

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

**DATE:** February 21, 2002 **TIME:** 7:30 a.m.

**MEMBERS PRESENT**

Dave Wier, Chair  
Shanlyn Newman  
Lori Osiecki  
Wayne Pomeroy  
Terry Smith

**STAFF PRESENT**

Kevin Wallace  
Jim Davidson  
Eric Norenberg  
Doug Tessendorf

**OTHERS PRESENT**

Jason Emerson  
Tom Verploegen

**MEMBERS ABSENT**

Art Jordan, Vice-Chair  
Theresa Carmichael  
Deb Duvall  
Vince DiBella

**1. Call to Order**

The February 21, 2002 meeting of the Downtown Development Committee was called to order at 7:30 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 January 8, 2002 Retreat**

**It was moved by Wayne Pomeroy, seconded by Shanlyn Newman to approve the minutes.**

**Vote: 5 in favor; 0 opposed**

**Approval of Minutes of January 17, 2002 Regular Meeting**

**It was moved by Wayne Pomeroy, seconded by Shanlyn Newman to approve the minutes.**

**Vote: 5 in favor; 0 opposed**

**Approval of Minutes of January 28, 2002 Retreat Follow-up Meeting**

**It was moved by Wayne Pomeroy, seconded by Terry Smith to approve the minutes.**

**Vote: 5 in favor; 0 opposed**

**4. Discuss the Town Center Transportation Plan.  
Presentation by Kevin Wallace, Transportation Planning Admin.**

**Staff Contact: Patrick Murphy, (480) 644-3964  
e-mail address: patrick\_murphy@ci.mesa.az.us**

Mr. Wallace, Transportation Planning Administrator, said he is presenting an overview of the draft Town Center Transportation Plan. Mr. Wallace explained that this document is being prepared as part of the Mesa 2025 Shared Vision planning process. This process includes the preparation of a new General Plan, a Parks and Recreation Plan, an Economic Development Plan, and a Transportation Plan. Mr. Wallace said the Town Center Transportation Plan is a chapter or element of the overall Transportation Plan for the City of Mesa.

Mr. Wallace said the Mesa 2025 Shared Vision process is being overseen by a 25-member joint master-planning committee. They have just begun review of the first draft of the Transportation Plan and staff would like to receive comments from the Downtown Development Committee while it is still early in the planning process. City Council is scheduled to take action on the Plan in July.

Mr. Wallace said the Downtown Concept Plan was used as the philosophical basis for the Town Center Transportation Plan. This included a plan which was pedestrian friendly and multi-model. Mr. Wallace went through each section of the Town Center Transportation Plan and touched on such topics as:

1. Narrowing streets and roundabouts options
2. Light Rail Transit options and the costs for each
3. Future traffic operations
4. Emphasis areas for streets in Town Center including: traffic streets, transit-oriented streets, and pedestrian streets
5. Recommendations that came out of the analysis such as narrowing 1<sup>st</sup> St. and Center Street.
6. Recommendations for intersection improvements
7. Public transportation and bus service
8. Improved pedestrian focus on downtown and bike routes

Mr. Wallace stated that the last page of the Town Center Transportation Plan includes a summary of recommendations for the issues that were mentioned throughout the Plan and asked if there were any questions from the Board.

Mr. Pomeroy asked how parking will be addressed for Light Rail in the downtown area.

Mr. Wallace stated that a significant parking structure would be required in order to support the Light Rail. He said staff has not identified specifically where that would be built but ideally it would be in proximity to the transit center.

Ms. Smith said she was in favor of narrowing some of the streets that were recommended in the Transportation Plan, however, for those intersections that were recommended for widening, she felt they would become too difficult for pedestrian crossing.

Mr. Wallace acknowledged her concerns and stated that it is a balancing act to provide for both vehicular and pedestrian traffic. He added that there will be several issues that would need to be addressed as part of the planning process for the widening of those intersections.

Mr. Marek added that widening of certain intersections and streets would also impact neighboring historic districts, which would have to be addressed as part of the planning process.

Ms. Smith asked if the City plans to include downtown business owners in the planning process for Light Rail on Main Street since they would be greatly impacted by the construction.

Mr. Wallace said the City will be holding public open houses in March on the draft Town Center Transportation Plan at which time the business owners and property owners will be allowed to provide input. He added that the City plans to provide plenty of opportunity for input from all sources before the City Council makes a final decision in July.

## 5. **Director's Report, Greg Marek**

**Rehabilitation Code** - The Building Department anticipates completion of the first draft of the Rehabilitation Code in early June. This draft will be widely distributed for comment during the summer months with the final draft publication completed by the Fall for review by City Council.

**Arizona Bronze Foundry:** Mr. Marek encouraged the Board members to attend the pour at the Arizona Bronze Foundry next Tuesday night. Mr. Marek added that the Arizona Bronze Foundry is looking at downtown Mesa as a possible site for their expansion.

**Hunter Interests Inc.** – Hunter Interests will arrive next week to look at five specific sites in the downtown area. Board members may be contacted by Hunter Interests within the next month to be interviewed.

**Baby Boutique:** The Baby Boutique has been acquired by the City of Mesa for the new Mesa Arts Center project. They will be vacating the building by March 1<sup>st</sup>. In addition, the City has also purchased their building at 146 W. Main Street, which has been used for warehousing. There has been interest from various parties in acquiring the property at 146 W. Main. The City will issue a

Request for Proposals for that property and will probably take it to the Downtown Development Committee in April or May.

**6. Report from Mesa Town Center Corporation, Tom Verploegen, Executive Director**

Mr. Verploegen said he didn't have any updates to report.

**7. Board Member Comments**

None

**8. Adjournment**

With there being no further business, this meeting of the DDC was adjourned at 7:59 a.m.

Respectfully Submitted,

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

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