

## COUNCIL MINUTES

May 31, 2018

The City Council of the City of Mesa met in a Study Session in the lower level meeting room of the Council Chambers, 57 East 1st Street, on May 31, 2018 at 7:32 a.m.

### COUNCIL PRESENT

John Giles  
David Luna  
Mark Freeman  
Francisco Heredia  
Kevin Thompson  
Jeremy Whittaker

### COUNCIL ABSENT

Christopher Glover

### OFFICERS PRESENT

Christopher Brady  
Dee Ann Mickelsen  
Jim Smith

Mayor Giles excused Councilmember Glover from the entire meeting.

Items on the agenda were discussed out of order, but for the purpose of clarity will remain as listed on the agenda.

1. Review items on the agenda for the June 4, 2018 Regular Council meeting.

All of the items on the agenda were reviewed among Council and staff and the following was noted:

Conflict of interest: None.

Items removed from the consent agenda: None.

2-a. Hear a presentation, discuss, and provide direction on garage size standards for single residence garages.

Planning Director John Wesley displayed a PowerPoint presentation. **(See Attachment 3)** He commented that the case known as Heritage Crossing on the June 4, 2018 Council agenda prompted this discussion.

In response to a question posed by Mayor Giles, Mr. Wesley explained that there are designated areas for the solid waste containers located on a public street and separate from the parking area.

In response to a question from Mayor Giles, Mr. Wesley confirmed that the depth of the garage does not meet code. He noted that the residents will either park their vehicle in the garage or in designated spaces.

In response to a question posed by Councilmember Whittaker, Mr. Wesley stated that the original recommendation from staff was denial, however, staff has become more comfortable with minor differences on the overall project.

Mr. Brady remarked that moving forward, specific detailed dimensional information will be required at the start of the process.

Mayor Giles clarified that the standards will remain the same, except for the Heritage Crossing project and emphasized this will not be setting a precedent.

In response to a question from Councilmember Thompson, Mr. Brady confirmed that the Heritage Crossing item will be placed back on the June 4, 2018 Council consent agenda.

Discussion ensued relative to the process of applications at staff level, potential trade-offs to meet requirements, and Heritage Crossings improvements.

Mayor Giles thanked staff for the presentation.

2-b. Hear a presentation, discuss, and provide direction on a long-term lease with the Arizona Board of Regents and related budget for the multi-story building to be leased for the downtown Arizona State University project.

Manager of Downtown Transformation Jeff McVay displayed a PowerPoint presentation. **(See Attachment 4)** He commented that the lease agreement is in the final stages.

In response to a question posed by Councilmember Freeman, Mr. McVay stated that if Council approves the lease and project budget at the June 4, 2018 Council meeting, a Request for Proposal (RFP) for design services will be sent immediately and is estimated to take one year, with construction at 15 months, and opening of classes in the Fall of 2021.

The following citizens spoke in support to agenda item 2-b:

- Clint Hardison, a Mesa resident
- Tim Boyle, a Mesa resident
- Sean Huntington, a Mesa resident

The speakers offered a series of comments including, but not limited to, the following:

- ASU project will make Mesa competitive with other cities.
- The investment will bring in direct revenues.
- ASU project will bring more people to downtown Mesa.
- ASU's proposed curriculum.
- ASU project is worth the investment.
- ASU project will help build the community.

The following citizens spoke in opposition to agenda items 2-b:

- Gene Dufoe, a Mesa resident
- Christopher Bown, a Mesa resident
- David Douthit, a Mesa resident

- Angel Lavine, a Mesa resident
- Verl Farnsworth, a Mesa resident

The speakers offered a series of comments including, but not limited to, the following:

- ASU project is moving forward too fast.
- ASU project should be placed on the ballot for the voters to decide.
- 2016 vote was for denial for the ASU project.
- Councilmembers are admonished to making proposals that would bind future Council's.
- ASU project will increase City's debt.
- ASU project is not the right deal for Mesa and is gambling with Mesa's future.
- Residents are unable to afford the ASU project.
- ASU project will dilute the tax base from a commercial standpoint and eventually affect residents' property values.

