



**Minutes
Enhanced Services Commission
February 13, 2008**

Minutes of the Enhanced Services Commission held on February 13, 8:30 AM, at the Rio Salado Operations Center, Tempe, Arizona.

Members Present:

Tom Canasi
Scott Cole
Gordon Cresswell
Gary Cheek
Randy Levin
Greg Loper
Mark Richwine
Chris Salomone
Chris Wilson

City Staff Present:

Roger Hallsted
Diane Johnson
Dee Dee Kimbrell
Julie Sparr
Nancy Ryan
E Hansen

Members Absent:

Chris Anaradian
Jerry Hart

Guests Present:

Ryan Hartman - Wolff Company

Meeting convened at 8:36 AM.

Scott Cole called the meeting to order.

Agenda Item 1 – Consideration of Meeting Minutes: January 9, 2008

Scott Cole asked if the members had an opportunity to review the minutes from the February 13, 2008 meeting.

MOTION: Randy Levin moved to approve the minutes.

SECOND: Chris Salomone

DECISION: The minutes were approved unanimously.

Agenda Item 2 – Public Appearances

There were no public appearances

Agenda Item 3 – Urban Open Space Plan – Chirs Salomone

Chris Salomone, Community Development Manager, introduced the Urban Open Space Plan and process. The city hired the firm PPS to survey the best practices for urban open spaces and best maintenance practice for new parks and new development. Hansen, the city's project manager, surveyed ASU students, landowners, developers and general public. The focus of the survey is to identify open space for new development with out interrupting connections with Papago Park, downtown Tempe, Tempe Town Lake and ASU. The preliminary draft is being reviewed by various commissions and boards for review and comments for recommendation to City Council in March.

General discussion regarding the Urban Open Space Plan, including:

- Randy asked how much Tempe paid the consulting firm for survey; Hansen responded cost of the survey was \$300,000.
- Randy's concerns are consulting firm does not understand Town Lake is a flood control project. Ideas are adding buildings in the floodplain; extensive vegetation along lake edge which displaces water and proposing walk-in beaches in a no swim lake. Chris S. responded the outside consulting firm was hired to share best urban practices around the world. All ideas in the survey could be considered but the city would choose best ideas fitting for Tempe.
- Randy asked how the City is going to pay for improvements the plan is proposing; Chris S responded PPS gave a list of possible recommendations for funding.
- Greg Loper shared concerns about negative impact on development, traffic limiting measures on Rio Salado Parkway and how disclosure of plan requirements and implementation costs will impact future sales of new development.
- Chris Wilson commented that the survey is a helpful guideline for creating new ideas in the early stages of development. We have to keep in perspective these are ideas and not set in stone.
- Greg asked about the implementation plan. Is this to be an element of the general plan? Chris S responded no this is a study that we thought was proactively a reasonable thing to do.
- Scott suggested debate can be solved by correcting the title to Urban Open Space Study instead of "Plan". The term "Plan" brings some finality to the study and that is the issue. Then everybody will understand it's only a study and not concrete.
- Nancy explained comments may be received thru the end of March and can be directed to Hansen.

Agenda Item 4 – CFD Budget – Nancy Ryan & Roger Hallsted

Nancy introduced handouts of the projected and current operating budget summary which explains the different operating budgets we are proposing for next fiscal year.

Roger explained that the budget for next fiscal year shows a proposed increase from \$3.46 to \$3.64 million. Increases result from park rangers and a full time police sergeant (ranger supervisor), and lake maintenance for new park additions around lake. With the water flow conditions right now we may see some decreases in replacement water and electricity due to the run-off. Included in summary there is a reserve for infrastructure replacement of rubber dams, which are undergoing an evaluation of the most appropriate dam replacement technology, dam operation efficiency, and maintenance lifecycle cost.

General discussion regarding the **CFD Budget** including:

- Randy asked why is there run-off in lake when the reservoirs in the mountains are not a hundred percent. Scott responded the water release is due to anticipated runoff when snow melts.
- Randy asked while dams are down and the water is flowing through, what are we doing about water quality treatment. Nancy responded lake is not being chemically treated while runoff is flowing through lake.
- Randy asked what types of proactive measures are being taken for duck weed. Nancy responded duck weed could be problematic when water temperature warms up in May and June. The water will be tested and treated for duck weed if necessary.
- Randy asked if the Capital Improvement Program included the replacement of the rubber dams. Nancy and Roger responded that it's in the proposed budget for 2008/09.

Agenda Item 5 – Pedestrian Bridge Update – Nancy Ryan

Nancy introduced handouts of the pedestrian bridge and a proposed product for lighting of bridge that could also be used for future accent lighting at TCA. We are refining details of bridge lighting, bridge walkway and railing transition from bridge to land base while meeting safety guidelines. We will be sharing refined ideas with various boards and commissions later on this month.

General discussion regarding the **Pedestrian Bridge Update**, including:

- Gary expressed concerns about LED lighting in a metal box and summer temperatures will exceed manufacturer's warranty.
- Ryan suggested talking to design team about pigeons landing on arches.

Agenda Item 6 – Private Project Update

Each private developer gave a summary of projects around Town Lake.

Greg Loper provided an update of the Weststone Communities projects. Closings of Northshore condos are going well. Weststone Communities will receive its second set of City review comments on the submittal drawings for the Onyx condo building.

Randy Levin provided an update of the Hayden Ferry Lakeside project. The second office tower is completely leased except for ground floor. Bridgeview units are closing for the first residents is February. He shared that Super bowl events went well. They have completed Marina Heights design and have received approval from ASU and will sending over to City of Tempe for comments. SunCor sold their building interest at Rio West Office Park to The Wolff Company.

Ryan Hartman, with the Wolff Company, provided an update of the Rio West project. Wolff Company plans to break ground for The Pier at the end of February.

Agenda Item 6 – Public Project Update – Nancy Ryan

Nancy Ryan gave a summary of public projects in Rio Salado.

South Bank linear park (Hardy to Priest) has a preconstruction meeting to be held later this month. The project will include a twelve foot multi-use path, lighting, landscaping and a temporary transition connection to Hardy. Similarly, The Pier will have a partnering and preconstruction meeting later on this month. The Elements project is continuing to be refined and moving forward with drawings to create paths, streets and utilities. Environmental remediation for the land between the TCA and Priest is waiting for additional funds to be authorized from the CIP process.

The Committee's next meeting will be **March 12**.

Meeting adjourned at 9:55 AM.

Prepared by: Julie Sparr

Reviewed by: Nancy Ryan

Nancy Ryan
Rio Salado Project Manager

