Tempe

Minutes
Enhanced Services Commission
September 10, 2008

Minutes of the Enhanced Services Commission held on September 10, 2008, 8:30 AM, at the Rio Salado Operations Center, Tempe, Arizona.

Members Present:
Chris Anaradian
Tom Canasi
Jerry Hart
Randy Levin
Mark Richwine
Chris Salomone
Gary Cheek

City Staff Present:
Nancy Ryan
Julie Sparr
Roger Halsted
Dee Dee Kimbrell

Members Absent:
Scott Cole
Greg Loper
Gordon Cresswell
Chris Wilson

Meeting convened at 8:45 AM.
Randy Levin called the meeting to order.

Agenda Item 1 – Consideration of Meeting Minutes: May 14, 2008
Randy Levin asked if the members had an opportunity to review the minutes from the May 14th meeting.

MOTION: Chris Salomone moved to approve the minutes.
SECOND: Gary Cheek
DECISION: The minutes were approved unanimously

Agenda Item 2 – Public Appearances
There were no public appearances

Agenda Item 3 – Transit Oriented Development (TOD) – Ryan Levesque

Ryan Levesque from the Planning Division introduced a handout explaining Station area planning and Transportation Overly District Text Amendment. Community Development hired consultant to conduct a study to determine assets, needs and development opportunities for the Apache Boulevard light rail stations. The consulting firm surveyed landowners, developers, general public, neighborhood, civic and business organizations to determine appropriate land uses. The focus of the survey is to identify existing land use, open space for new development, walking, bicycling and transit connections. The TOD Plan included recommendations for future capital projects as well as changes to policies and programs that will be addressed in an upcoming revision to the TOD development codes guided by the Development Services and Community Development departments.

General discussion regarding the **Transit Oriented Development (TOD)**, including:

- Randy stated this is a great opportunity for growth in City of Tempe and supported the "OPT-in" procedures for properties beyond the TOD boundary.

Agenda Item 4 – ELEMENTS Project – Chris Salomone

Chris Salomone, Community Development Manager, presented ELEMENTS details in a Power Point presentation. ELEMENTS at TCA project is located on 12 vacant acres between the TCA and City of Tempe Public Works facility maintenance yard at Priest Drive. In keeping with an artistic atmosphere the city is working with four successful businesses headed by artisans.

- Roberto-Venn School of Luthiery
- Meltdown Glass
- Arizona Bronze
- Childsplay

The concept is to create an educational site where people can come to see how art is made. Each of the facilities will feature galleries and displays of their work and offer the opportunity to view the craftsmanship involved in making art. The project is in the process of finalizing Geo-Tech studies and finalizing infrastructure improvements.

General discussion regarding the **ELEMENTS Project** including:

- Randy asked if each business is leasing or given the land. Chris responded the businesses are leasing the land. They will use their own architects and be responsible for building and operating their own facilities. The lease contains reversionary clauses in the event they do not start construction or fail to keep the concept of creating an educational site and arts related uses.
- Randy asked if the City of Tempe has the naming rights to use the name ELEMENTS. Chirs responded with many projects using the name, there is the possibility we may change project name.

Agenda Item 5 – ADOT/Rio Salado Operations – Nancy Ryan
ADOT is progressing nicely with the widening of 202 freeway over the Mill avenue bridge. ADOT will make effort to complete construction before light rail opening celebrations.
Rio Salado operation Center has received a notice from ADOT that they no longer will allow modular under the 202 freeway. Rio Salado is researching options to either move the trailer, move into existing city space or purchase a new modular to house Rio Salado operations, Park Ranger program and Parks and Recreation boating program staff. The temporary locations being evaluated for a temporary modular is the old motel site along Lakeview Drive which would require site improvement, Town Lake Marina and south end of Moeur Park parking lot.

General discussion regarding the **ADOT/Rio Salado Operations**, including:

- Randy asked whether the boat storage will move. Nancy responded that so far ADOT has agreed that boat storage and parking will be allowed to stay.
- Randy asked if the city leases the trailer. Nancy responded that the city owns the trailer which was purchase approximately four years ago.
- Randy stated that a move to Town Lake Marina would be a great location.

Agenda Item 6 – Private Project Update
Each private developer gave a summary of projects around Town Lake.

Randy Levin provided an update of the Hayden Ferry Lakeside project. The second tower sold to Sumitomo Corporation for 92 million. Suncor has picked up the building permits for the third office tower at Hayden Ferry Lakeside.

Agenda Item 7 – Public Project Update – Nancy Ryan
Nancy introduced a handout of progress and total acreage development for Rio Salado Project. The projection includes all park land and habitat open space development in 2008 and anticipated change for 2009.

The South Bank path from TCA to Priest is progressing and received additional funding to add art elements to the project. It has full funding for landscape, path, lighting and art elements. Path will open in October and the art element will open a month or two after.

Rio East Linear Park located on the south bank to east dam has 90% design complete and have selected a construction contractor (CM @ Risk) which is Valley Rain. Funding for construction was approved for this fiscal year and construction should start in the beginning of the year.

Tom Canasi from Community Services announced that Tempe received a Valley Forward Crescordia Award for Tempe Center for the Arts and the Arts Park won award of Merit.

The Committee's next meeting will be October 8.

Meeting adjourned at 9:25 AM.

Prepared by: Julie Sparr

Reviewed by: Nancy Ryan

Nancy Ryan
Rio Salado Project Manager