Councilmember Thompson stated that the ASU project could be transformative for the City's downtown, however, disagrees with how the project is being proposed. He pointed out that in 2016, 53% of the voters voted no on the ASU project and believes this project should be placed back on the ballot.

In response to a question posed by Mayor Giles, Mr. Brady reported that the ASU project is about \$60 million, which would mean an annual debt service payment of \$5 million. He noted that staff will continually look for ways to reduce the principal amount.

In response to a question from Councilmember Whittaker, Mr. Brady clarified that the debt is approximately \$63 million, and staff would look for ways to reduce the original amount prior to financing.

Mayor Giles thanked staff for the presentation.

2-c. Hear a presentation, discuss, and provide direction on a comprehensive update of Mesa's i.d.e.a. Museum master site plan, which includes phased concepts for optimizing existing spaces and program, and space improvements.

Executive Director Sunee O'Rork displayed a PowerPoint presentation. **(See Attachment 1)** She commented that the i.d.e.a. Museum started 40 years ago, formerly known as the Children's Fine Arts Center until 2014. She added that the museum is a public-private partnership with 40% support from the i.d.e.a. Museum board.

Ms. O'Rork reported that the museum has approximately 100,000 visitors a year with a \$2.1 million combined budget from the City of Mesa and Museum Board, no debt, and some working reserves. She stated that Virginia G. Piper Charitable Trust and the AGILE Project provided funding of \$375,000 which includes the master site plan cost of \$100,000, in addition to the \$25,000 from Gyroscope, Inc.

Ms. O'Rork explained the proposed site plan and noted that the museum is located on 2.3 acres which is being underutilized. (See Page 6 of Attachment 1)

Ms. O'Rork reviewed the Membership City of Origin and added that 28% represents Hispanic and Latino households, 80% are female caregivers, and most of the regular visitors are within a 30-minute drive to the museum. (See Page 16 of Attachment 1)

Ms. O'Rork stated that the project cost is approximately \$24 million which does not include operations and maintenance costs. She noted that the project would have two phases with the first phase costs between \$10-\$16 million and second phase between \$8-\$10 million.

Vice Mayor Luna commented that the i.d.e.a. Museum building is dated and has lack of sufficient space for visitors. He asked Council to consider additional funding for the museum remodel.

Mayumi Genstberger, a Gilbert resident, reported that she started going to the i.d.e.a. Museum in 2009. She noted that her family became members and visits every day. She highlighted some exhibitions and added that her children now create their own crafts, drawings, and writings at home. She stated that she is grateful for the i.d.e.a. Museum for their companionship and being a home away from home.

Dr. Shawn Jordan, a Mesa resident, commented that he has been an i.d.e.a. Museum boardmember for the last four years and supports the expanded bond request. He stated that learning happens both inside and outside of the classroom. He noted that museum's such as the i.d.e.a. Museum can provide critical enrichment for a child's development. He asked Council to support the bond request.

Tim Boyle, a Mesa resident, reported that his family attended the i.d.e.a. Museum as children which inspired a love of creativity and adventure and has carried over to their adult lives. He stated the opinion that the museum is becoming a high caliber museum like the Brooklyn Children's Museum. He asked Council to support the museum update.

Jen Duff, a Mesa resident, noted that since the rebranding of the name in 2014 the i.d.e.a. Museum has had a 67% increase in attendance. She noted that only 36% of Mesa's children are school ready versus the national average of 48% and that 95% of a child's brain development happens prior to age five. She shared a letter from the i.d.e.a. Museum founder, John Whiteman, that highlighted schools core subjects and that creative activities such as the arts are critical building blocks of child development. She asked Council to think outside the box and dream of what Mesa can become 40 years from now.

Scott Higginson, a Mesa resident and member of the i.d.e.a. Museum, requested that enough funding be provided to allow the museum to start phase one of the improvements. He added that the museum proposal is an asset that benefits the entire community and region.

Mayor Giles thanked staff for the presentation.

2-d. Hear a presentation, discuss, and provide direction on general obligation bond projects including transportation, public safety, parks and cultural projects, and Mesa Plays for the 2018 election.

