

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

**DATE:** April 21, 2005    **TIME:** 7:30 a.m.

**MEMBERS PRESENT**

Jeff Jarvis, Vice Chair  
Nabil Abou-Haidar  
Christine Close  
Adam Decker  
Gary Gallagher  
Mark Reeb  
Dean Taylor

**STAFF PRESENT**

Shelly Allen  
John Gendron  
Patrick Murphy  
Katrina Rogers

**MEMBERS ABSENT**

Chuck Riekema, Chair  
Theresa Carmichael

**1. Call to Order**

The April 21, 2005 meeting of the Downtown Development Committee was called to order at 7:29 a.m. in the City Council Chambers located at 57 E. First Street by Vice Chair Jarvis.

**2. Approval of Minutes of the January 20, 2005 Meeting**

**It was moved by Dean Taylor, seconded by Adam Decker, to approve the minutes.**

**Vote: 7 in favor  
0 opposed**

**3. Discuss and Consider an amendment to the City of Mesa Zoning Ordinance, adding Section 11-13-2 (V) relating to Temporary Parking Lots.**

**Staff Contact: Patrick Murphy, Sr. Town Center Dev Spec, (480) 644-3964  
e-mail address: patrick.murphy@cityofmesa.org**

Mr. Murphy explained that this Ordinance has been drafted to allow temporary parking lots in the City of Mesa. The Ordinance was discussed at the Planning and Zoning Board study session on Tuesday. Their recommendation included the following changes to the Ordinance:

1. Add the words "Town Center" to section V1 of the Ordinance, so as to read, "In all Town Center zoning districts..."
2. Add the words "or similar feature" to section V2B of the Ordinance, so as to read, "... is screened from an adjacent residential use by an opaque fence or similar feature at least 6 feet in height."

Mr. Murphy thanked Mr. John Gendron, Zoning Administrator, and Mr. Tom Verploegen, Executive Director, Mesa Town Center Corporation, for their assistance with drafting this Ordinance.

Vice Chair Jarvis asked if the Board members had any questions regarding this Ordinance.

Mr. Decker wanted to know the purpose for attaching criminal liability to a habitual offender in Section 2 and asked if staff felt it would be a distraction to potential tenants who will want to utilize the temporary parking lots.

Mr. Gendron, Zoning Administrator, introduced himself to the Board and explained that such verbiage is standard in every section of the Zoning Ordinance. He explained that about 8 years ago the City converted the Zoning Ordinance from a criminal to a civil penalty, which means that the habitual offender clause is standard boilerplate verbiage in most of the Civil Codes. Again he stated that this is nothing new to this Ordinance.

**It was moved by Mark Reeb, seconded by Dean Taylor, to recommend approval of an amendment to the City of Mesa Zoning Ordinance, adding Section 11-13-2 (V) relating to Temporary Parking Lots, subject to the amendments requested by the Planning and Zoning Board.**

**Vote: 7 in favor  
0 opposed**

**4. Discuss the implementation of the Town Center Concept Plan, and Vision for the Town Center Redevelopment Area.**

Vice Chair Jarvis said this agenda item will be continued until the May 19, 2005 Downtown Development Committee meeting.

**5. Director's Report**

**MCC Downtown Campus** – A consultant has been hired to assist with the implementation of a downtown urban campus for Mesa Community College. The negotiations include discussion of an aquatics center integrated into the campus design.

**Mesa Arts Center** – The opening festivities for the Mesa Arts Center is scheduled for this weekend, Friday, Saturday, and Sunday. Festivities are open to the public.

**Irving School** – The building conditions assessment for the Irving School should be completed by the end of this month. The assessment will identify distinguishing architectural features of the building that must be preserved in order to maintain its historic integrity. It will also determine what improvements must be made to the building in order to bring it into compliance with building codes. The Irving School will be integrated with the Mesa Community College downtown campus.

**Berge Building** – The improvements to the Berge Building (formerly the Paul Sale building) are nearing completion. Tenants are already occupying the first floor of the building. Staff is not sure if the remainder of the building has been leased. The annex building has recently been sold and the new owner is planning tenant improvements. The occupants of the building will consist of retail on Main Street with offices in the back. Staff will conduct an administrative review of the improvements, as they are not significant enough to require Design Review.

**One Macdonald Building** – Construction of the One Macdonald Building will be completed in July.

**Site 24** – Staff is continuing to negotiate with Ken Lenhart to design a project that can be built around the existing businesses that will remain on that site.

**Pedestrian Pathway** – The bids for the Pedestrian Pathway project are due today.

**Phase V Streetscape** – Phase V Streetscape on Macdonald Street from Main Street to First Street will be completed in August.

6. **Board Member Comments**

No Board member comments.

7. **Items from Citizens Present**

No items from citizens present.

8. **Adjournment**

7:40 a.m.

Respectfully Submitted,

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Shelly Allen, Town Center Development Administrator  
*Minutes prepared by Katrina Rogers*