

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

DATE: June 20, 2002 **TIME:** 7:30 a.m.

MEMBERS PRESENT

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

STAFF PRESENT

Shelly Allen
Katrina Bradshaw
Tony Felice
Greg Marek
Amy Morales
Patrick Murphy

OTHERS PRESENT

Tom Verploegen

MEMBERS ABSENT

Lori Osiecki
Terry Smith

1. Call to Order

The June 20, 2002 meeting of the Downtown Development Committee was called to order at 7:31 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 May 16, 2002 Study Session

It was moved by Deb Duvall, seconded by Shanlyn Newman to approve the minutes.

Vote: 7 in favor; 0 opposed

Approval of Minutes of May 16, 2002 Regular Meeting

It was moved by Deb Duvall, seconded by Shanlyn Newman to approve the minutes.

Vote: 7 in favor; 0 opposed

Approval of Minutes of May 30, 2002 Special Meeting

It was moved by Theresa Carmichael, seconded by Art Jordan to approve the minutes.

Vote: 7 in favor; 0 opposed

4. Presentation of awards for departing Board members Shanlyn Newman and Lori Osiecki.

Mr. Marek presented the award to Ms. Newman. Ms. Osiecki was out of town.

5. Discuss and consider an amendment to the Mesa City Code, amending sections 11-1-6, 11-13-2, 11-18-4, and 11-18-6 of the Zoning Ordinance; creating a definition of "Infill Property"; establishing a Development Incentive Permit (DIP) process; authorizing the Zoning Administrator to hear and decide request for DIPs; and setting a fee for such requests.

**Staff Contact: Patrick Murphy, Sr. Redevelopment Specialist,
(480) 644-3964**

e-mail address: Patrick_Murphy@ci.mesa.az.us

Mr. Marek said staff is asking the Downtown Development Committee to provide a recommendation to the City Council to exclude the Downtown Redevelopment Area from the provisions regarding Development Incentive Permits (DIP) and Substantial Conformance Improvement Permit (SCIP), therefore allowing the current process for development in the downtown area to remain intact.

Mr. Marek said there were some members of the Planning and Zoning Board who felt that the Downtown Redevelopment Area should be included in these revisions. This would require developers in the downtown area to follow the same process that is required in all other areas of the City. The Redevelopment staff feels that these standards were created primarily for suburban development and would become confusing and cumbersome for applicants in the Redevelopment Area.

Mr. Marek explained that the reason for the DIP and the SKIP is to address legal nonconforming issues that may be created due to the new design guidelines that have been approved Citywide, but excluded downtown. Mr. Marek pointed out that many of the parcels in the Redevelopment Area are already legal nonconforming and the Redevelopment Office already follows an established process to deal with those properties.

Mr. Pomeroy said he felt that development in the downtown area would be hindered if the Redevelopment Area did not remain excluded from this process. He wanted it noted that the Downtown Development Committee feels strongly that the current process remain unaffected by these new procedures.

It was moved by Wayne Pomeroy, seconded by Deb Duvall, to recommend that the Downtown Redevelopment Area be excluded from the DIP process.

Vote: 7 in favor; 0 opposed

Ms. Duvall asked what would happen at today's Planning and Zoning meeting as a result of this motion.

Mr. Marek said he will communicate to the Planning and Zoning Board of the recommendation made by the Downtown Development Committee to adopt the ordinance as written by the Planning staff (which indicates that the Redevelopment Area is exempt from the DIP and SCIP process). Mr. Marek added that the minutes from this meeting will also be forwarded to the City Council who will have the chance to read the comments that have been made by this Board.

6. **Discuss and consider an amendment to the Mesa City Code, amending sections 11-1-3, 11-13-2, and 11-18-4 of the Zoning Ordinance regarding expansion of nonconforming uses, buildings, structures, and sites; establishing a Substantial Conformance Improvement Permit (SCIP) process; authorizing the Zoning Administrator to hear and decide requests for SCIPs; and setting a fee for such requests.**

Staff Contact: Patrick Murphy, Sr. Redevelopment Specialist Planner,
(480) 644-3964
e-mail address: patrick_murphy@ci.mesa.az.us

Mr. Marek said he covered his comments on this agenda item during the previous discussion. He explained that the SCIP and DIP are companion documents; one deals with parcels less than 2 ½ acres, and the other deals with parcels larger than 2 ½ acres.