Budget Coordinator Scott Butler introduced City Engineer Beth Huning who displayed a PowerPoint presentation. **(See Attachment 2)** He commented that the presentation focuses on public safety as well as parks and culture to further develop concepts and preliminary cost estimates.

In response to a question posed by Councilmember Thompson, City Manager Christopher Brady stated that the Eastmark Fire and Medical Pumper is not included in the Fire Apparatus Replacement budget, due to the fact that it is funded separately. (See Page 30 of Attachment 2)



Mr. Butler clarified that the replacement list is specific for replacements and the Eastmark Fire and Medical Pumper would be new construction.

Councilmember Thompson suggested that Fire Station 221 be placed out on Ellsworth Road due to the fact that the location on Signal Butte Road is in the middle of a subdivision.

Mr. Brady explained that staff needs to prioritize the dollar amounts on the projects and after receiving feedback, staff will return to Council in the next couple of weeks with a proposed final draft for Council consideration. He added that a timeframe for completion will be presented at a later date.

Councilmember Thompson expressed concerns on the City Center Plaza project specific to employee parking.

Mr. Brady pointed out that the City is becoming an urban community in downtown and the City does not lack in parking. He added that a comprehensive plan is in process for future parking.

In response to a question posed by Councilmember Freeman, Mr. Brady responded that the presentation does not include the full build-out for fire. He noted that the stations presented are needed over the next couple of years, however, a fire station in Lehi is not needed at this time according to the data.

In response to a question from Vice Mayor Luna, Mr. Brady explained that funding for the Federal Building was included in the 2012 bond package, however, the Arizona Historical Society did not meet funding requirements needed to operate the facility. He added that the current funding request would be to remodel the building to accommodate public receptions and meetings.

In response to a question posed by Councilmember Whittaker, Mr. Brady reported that the \$25 million related to the Mesa Plays community fields would be included in the general obligation bond package and the remaining fields would be funded separately through other revenues such as a bed tax. He noted that Mesa Plays is being discussed and will be presented at a later date detailing how the costs would be covered.

For the record, Mayor Giles acknowledged that speaker cards were received from the following individuals in support of the general obligation bond projects for the 2018 election:

David Wier:	A Mesa resident
Mike Hutchinson:	A Mesa resident
Marc Garcia:	Representing Mesa Plays

Jo Martin, representing the Park and Recreation Board and Imagine Mesa Advisory Sub-Committee (At Play), commented that the proposal addresses the 2018-2022 Parks and Recreation strategic plan which is to deliver the highest quality services and experiences to citizens, balancing needs and wants to stabilize the bottom line, and advocating and leveraging community relationships. She stated that the proposal also supports the Imagine Mesa At Play recommendation that includes a multi-purpose/multi-field youth and amateur sports complex, expansion of the bike/pedestrian trail program, and increased park features continuing the 2012 Park bond efforts.

Matt Erickson, a Mesa resident, reported that he is a volunteer coach and sees firsthand the need for recreation space and supports the bond request.

Rich Adams, a Mesa resident, remarked that he supports the Mesa Plays youth and amateur sports complex. He pointed out that the City will benefit economically, due to the fact that Mesa Plays has proven they can book tournaments year-round and bring visitors creating an increase in revenues.

Scott Higginson, a Mesa resident, stated that the first phase for the i.d.e.a. Museum costs \$5 million and asked Council to take into consideration the full amount requested. (See Page 27 of Attachment 2)

In response to a question posed by Councilmember Thompson, Parks, Recreation, and Community Facilities Director Marc Heirshberg responded that staff checks who utilizes the fields with Mesa teams taking priority. He pointed out that Riverview Park is not used for six months due to Spring Training. He added that one field has inconsistent usage and is being utilized by Sereno Soccer Club, otherwise, the other locations are primarily Mesa residents.

