committeemember Stapley added that he has received several calls in opposition to the historic designation of this area.

Committeemember Pace expressed support for recommending to Council that this project proceed and stated concerns relative to delaying the process.

Chairman Boyd recommended that staff clearly identify the boundaries of the proposed district on a map for their presentation to Council.

City Manager, Charles Luster, expressed concern relative to the area west of Hibbert, due to the locations' inclusion in the Voit Companies' proposal. Mr. Luster recommended that this area be excluded from the proposed district pending finalization of the Company's proposal.

Chairman Boyd recommended additional analysis of the project be undertaken and stressed the importance of consistency. Chairman Boyd recommended delaying the project until all concerns have been addressed.

It was moved by Committeemember Cook, seconded by Committeemember Stapley, that discussions continue relative to the consideration of the nomination of Glenwood Tract/Wilbur Street Historic District for a period of 90 days.

Upon tabulation of votes, it showed:

AYES - Boyd-Cook-Stapley
NAYS - Pace
ABSENT - Payne

Chairman Boyd declared the motion carried by majority vote of those present.

2. Discuss and consider Building Inspections Division "Operational Procedure" for existing structures and historical buildings in the City of Mesa.

Building Inspections Superintendent, Tom Mattingly and Chief Building Plans Examiner, Tom Hedges, provided an outline of the "Operational Procedure" for existing structures and historical buildings in the City of Mesa. Mr. Mattingly advised that staff's recommendation is to adopt the Uniform Code for Building Conservation. Mr. Mattingly added that the purpose of the proposed procedure is to provide direction to the Building Inspections' staff relative to reconstruction, renovation and remodeling projects involving existing structures and/or historical buildings.

In response to an inquiry from Committeemember Pace regarding recommendations from the Downtown Development Committee, Victor Linoff, Vice Chairman of the Committee, responded that the Committee supports Alternative # 1, and recommended that the Committee support this proposal.

Discussion ensued relative to the importance of monitoring the results of the Operational Procedure, and information received from the City of Phoenix relative to this issue.

It was moved by Committeemember Stapley, seconded by Committeemember Pace, to recommend to Council that the Operational Procedure outlined in Alternative #1, for application of the City's construction codes as they apply to existing and/or historical buildings, to formalize the current process of fair, reasonable and flexible code enforcement, and to provide a basis for long-range consistency regarding code compliance and interpretations, be approved.

Upon tabulation of votes, it showed:

AYES - Boyd-Cook-Stapley-Pace
NAYS - None
ABSENT - Payne

Chairman Boyd declared the motion carried unanimously by those present.

3. Review and discuss redevelopment options and proposals for the Centennial Center/Northeast Quadrant area.

Barry Kirshner, Director of Acquisitions for the Voit Companies, and Brian Poliquin, Project Architect for Voit Companies, updated the Committee on the redevelopment plan for the

Centennial Center/Northeast Quadrant project. Mr. Kirshner referred to sketches displayed in the Chambers and recommended the promotion of a residential element adjacent to the project. Mr. Kirshner added that the Voit Companies' proposal is flexible, and requested direction from the Committee.

Committeemember Cook indicated that he had a potential conflict of interest in connection with the matter now under discussion which he wanted recorded in the minutes of the meeting, and because of such conflict of interest, he would refrain from voting upon or otherwise participating in any manner in connection with same.

City Manager, Charles Luster, and Chairman Boyd spoke in support of selecting Voit Companies as the developer for the Centennial Center/Northeast Quadrant redevelopment project, and recommended proceeding with negotiations.

Discussion ensued relative to tentative timelines to begin improvement projects on Main Street subject to Council approval, properties owned by the City in the proposed redevelopment area, and the importance of proceeding with redevelopment plans.

It was moved by Committeemember Stapley, seconded by Committeemember Pace, to recommend to the Council that Voit Companies be selected as the developer for the Centennial Center/Northeast Quadrant redevelopment project, and that the Voit companies' representatives work with staff to develop a letter of understanding for review by the Downtown Development Committee and the Redevelopment Committee prior to Council consideration at the February 20, 1996 regular Council meeting.

Upon tabulation of votes, it showed:

AYES - Boyd-Pace-Stapley
NAYS - None
ABSTAIN - Cook
ABSENT - Payne

Chairman Boyd declared the motion carried by majority vote of those present.

4. Hear a status report on Main Street landscaping concepts.

Public Works Manager, Harry Kent, advised that staff has been working on conceptual sketches for improvements on Main Street, concentrating on Center Street west to Macdonald. Mr. Kent requested direction from the Committee relative to this issue.

Landscape Architect, Vic Kalva, presented an update on the status of Main Street landscaping concepts and referred to diagrams displayed in the Council Chambers. Mr. Kalva described the landscaping proposed for both two and three traffic lane options, and explained that the number of traffic lanes has yet to be determined.

Chairman Boyd expressed concern relative to planting an excessive number of trees, and noted that trees previously planted in the Main Street area had to be removed to improve retail visibility.

Committeemember Pace requested additional information regarding this item specifically, input from the Town Center Corporation, the Downtown Development Committee, and the Voit Companies.

Committeemember Pace recommended that every effort be initiated to encourage citizens to provide comments and recommendations.

Assistant City Manager, Mike Hutchinson, stressed the importance of determining the number of traffic lanes on Main Street, and encouraged the Committee to present a recommendation to the Council regarding this issue.

Discussion ensued relative to budget preparation, notification to Main Street residents, costs, and traffic studies to assist in determining the number of traffic lanes.

Mr. Poliquin stressed the importance of determining architectural features and details such as landscape lighting, signage, colors, materials, roof styles, and the colonnade element, in order to establish consistency and cohesiveness throughout the entire area. Mr. Poliquin discussed researching the expiration of leases in the Main Street area, and noted the future possibility of attracting a major department store element into the Town Center.

Chairman Boyd stressed the importance of achieving redevelopment results in the Main Street area, and recommended the discussions continue relative to the Main Street landscaping concepts.

5. Establish a date for a joint meeting with the Downtown Development Committee.

The Downtown Development Committee and the Redevelopment Committee will hold a joint meeting on Thursday, February, 15, 1996, at 8:00 a.m., in the Council Chambers lower level. The focus of this meeting will be the Northeast Quadrant and development budget preparation.

6. Establish future meeting dates.

Community Development Manager, Wayne Balmer, advised that staff will contact the members of the Committee relative to selecting a regular monthly meeting date.

7. Adjournment.

It was moved by Committeemember Stapley, seconded by Committeemember Cook, that the meeting adjourn at 9:45 a.m.

Carried unanimously.

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I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the Redevelopment Committee of the City of Mesa, Arizona, held on the 23rd day of January 1996. I further certify that the meeting was duly called a held and that a quorum was present.

Dated this 8th day of February 1996

BARBARA JONES, CITY CLERK