It was moved by Wayne Pomeroy, seconded by Deb Duvall, to recommend that the Downtown Redevelopment Area be excluded from the SCIP process.

Vote: 7 in favor; 0 opposed

Mr. Pomeroy suggested that the Board members call the City Council members before they consider this item at a City Council meeting.

7. **Discuss and consider the Request for Proposals for the Pomeroy House located at 217 N. Morris and the Mitten House located at 238 W. 2nd Street.**

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

Mr. Marek explained that the two houses have been moved to the Robson Historic District in order to avoid being demolished for the construction of the new Mesa Arts Center. He said the Mitten House is currently on the National Register of Historic Places and the Pomeroy House is significant for its architectural style being one of the last Tudor Revival style homes in Mesa. Mr. Marek explained that since the Mitten House had to be relocated, it will have to

be re-nominated for National Register status. Staff has already begun that process and is working with SHPO and the Keeper of the National Register.

Mr. Marek explained that the City currently has ownership of these homes and is looking to find an owner-occupant to take over the properties to ensure that they will be maintained. Staff has prepared a Request for Proposals (RFP), which was presented to the Historic Preservation Committee last week. They recommended to proceed with this RFP with a provision to say that deed restrictions will be placed on the property requiring that the historic integrity of the house be maintained. Enforcement of this would be provided through a civil process. Staff feels this is a reasonable request because of the time and money that the City put into saving these homes and ensuring their historic status.

The Mitten house is located within a residentially zoned district. The Zoning Ordinance will allow an office use in a Level One historic structure with a Special Use Permit when it is located within a residential zone. The Pomeroy House is located in a commercial zone thereby allowing a commercial use. The Downtown Development Committee and Historic Preservation Committee will be reviewing the submittals to the RFPs once they are received. The City is looking for submittals that incorporate an appropriate use and favor an owner-occupant. Other criteria that staff will be analyzing for are the design and renovation improvements, compatibility to the Robson Historic District, that the submitter has a clear understanding of the Secretary of Interior Standards for renovation, and the monetary offer submitted. The RFP focuses more with the type of use and renovations being made to the buildings more than with the monetary offer. Mr. Marek said once the submittals are reviewed by the Historic Preservation Committee and the Downtown Development Committee, the City Council will ultimately decide who will be awarded the homes. Staff hopes to receive direction from the City Council in July to proceed with the RFP process. Staff anticipates that there will be a 60-day RFP process before it is brought to the Downtown Development Committee early in the fall.

Mr. Pomeroy asked who makes the recommendations to the City Council on the responses received to the RFP.

Mr. Marek said staff will give a recommendation to the Historic Preservation Committee and Downtown Development Committee and then both Committees will forward their recommendation to the City Council who will make the final decision.

It was moved by Deb Duvall, seconded by Wayne Pomeroy, to approve the Request for Proposals for the Pomeroy House located at 217 N. Morris and the Mitten House located at 238 W. 2nd Street.

Vote: 7 in favor; 0 opposed

- 8. Discuss and consider the Request for Proposals for the building located at 146 W. Main Street.**

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

Mr. Pomeroy declared a conflict of interest and abstained from discussion and vote on this agenda item.

Mr. Marek provided an aerial map and described the location of the building. He explained that the City purchased the Crismon Baby Boutique and the Crismon warehouse at 146 W. Main as part of the land acquisitions of the Mesa Arts Center block. The City desired for a number of years to eliminate the illegal warehouse use on Main Street. The City will sell the building as-is and will make the potential buyer aware of the building's condition. The City has already been approached by people who are interested in buying the property.