Mayor Giles emphasized the need for the public to be engaged on this topic. He stated that the November ballot may include the following:

- .25 sales tax increase for Public Safety
- Home Rule
- \$138 million Park Bond which includes two additional questions:
  - Increase in the bed tax
  - Charter 613 question

Mr. Brady pointed out that the assumptions are to have the general obligation bond projects close to \$200 million, which would cost the average homeowner approximately \$40 per year and provide additional funding for phase one of the i.d.e.a. Museum.

Mayor Giles thanked staff for the presentation.

3. Acknowledge receipt of minutes of various boards and committees.

3-a. Human Relations Advisory Board meeting held on April 25, 2018.

3-b. Museum and Cultural Advisory Board meeting held on January 25, 2018.

It was moved by Vice Mayor Luna, seconded by Councilmember Thompson, that receipt of the above-listed minutes be acknowledged.

Mayor Giles declared the motion carried unanimously by those present.

4. Hear reports on meetings and/or conferences attended.

Mayor Giles recognized the passing of Bev Tittle-Baker and acknowledged her generosity to the City by building a community center in her neighborhood and that many lives have been touched for over 20 years as a result.

5. Scheduling of meetings and general information.

City Manager Christopher Brady stated that the schedule of meetings is as follows:

Monday, June 4, 2018, 4:15 p.m. – Audit, Finance and Enterprise Committee

Monday, June 4, 2018, 5:15 p.m. – Study Session

Monday, June 4, 2018, 5:45 p.m. – Regular Council Meeting

Monday, June 4, 2018, 5:50 p.m. – Special Council Meeting

Mr. Brady stated that the interviews for City Magistrate will be held in an Executive Session June 21, 2018.

6. Adjournment.

Without objection, the Study Session adjourned at 10:01 a.m.

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JOHN GILES, MAYOR

ATTEST:

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DEE ANN MICKELSEN, CITY CLERK

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the Study Session of the City Council of Mesa, Arizona, held on the 31<sup>st</sup> day of May, 2018. I further certify that the meeting was duly called and held and that a quorum was present.

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DEE ANN MICKELSEN, CITY CLERK

js  
(Attachments – 4)



# SITE MASTER PLAN

## Presentation to City Council



MAY 31, 2018

Sunnée D. O'Rork, Executive Director



# OUR MISSION

*The i.d.e.a. Museum inspires  
children of all ages to experience  
their world differently through  
art exhibitions and activities  
designed to support **early  
learning**, nurture **creative  
thinking** and **engage families**.*





# SITE MASTER PLAN

- Funded by Virginia G. Piper Charitable Trust ~ AGILE Project \$100,000
- Gyroscope, Inc. \$25,000 ProBono
- Focus Groups
- One year - staff/board project weekly team meetings





HUB Gallery at i.d.e.a. Museum

*“MAKE IT BETTER, NOT BIGGER.”*

- Families are bifurcated at current entrance = not together for all the experiences
- No Café = leave when hungry
- ArtVille only 75 person capacity = lines in summer
- School groups swarm entrance = edge out visitors
- Inadequate facilities for events = revenue loss
- In oldest former Basha’s = aging facilities
- Spaces underutilized; Atrium





- Create high visibility in downtown.
- Increase attendance, earned revenue, and capacity.
- Activate, reorganize, and leverage existing assets.
- Add visitor experiences and amenities.
- Broaden audience, birth-teen (1903-3165 daily attendance)

