

# GENERAL DEVELOPMENT COMMITTEE MINUTES

January 7, 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 January 7, 1999 at 4:00 p.m.

## COMMITTEE PRESENT

Jim Davidson, Chairman  
Keno Hawker  
Dennis Kavanaugh

## COMMITTEE ABSENT

None

## STAFF PRESENT

C.K. Luster  
Wayne Balmer  
Cindy Barris  
Jack Friedline  
John Gendron  
Gerry Gerber  
Barbara Jones  
Greg Marek  
Patrick Murphy  
Keith Nath  
Bill Petrie  
Bryan Raines  
Tom Remes  
Gordon Sheffield  
Doug Tessendorf

## OTHERS PRESENT

Bill Brando  
Luule Brando  
Others

### 1. Hear an update on the urban planner/designer Request for Qualifications (RFQ).

Redevelopment Director Greg Marek stated that a preliminary scope of work has been drafted to be included in the Request for Qualifications (RFQ) to hire an urban planner/designer to develop a plan for Town Center. Mr. Marek said that staff has prepared a suggested list of consultants who will receive the RFQ.

In response to concerns expressed by Committeemember Hawker, the Committee and staff spoke regarding the proposed list of recipients and the importance of an accessible process. Committeemembers suggested that additional recommendations be obtained utilizing established databases and that a letter of interest be forwarded to an expanded list of consultants. The Committee spoke in favor of newspaper advertising and including the RFQ on the City's web site.

In response to a question from Committeemember Kavanaugh, Mr. Marek advised that anyone interested may respond to the RFQ.

Mr. Marek reviewed the draft scope of work, stating that the project is scheduled for nine weeks. Mr. Marek outlined components of the project, including data review background research (two weeks), preparation of the preliminary draft downtown Mesa concept plan (two weeks), revisions and refinement of the preliminary draft concept plan (two weeks), development of the final downtown Mesa concept plan (two weeks), and completion of the downtown Mesa concept plan (one week).

Discussion ensued concerning downtown build-out and the development of a "susceptibility-of-change" map, public meetings/meetings with the selected consultant, land uses (e.g., type of development in the vicinity of

the proposed aquatics complex), and preparation of a final report inclusive of graphics. Chairman Davidson suggested that a copy of the recently completed City survey be provided to the selected consultant.

Mr. Marek noted that RFQ submittals will be due on February 19, 1999. Mr. Marek said that four evaluation criteria have been identified and that the proposed selection process includes review and ranking by an in-house staff committee (ranking to be presented to the General Development Committee); selection by the General Development Committee of three submittals for the final review process; forwarding by the General Development Committee of a recommended submittal to Council; and final selection by Council.

Following brief comments, the Committee suggested that Chairman Davidson assist in the initial screening and review.

Chairman Davidson thanked Mr. Marek and staff for their efforts.

2. Hear an overview of the Town Center redevelopment area sign ordinance issues.

Senior Redevelopment Specialist Patrick Murphy reported that as directed by Council, an update to the City's Sign Ordinance has been prepared in an attempt to ease use/understanding and encourage investment in the Town Center redevelopment area. Mr. Murphy highlighted recommended modifications, including the creation of a new Pedestrian Overlay Area (POA), where awning and projecting signs would be permitted and portable signs would be allowed for grand openings and special events (subject to an administrative use permit). Mr. Murphy related concerns expressed by staff and the Downtown Development Committee (DDC) pertaining to enforcement of requirements for the placement of portable signs but stated that in an attempt to maintain a business friendly environment, staff and the DDC recommend that portable signs be permitted in the POA for special events and grand openings.

Mr. Murphy said that it would be the intent of staff to present the proposed Sign Ordinance update to Council at a Study Session in February, to be followed by adoption at a Regular Council Meeting.

Discussion ensued regarding administrative use permit requirements, enforcement, liability/insurance, and permit fees. Mr. Marek related concerns expressed by City Attorney Neal Beets regarding the use of private signs in the public right-of-way.

Following comments from the Committee relating to the importance/necessity of the planned modifications, Chairman Davidson stated that it is the general consensus of the Committee that staff proceed with this matter.

Chairman Davidson expressed appreciation to Mr. Murphy for the presentation.

3. Hear an update on the Request for Proposals (RFP) for the redevelopment of the Temple Court area (Site 23).

Mr. Marek advised that a Request for Proposals (RFP) for the redevelopment of the Temple Court area (Site 23) was issued on December 12, 1998 and that responses are due on January 22, 1999. Mr. Marek stated that a copy of the RFP was forwarded to eight developers; property owners within Site 23 were notified that the City would be issuing an RFP; and the RFP was advertised. Mr. Marek reported that no telephone calls regarding the RFP have been received to date.

In response to a question from Committeemember Hawker, Mr. Marek said that several parties in addition to Housing for Mesa previously indicated an interest in the redevelopment of Site 23 but stated that he is unsure of the level of interest at this time.

Committeemember Kavanaugh noted that responses to RFPs are frequently received within a timeframe close to the deadline.

Chairman Davidson thanked Mr. Marek for the update.

4. Adjournment.

It was moved by Committeemember Kavanaugh, seconded by Committeemember Hawker, that the meeting of the General Development Committee adjourn at 4:44 p.m.

Carried unanimously.

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 7th day of January 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