

**Minutes**  
**Apache Boulevard Project Area Committee**  
**October 13, 2008**

Minutes of the Apache Boulevard Project Area Committee meeting held on September 8, 2008, from 4:00 – 5:30 p.m., at the City of Tempe Escalante Community Center.

**Members Present:**

Phil Amorosi  
Charles Buss  
Pete DeMott  
Martin Godusi  
Don Hoots  
David Johnson  
Pen Johnson  
Irving/Esther Kozinets  
Carol McDaniels  
Kevin Olsen  
Gretchen Reinhardt  
Bob Stafford

**Members Absent:**

Ed Andrews  
Jim Brewer  
Ray Devine  
Jeff Hansen  
Chris McKee  
Brian Martin  
John Toliver

**City Staff:**

Heidi Graham – Community Development  
Mike Anaya – Community Development

**Other Staff:**

**Guests Present (Presentation):**

Dawn Coomer – LRT  
Dharmesh Ahir  
Tim Sprague – Habitat Metro, LLC  
Feliciano Vera – Habitat Metro, LLC

**Other Guests:**

Meeting convened at 4:06 P.M.  
Phil Amorosi called the meeting to order.

### **Agenda Item 1 - Consideration of Meeting Minutes**

September 8, 2008 Meeting Minutes – Approved

### **Agenda Item 2 – Announcements/Questions**

#### Phil Amorosi

- Final draft report – request for changes?
- Photo collage progress – completed.
  - To be presented in Dec, then to council in Jan.
- Tip Top Motel 2051 Apache – Gary Bartlett
  - To assist 200 single men who were formerly incarcerated
  - Mesa Tribune story – no permits issued?
  - 1999 – Use permit was applied for.
  - Development Services is looking into the use of the site since 1999.
- Story regarding valley wide meth bust w/70 arrests: Tempe PD was asked if the Apache Blvd area was targeted – there were busts at one house in Jen Tilly neighborhood, one stop on Apache and Rural, one bust on McArthur in Victory Acres, one bust at Rural and Rio Salado in a parking lot, one on Don Carlos, and one at a motel on Apache. 12 vehicles, and half a million dollars were seized. There was some collaboration with the DEA.
- King Tut Café is now out of business.
- Esquer Park opening at 10/18/08 at 1 PM

#### Heidi Graham

- Last meeting Phil asked is the City would fund something for the Dec. Meeting. New school for the arts will be used for the meeting location and food will be provided.

#### Dawn Coomer

- LRT Public Meetings scheduled for Monday, Dec. 9<sup>th</sup> 6-8 Desert Breeze Park in Chandler and on Wednesday, Dec. 10<sup>th</sup> at the Tempe Library.

Q&A/Comments – **What is the progress on the Apache ASL Trails Project?** – *It is moving forward. There have been some funding issues. Ownership has changed. Are they still looking to acquire additional property?* – *It is still up in the air, but they are interested.*

### **Agenda Item 3 – Angel Carbajal and Charles Cobbs – Tempe Police Department**

- Second outreach person added – Katie McDevitt.
- Charles Cobbs was not available.
- Community meeting took place on 9/22 regarding issues with the area.
  - Homeless turnout at the meeting.
  - Meeting touched on behaviors not homelessness.
- Action plans are in place.
- Mounted patrols now take place at Escalante and Esquer Parks.
- Crime overall is down 10%. Lowest rate in 22 years.
- Beat 15 down 22%, Beat 16 up 29% (mostly shoplifts – Marketplace)

Q&A/Comments – **Is it possible to ask Marketplace to increase the security?** –  
*Absolutely, they are open communication. We work with local merchants to keep it from happening in the first place.*

**Agenda Item 4 – Development Update – Tim Sprague, Habitat Metro, LLC**  
**The Dorsey Station – 1389 and 1395 E. Apache Boulevard**

Tim Sprague

- Working on the site as it comes onto Apache.
  - Homeowners were misinformed, thinking they owned the alley – the City does still own it.
  - Homeowners have encroached into that alley and incorporated the alley into their backyards.
  - 30,000 sq ft. for land owned by the City and the FTA at Cedar St.
  - The property is owned, free and clear.
  - Market Rate Housing.
  - Paragon Mortgage is backing the funding.
  - Rents – \$1.50/sq ft.
  - 357 parking spaces.

Feliciano Vera

- Working on the site as it comes onto Apache.
  - 120 Units.
  - Was condominium project, now entertaining a rental product NOT targeting a student market.
  - Section 220, HUD funded.
  - Created a broad shaded arcade with pedestrian and bicycle egress.
  - 12,000 sq ft of retail space on the front.
  - Small neighborhood grocer.
  - 3 story parking garage.
  - Elevated restaurant concept.
  - 135 room hotel (Holiday Inn Express)
  - Nothing filed with the City as of yet.
  - Design review to start in Dec.

- Breaking ground Mid Summer.
- Pursuing LEED certification standard.
- Potential to convert to condominium at a later date.

Q&A/Comments – **Any ideas on who will move into the retail portion?** – *We have not gone out to market it yet.* **Is there a pool/restaurant?** – *Restaurant (breakfast only for the guests. There is a pool.*

**The Committee's next meeting will be Monday, November 10<sup>th</sup>, 2008 at the Escalante Community Center – Brio/Bravo Rooms.**

**The following meeting is scheduled for Monday, December 8<sup>th</sup>, 2008 at the New School for the Arts**

**Meeting Adjourned at 5:00 p.m.**

**Prepared by Mike Anaya**

---

**Authorized Signature**  
**Heidi Graham, Senior Planner**