## SITE MASTER PLAN GOALS

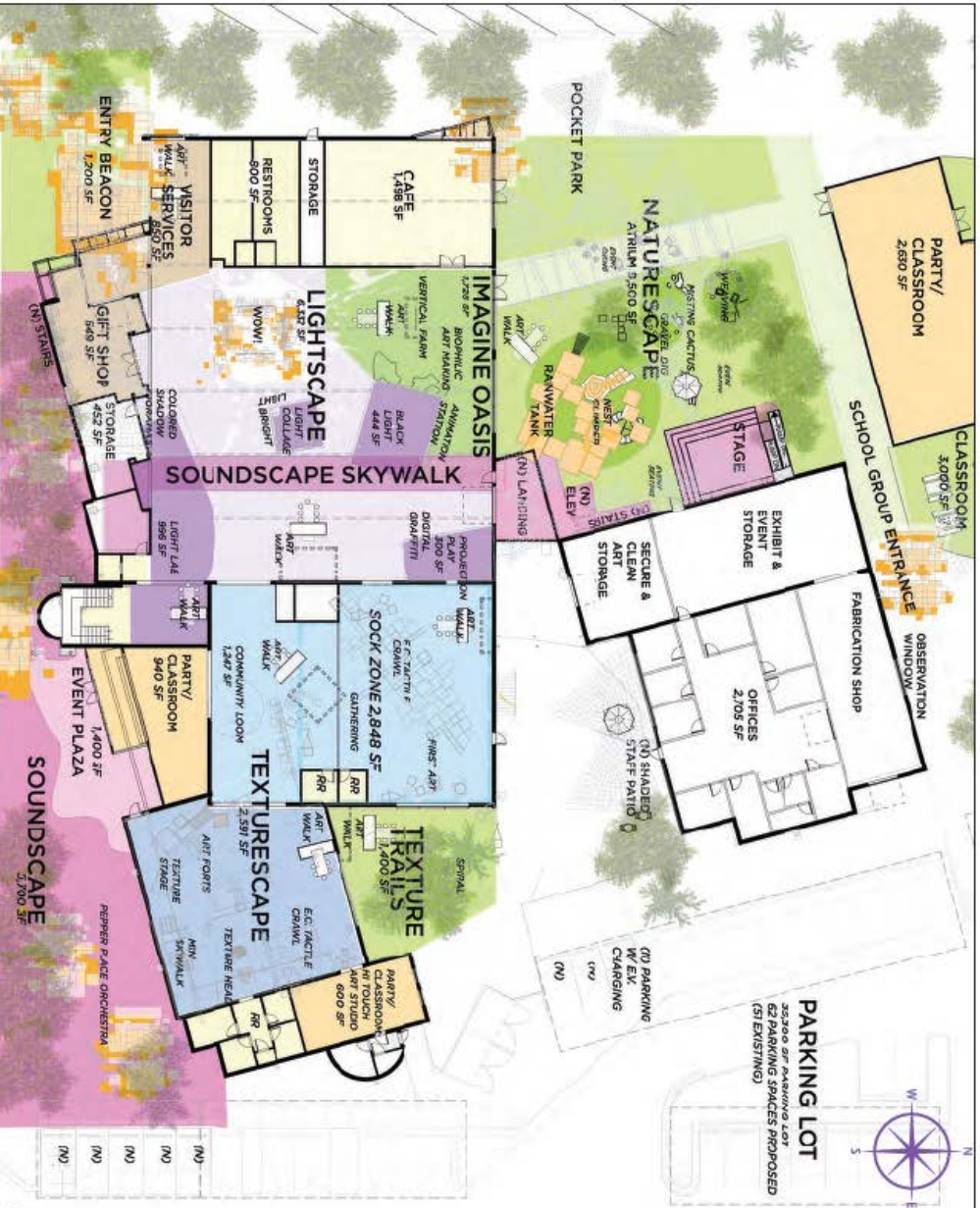




## 4: CONCEPTUAL DIRECTION

## i.d.e.a. Museum Site Master Plan

i.d.e.a. Museum



The four thematic zones play out across the site plan, setting up a diverse set of visitor experiences. Each gallery feels distinct yet cohesive with the overall plan.



mesa·az







## SITE MASTER PLAN MEETS GOALS BY:

- ✓ Dramatic, interactive entry with high visibility from Main St.
- ✓ Improves visitor flow and circulation; keeps families together.
- ✓ Creates separate entrance for school groups.
- ✓ New facility rental opportunities, on-street Café and Gift Shop = increased revenues.







- ✓ Early childhood galleries increased 200%.
- ✓ Indoor exhibit gallery increased 153%.
- ✓ Outdoor visitor experiences increased 244%.
- ✓ Overall visitor capacity increased by 166%.

