

GENERAL DEVELOPMENT COMMITTEE MINUTES

December 15, 1998

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 December 15, 1998 at 4:02 p.m.

COMMITTEE PRESENT

Jim Davidson, Chairman
Keno Hawker
Dennis Kavanaugh

COUNCIL PRESENT

Vice Mayor Giles

STAFF PRESENT

C.K. Luster
Betty Austin
Wayne Balmer
Cindy Barris
Gerry Gerber
Joe Holmwood
Mike Hutchinson
Barbara Jones
Wayne Korinek
Greg Marek
Patrick Murphy
Keith Nath
Andrea Rasizer

OTHERS PRESENT

Jennifer Ackridge
Kathye Brown
Vince DiBella
Lindy Funkhouser
Marie Haller
Ron McCoy
Rick Pfannenstiel
Paul Piazza
Robert Schultz
Jon Valpey
Tom Verploegen
Claudia Walters
Mary Jo Whalen
Nancy Wolter
Others

Chairman Davidson welcomed everyone to the meeting and thanked each for their attendance. Chairman Davidson recognized the presence of Vice Mayor Giles and briefly explained the purpose of the meeting.

1. Discuss the process and tasks associated with the selection of an urban design consultant for the Town Center area.

Chairman Davidson reported that many of the components of the City's Vision Plan and Connections report have been or will soon be completed and Council has now recommended the selection of an urban design consultant to develop a concept plan for Town Center. Chairman Davidson spoke concerning the importance of a coordinated approach to development in the downtown area.

In response to a question from Committeemember Hawker, Community Development Manager Wayne Balmer and Redevelopment Director Greg Marek expressed the opinion that the scope of review should encompass the expanded redevelopment area and not merely the Town Center square mile. Committeemembers concurred with Mr. Balmer and Mr. Marek.

Brief discussion ensued concerning the downtown area and projects anticipated and/or currently underway, pedestrian links, theme, interest in development, and anticipated assistance in identifying traffic patterns.

Committeemember Kavanaugh referred to a schedule suggested by staff for development of the downtown concept plan. Committeemember Kavanaugh commented that the time frame is aggressive but should be adhered to. Committeemember Kavanaugh spoke in favor of proceeding with the issuance of a Request for

Qualifications (RFQ) for a consultant concurrent with the selection of an architectural team for the arts and entertainment center.

The Committee and City staff spoke regarding the role of the General Development Committee in relation to the matter and the feasibility of appointing an ad hoc committee composed of the General Development Committee and additional members such as the Executive Director (or designee) of the Mesa Town Center Corporation (MTCC) and the Chairman of the Downtown Development Committee (DDC). Committeemembers suggested that consideration of such a committee be included on the agenda for the December 21, 1998 Study Session.

Discussion ensued concerning options for securing the services of an urban designer as either a component of the selection process of an architectural team for the arts and entertainment center or as a separate procedure with the intent to coordinate efforts between the designer and the architectural team. Mr. Balmer and Mr. Marek related efforts to date in selecting an architectural team and noted the possibility of a) inviting teams to additionally respond to an RFQ for an urban designer and b) including coordination of efforts with an urban designer as an element of the scope of work for the architectural team.

Mr. Marek indicated that staff can prepare a draft of the scope of work for review by approximately mid-January 1999 and suggested the scheduling of joint meetings periodically with the DDC. Committeemember Hawker noted that the General Development Committee may additionally meet with other entities if determined appropriate.

Mr. Balmer advised that an RFQ can be developed for consideration on or before January 14, 1999.

2. Discussion with members of the Arts and Entertainment Center Architectural Selection and Design Committee concerning:

- a. The selection process and tasks of an urban design consultant for the Town Center area.
- b. The interaction between the urban design consultant and the selected arts and entertainment center architectural team.

Chairman Davidson requested that members of the Arts and Entertainment Center Architectural Selection and Design Committee introduce themselves.

At the request of Committeemember Hawker, Assistant City Manager Mike Hutchinson presented background information concerning the designation of a site at the southeast corner of Center and Main Street for the new arts and entertainment center, appointment and activities to date of the Architectural Selection and Design Committee, and the selection of a construction management firm (Kitchell) for the project. Mr. Hutchinson advised that acquisition of the property necessary for the arts and entertainment facility is ongoing and will be completed to allow construction as anticipated.

In response to questions from Committeemember Hawker, Rick Pfannenstiel, Construction Manager, explained the role of a construction management firm in facilitating/orchestrating projects to accomplish goals within specified time frames and costs. Mr. Pfannenstiel indicated that the services of his firm include assistance in the selection of an architect/engineer and overall appraisal of bids.

Mary Jo Whalen, Chairman of the Architectural Selection and Design Committee, noted the complexity involved in designing/constructing theaters and suggested the appointment of an urban designer separate from the selection of an architectural team.

Ms. Whalen and Mr. Pfannenstiel expressed the opinion that the five finalists (architectural team) would be willing to coordinate efforts with an urban planner.

Ron McCoy, Director, ASU School of Architecture, indicated support for the appointment of an urban design consultant as a process separate from (parallel to) the selection of an architectural team, noting that the Architectural Selection and Design Committee is nearing completion of the selection process. Mr. McCoy spoke concerning the need for communication/coordinated efforts between the urban design consultant and the architectural team and suggested consideration of a mediator to facilitate negotiation if necessary. Mr. McCoy delineated differences between urban planning (land use) and urban design (e.g., streetscape), stating that both are necessary for the City, and commented regarding the importance of defining the scope of work to be included in the RFQ.

In response to a question from Chairman Davidson, Ms. Whalen indicated that the Architectural Selection and Design Committee could likely formulate a recommendation concerning the selection of an architectural team at their next meeting but said that the Committee is awaiting direction to proceed.

Mr. Luster advised that the General Development Committee could forward a recommendation to Council directing the Architectural Selection and Design Committee to proceed.

At the request of Committeemember Hawker, Mr. Pfannenstiel outlined the anticipated schedule for design and construction of the arts and entertainment center.

Committeemember Hawker indicated support for directing the Architectural Selection and Design Committee to proceed in preparing a recommendation for Council provided efforts are coordinated to ensure that the arts and entertainment center is not designed prior to review of the Town Center area by an urban planner.

Mr. Hutchinson stated that tasks of either the architectural team or the urban designer can be delayed/suspended if necessary throughout the process to allow an opportunity to appropriately align activities.

Discussion ensued concerning mediation requirements and the City's role in facilitating the management of multiple consultants.

It was moved by Committeemember Kavanaugh, seconded by Committeemember Hawker, to recommend to Council that the Arts and Entertainment Center Architectural Selection and Design Committee be directed to proceed with providing a recommendation to Council concerning the selection of an architectural team for the arts and entertainment center.

Carried unanimously.

Chairman Davidson clarified the intent that an urban designer work with the General Development Committee through the Downtown Development Committee and that information from the Architectural Selection and Design Committee and the urban planner be presented to Council.

Chairman Davidson expressed appreciation to the Architectural Selection and Design Committee for their efforts.

3. Discuss future agenda items.

Chairman Davidson advised that future agenda items will be developed as needed.

4. Scheduling of future meetings.

Chairman Davidson stated that future meetings will be scheduled as necessary.

5. Adjournment.

It was moved by Committeemember Kavanaugh, seconded by Committeemember Hawker, that the meeting of the General Development Committee adjourn at 5:01 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 15th day of December 1998. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this ____ day of _____ 1998

BARBARA JONES, CITY CLERK