

# GENERAL DEVELOPMENT COMMITTEE MINUTES

April 13, 1999

The General Development Committee of the City of Mesa met in the lower level meeting room of the Council Chambers, 57 East 1st Street, on April 13, 1999 at 3:42 p.m.

## COMMITTEE PRESENT

Keno Hawker  
Dennis Kavanaugh

## COMMITTEE ABSENT

Jim Davidson

## COUNCIL PRESENT

Vice Mayor John Giles

## STAFF PRESENT

C.K. Luster  
Shelly Allen  
Wayne Balmer

Cindy Barris  
Jack Friedline  
Gerry Gerber  
Mike Hutchinson

Barbara Jones  
Ron Krosting  
Greg Marek  
Frank Mizner

## STAFF PRESENT (CONT.)

Patrick Murphy  
Keith Nath  
Ellen Pence

## OTHERS PRESENT

John McNamara  
Tom Verploegen  
Claudia Walters  
Celeste Werner  
Others

(Due to the absence of Chairman Davidson, the meeting was conducted by Committeemember Kavanaugh. Committeemember Kavanaugh excused Chairman Davidson from the meeting.)

### 1. Hear, discuss, and consider a status report from BRW on the downtown concept plan.

Redevelopment Director Greg Marek introduced John McNamara and Celeste Werner, representatives from BRW who are developing a downtown concept plan for Mesa. Mr. Marek advised that stakeholder interviews were held this past week and that meetings are scheduled for next week among project team members (personnel from BRW and LDR International) and stakeholders to provide further input to BRW. Mr. Marek stated that a meeting of the General Development Committee will additionally be held next week in reference to design aspects.

Ms. Werner reported that 12 meetings were held over a three-day period and a community workshop was conducted Thursday evening, April 8, 1999. Ms. Werner presented a brief overview of the meetings and attendees. Ms. Werner referred to an aerial map developed to illustrate existing conditions within the downtown area, including projects currently underway or proposed, historic residential areas, parking (surface/structure), government buildings, and alternate alignments under consideration in relation to a light rail system.

Ms. Werner noted BRW's compilation of reports and studies to date and outlined future plans, including a three-day design charette to be conducted Monday through Wednesday, April 19-21. Ms. Werner said that the design workshops to be held on Monday and Tuesday will involve personnel from BRW and LDR International and that additional individuals will be invited to participate on Wednesday.

Mr. McNamara displayed a "wall mapping" and provided a summary of approximately 200 issues to be considered in relation to the downtown concept plan as identified by participants at the meetings/workshop conducted last week. Mr. McNamara stated that the issues have been compiled into the following categories: land use; housing; transportation; parking; transit; bicycles; pedestrians; parks, recreation, and open space; community facilities; public services; infrastructure; image; economic development; redevelopment activities; Main Street; downtown public policy; downtown activities; and tourism.

Mr. McNamara indicated that BRW has attempted to eliminate duplicate issues and to present items in a factual versus opinionated format. Mr. McNamara identified and discussed particular aspects/issues of concern within each of the categories, including office diversification, balanced public/private employment base, cultural activity center, housing mix, absentee landlords/property owners, street design, parking management, transit center, light rail corridors, compatibility (e.g., light rail, housing, and office development), bicycle/pedestrian activity, extended downtown activities (evenings and weekends), open space, complementary public safety services, downtown image (public/private investment), redevelopment activities, and tourism promotion.

Mr. McNamara referred to the aerial map of the downtown area and noted that various themes concerning downtown are evolving and will be reviewed by BRW's planning and design team. Mr. McNamara highlighted issues for consideration, such as linkages/pedestrian flow, enhancement of historical building character, commercial district development, historic district (residential) rehabilitation, City Court/Police Department expansion, significant open space/focal point (e.g., south side of City) and surrounding land uses, strategic office locations, and incentives for development.

Mr. McNamara stated that based on input, BRW will continue to review concepts, priorities, and alternatives in preparation of a downtown plan for the City.

Mr. McNamara responded to questions from Committeemember Hawker pertaining to light rail/commuter rail, funding sources/incentives, office development, and historic properties. Committeemember Hawker advised Mr. McNamara and Ms. Werner of the existence of the "Desert Rose Cultural Walk" within the downtown area.

In response to a question from Vice Mayor Giles, Mr. McNamara reported that consideration will be given to a youth recreational complex, perhaps in conjunction with an open space/focal point in the southern portion of the City.

Mr. McNamara expressed appreciation for the opportunity to provide an update.

Committeemember Kavanaugh thanked BRW for the information and their efforts to date.

## 2. Adjournment.

Without objection, the meeting of the General Development Committee adjourned at 4:35 p.m.

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I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the meeting of the General Development Committee of the City of Mesa, Arizona, held on the 13th day of April 1999. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this \_\_\_\_ day of \_\_\_\_\_ 1999

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BARBARA JONES, CITY CLERK