## SITE MASTER PLAN MEETS GOALS BY:







## SHOWCASES NATURE, SUSTAINABILITY (BIOPHILIA)

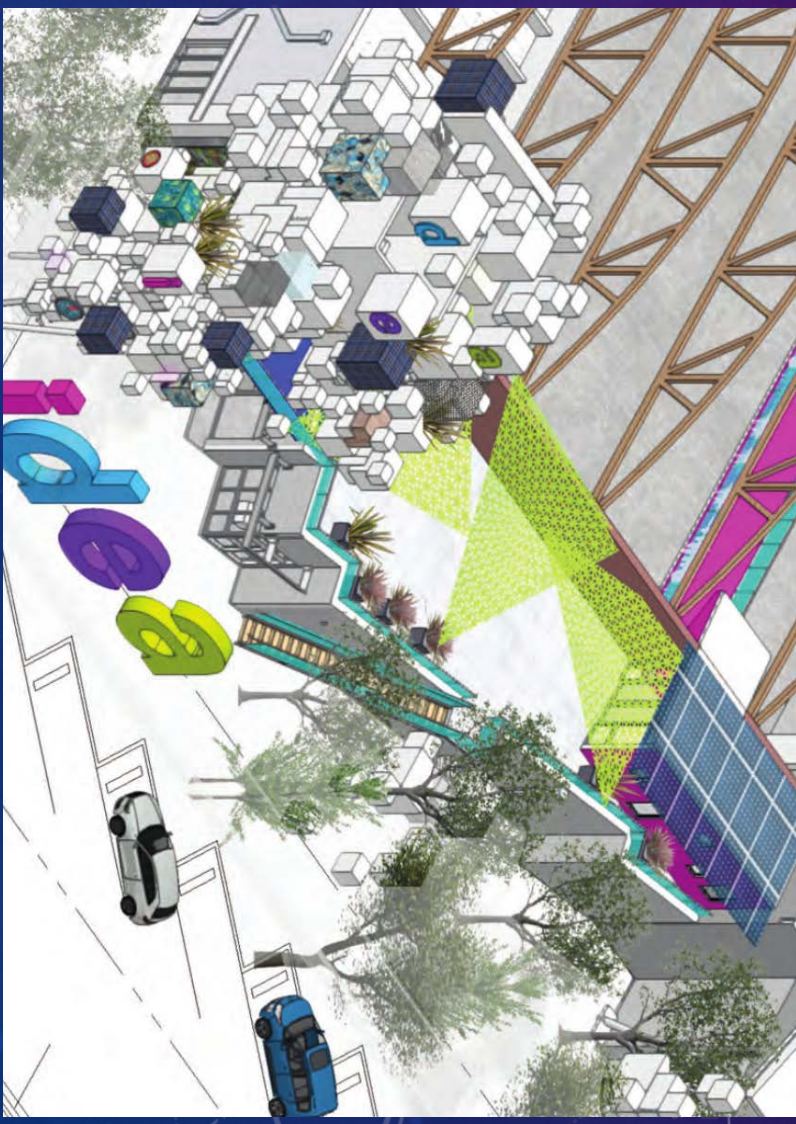
- State-of-the-art energy retrofit /water efficiency.
- Harvest rain & solar energy.
- Locally sourced products, recycled content.
- Building as teaching tool, awareness & education.
- Indoor/outdoor art-making with natural materials.
- Indoor air quality: non-toxic materials & finishes.
- Maximizes natural light.
- Transit-oriented development.





- New anchor for downtown activation.
- Regional leader for families to grow and learn in creative arts and exploration.
- Creating a new Community Hub.
- Meets Mesa's 2040 Plan Goals.