Mr. Marek explained that the building was built in the late 1800's, is a total of 3,700 square feet, is zoned TCC, and had an appraised value of \$150,000 in 1998. An asbestos study showed that there is about 1,300 square feet of tile that will need to be removed as well as a portion of the outside roof. Similar to what is being requested in the RFPs for the Mitten and Pomeroy House, the RFP focused most with the proposed use and that it be owner occupied. Staff feels confident that there will be several proposals submitted. Once again, the process for reviewing the proposals will be handled similarly to the RFPs for the Mitten and Pomeroy houses. Staff will make a recommendation to the Downtown Development Committee who will then forward their recommendation to City Council who will make the final decision. Staff anticipates to receive direction from the City Council in July to proceed with the RFP process. The RFP will be advertised for 60 days and then the submittals will be reviewed by the Downtown Development Committee early in the fall.

Ms. Duvall asked if the RFP indicates that there is potential to remove the colonnade in front of this property.

Mr. Marek said that the City has a standing offer that it will remove the colonnade for anyone renovating a building on Main Street who desires that it be removed. Mr. Marek said this is done on a case-by-case basis. Staff's preference would be that they remove the colonnade and do a façade renovation project.

Ms. Duvall asked if the City could incorporate that request into the RFP and that the City would assist in the removal of the colonnade.

Mr. Marek said it could be included however the City may want to wait to make that offer once they have seen the design. Mr. Marek said he would leave that up to the Downtown Development Committee.

Chair Wier pointed out that the colonnade is not attached to the building so it should not be too difficult to remove.

Mr. Marek said removing the colonnade in front of this building may impact adjacent properties which would require the City to obtain their approval.

It was moved by Deb Duvall, seconded by Theresa Carmichael, to approve the Request for Proposals for the building located at 146 W. Main Street.

**Vote: 6 in favor;
0 opposed
1 abstained (Wayne Pomeroy)**

Ms. Duvall added that she would suggest that the paragraph regarding the colonnade be written so that it is more prominent to the submitter.

Mr. Marek agreed to follow-up with that.

9. Director's Report, Greg Marek

Hunter Interests – Hunter Interests, Inc. will be giving a presentation on their report at the City Council study session on July 25, 2002. The final report will be distributed to the Board members as soon as it is available. Staff anticipates receiving that report in the next couple of weeks.

Downtown Advisory team for Mayor Hawker – Mayor Hawker would like to form a team to advise him on downtown redevelopment issues, similar to the one formed in Phoenix. A meeting will be held on July 25th, while Hunter Interests is still in town, to discuss the history of development in downtown and future redevelopment. The team will consist of members representing several different groups including the Downtown Development Committee, Mesa Town Center Executive Board, etc.

Mt. Calvary Baptist Church – The Downtown Development Committee will consider the Mt. Calvary Baptist Church as a local historic landmark at their meeting in July. The church is located in the Escobedo/Washington Park neighborhood. Members of the church have submitted an application and have met the requisite number of signatures to have the church designated as a local historic landmark. The Historic Preservation Committee considered this application last week and recommended approval to the City Council. The City Council will consider this ordinance on August 5, 2002. Mr. Marek explained that this was the first African/American church in Mesa. SHPO has stated that there is a possibility the church will be eligible for listing on the National Register as well.

IDA Conference – This year's IDA Conference will be held in Boston, Massachusetts from September 28-October 3, 2002. Due to the budget cuts, the City will only be able to send one member from the Downtown Development Committee. Mr. Marek asked the members to let him know if they are interested within the next week.

Chair Wier suggested that either Terry Smith or one of the new members attend this year.

Site 24 – The Court of Appeals has agreed to hear the Bailey’s condemnation case. Heighten scrutiny has been gaining nationwide attention and will be part of the issues discussed at the Bailey’s hearing. No matter what happens at that hearing, the City anticipates that this case will be appealed to the Arizona Supreme Court. Mr. Marek pointed out that the City has offered Randy Bailey enough money that he could build a brand new building at Mahoney and Country Club Drive which would meet all of the Zoning Ordinance requirements and would be an improvement to the facility he has now. In addition, the City would pay for relocation costs. Mr. Bailey has repeatedly declined the City’s offers.