# IMPACT

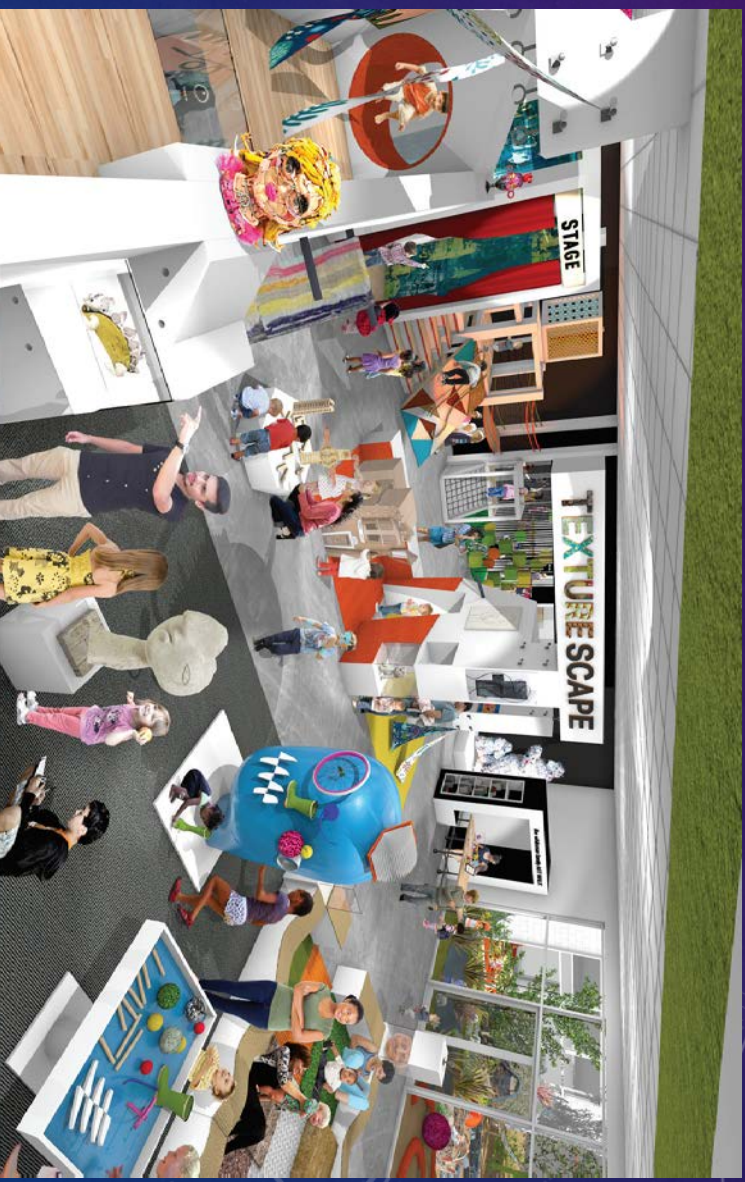






- Project in Phases
- Board using national fundraising model to build donor base needed for future capital campaign.
- Public private funds in partnership for community.

## BUILDING CAPACITY TO MAKE IT A REALITY







Video “fly  
through”  
[https://youtu.be/  
LICb10MWBDQ](https://youtu.be/LICb10MWBDQ)

## SITE MASTER PLAN OF REIMAGINED MUSEUM





# ACKNOWLEDGEMENTS

## I.D.E.A. PROJECT TEAM

Samir O'Rourke, Executive Director  
Jeff Morris, Museum Curator  
Yvette Ammendt, Marketing & PR Director  
Dana Millon, Curator of Education  
Jessica Kusene, Visitor Services Director  
Rob Schultz, Assistant Director of Arts & Culture  
Sharon Flanagan-Hyde

## I.D.E.A. BOARD

Dawn Giles, Chair  
Jennifer Clark, Vice Chair  
Sean Lunny, Treasurer  
Amy Witts, Secretary  
Christopher Tompkins  
Rob Schultz, Assistant Director of Arts & Culture  
David Luna, Vice Mayor  
John O. Whiteman, Founder  
Joshua R. Boyle  
Samantha Hammond  
Scott Higginson  
Shawn S. Jordan, Ph.D.  
Lora Laster  
Ruth Tan Lim, M.D. M.D./Ph.D. FAAP  
Erica Snyder  
Jenn Duff, Honorary  
Thomas Assante

## I.D.E.A. OLOGISTS

John Wille  
Jeremy Babendure, CEO, AZ Science Fest  
Miguelos Zingoni, ASU  
Robert Golbet  
Nancy Nemitz  
Colleen Howard, SIMS, MFS Science Curriculum