The City is also trying to acquire the Maaco property, which has been held up because of monetary negotiations. The City has offered \$550,000, which is above the appraised value, however the owner of Maaco wants \$1,000,000.

Fire Station – The City is in the process of acquiring properties at the future site of the new Fire Station located on Mesa Drive and 2nd Ave. The City has reached a settlement with Berge Ford on their warehouse property on the corner of 2nd Avenue and Pomeroy. There is only one outstanding property in which the City and the property owner cannot agree on the value of the property. In order to resolve this issue the City will have to use eminent domain in which a jury will decide in court what the true value of the property is. The City Council will consider whether it will begin eminent domain proceedings at its meeting on Monday, June 24, 2002.

Museum for Youth – The bid opening for the revised plans for the Museum for Youth renovations we be held later today. Six months ago the bids came in about \$3 million over budget. The plans have been redesigned to help reduce costs while keeping the integrity of the project in tact. Staff is working on providing additional parking within and around the Serrine parking garage during the temporary relocation of the Museum for Youth at the old Crismon Baby Boutique space.

Pedestrian Pathway – The City Council will consider whether the City should proceed with the Pedestrian Pathway project at the study session this Monday. The City has received \$480,000 of Federal grant money to help fund this project. It also anticipates spending approximately \$60,000 in public dollars over the next two fiscal years. The first phase of the Pathway will run from 1st Street to Main Street, the second phase will consist of a brick pathway across Main Street with a pedestrian light as part of the Mesa Arts Center project, and the last phase will be incorporated when the chilled water lines are installed at the Mesa Arts Center location.

Arizona Bronze Foundry – The Arizona Bronze Foundry is still very interested in coming to downtown Mesa. The City Council will consider a location for the Foundry sometime in July. Staff has proposed to locate it at Center Street and

the railroad spur where the old Mesa Vista School used to be. The Arizona Bronze Foundry is proposing to spend \$1.5 million to build a new facility which will include offices, studios, a sculpture garden, retail outlets, and the foundry. They will also provide public tours of their foundry to demonstrate how the sculptures are poured. Rather than pay the City for the value of land, the Arizona Bronze Foundry has proposed to trade the land in exchange for free sculptures and services which staff feels would be more valuable to the City. He added that this may be the key to getting the permanent sculpture program off the ground.

Mr. Marek added that Wayne Pomeroy has been able to secure approximately a half a dozen sculptures to be placed in the downtown area. He suggested that maybe the Arizona Bronze Foundry could provide maintenance for those sculptures.

Arts and Cultural District – The City will consider forming an Arts and Cultural District in the downtown area spanning from the Irving School, the Arizona Bronze Foundry, and Robson Street. This area would include the museums, the Mesa Arts Center, the new gallery on Main Street, and the Arizona Bronze Foundry. In addition, once the City employees at the South Center Campus are located back to the main campus, the old E.V.I.T. building could become galleries and studios for local artists. By creating an Arts and Cultural district, the City will have more influence to attract local artists.

10. **Board Member Comments**

Mr. Jordan asked if the Mesa Arts Center has broken ground yet.

Ms. Allen said they have not broken ground yet but are in the process of obtaining a building permit for each separate building. The construction company is currently setting up their construction trailers on site. Grading will probably begin within the next couple of weeks.

Mr. Pomeroy said there are three sculptures that are ready for casting and invited the Board members to see the mold before it is cast. He said the sculptures have been funded individually.

Mr. Marek said the Mesa Town Center Corporation is working on a Sculpture in the Streets exhibit for next year. Instead of using J. Seward Johnson sculptures, they are trying to find some local artists who would be willing to display their artwork. The City may consider purchasing one of the exhibits in order to encourage artists to participate in the display.

Mr. Verploegen said he felt confident that Ultimate Imaginations could secure approximately 20-25 sculptures from local artists for this year's exhibit. He suggested that the City offer to purchase one of the sculptures through a people's choice campaign which would allow the citizens to vote for their favorite sculpture.

11. Adjournment

With there being no further business, this meeting of the DDC was adjourned at 8:28 a.m.

Respectfully Submitted,

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