## PIPER TRUST

Ellen Sedorey, Piper Trust, Program Officer

## CITY OF MESA

John Giles, Mayor  
David Luna, Vice Mayor  
Chris Brady, City Manager  
Natalie Lewis, Deputy City Manager  
Mark Atkinson, Mesa City Engineer  
Jeff McVay, Manager of Downtown Transformation  
Cindy Ornstien, Director of Arts & Culture  
Sandy Steedini, Supervisor Recycling & Community Outreach  
Heather Wolf, Director of Libraries, Mesa  
Aimee Manns, Mesa Parks & Recreation

## I.D.E.A. STAFF

Lindsay Hochhalter, Development Manager  
Museum Board of Directors, Inc.  
Tajana Patel, Museum Accounting Specialist  
Erica Cardenas, Marketing Assistant  
Ana Bendaric, Museum Education Assistant  
Chelsea Marsh, Museum Education Assistant  
Rev. White, Exhibit Designer  
Brian Asstiel, Museum Exhibits Technician  
Christina Arnold, Office Assistant  
Pat Grogan, Volunteer Coordinator for Development

## COMMUNITY STAKEHOLDERS

Paul Minton, ND, EFD, President & CEO, SVP College of Neurologic Medicine & Health Science  
Amanda Grykewicz, IMCC - Juniper  
Tom Wilson, Executive Director, AZ Museum of Natural History  
Pam Winery, ASU  
Heather Seely Linberry, Senior Curator & Interim Director, ASU Art Museum  
Kristen Pierce, Organizational Grants & Services Manager, AZ Commission on the Arts  
Patricia Rodriguez, SWCA & HS  
Karen Svoboda, Downtown Mesa Arts Festival  
Mark Svoboda, Downtown Mesa Arts Festival  
Jill Caldens, Z News  
Leona Pomah, Donor and Community Arts Supporter

## STAKEHOLDERS (CONT'D)

Vicki Bundy  
Leeza Forward  
Shelia Byrne  
Beth Bartholow  
Judy Wood  
Dave Morton  
Vincent Vanket, Managing Director, Phoenix Theater  
Mike Hutchinson  
Debby Elliott  
Joanne Platt  
Joe Corsaro  
Steve Martin, Manager, ChildPlay  
Steve Carr, Kurr Carr Group, Investor & Public Relations  
Rhonda Steele  
James Buzanek, Artist  
Denise A. Currier, Artist  
Jaime Glasser, Artist  
Jerry Jackson, Artist  
Deborah McMillon-Herring, Artist  
Bobby McMurry, Artist  
Emmett Potter, Artist  
Oliveto Burdick, Artist  
Mary Stindel, Artist  
Cecil Jones Salasagay, artist  
Gretchen Boyer, Prod. of Teachers, ASU & Community Colleges  
Cheryl McCraw (MFS)  
Jennie Beaver, ASU, Chief Science Officer  
Vanessa Chavez, Pixi Elementary District  
Maelyn Medrano, AA, Lead Art Owner, Founder, President  
Tasha Leverette, Owens, Chief Action Officer  
Tim Phillips, Owens, Principal  
Ariela Granet, AA, LEED BD-C, Architect of Learning Environments  
Brie Burnham, Graphic Designer  
Louise Mackie, Senior Designer

## GYROSCOPE INC.





# QUESTIONS?

*"... museums are important economic engines that support jobs and bring revenue to their local communities. The data speaks clearly: whether urban or rural, conservative or liberal, or a museum-goer or not, Americans treasure the museums in their communities and want elected officials to support them."* -American Alliance of Museums President and CEO Laura Lott.



# 1: EXECUTIVE SUMMARY

## Project Scope & Phasing

### PHASE ONE:

- 1 New Entry Beacon
- 2 Architectural Renovation, Main Exhibit Gallery
- 2E New Exhibits, Main Exhibit Gallery
- 3 Architectural Renovation, Convert 1st Floor Admin to Galleries
- 3E (N) Exhibits: Texturescape E.C.
- 4 Architectural Renovation, Artwalk
- 4E (N) Exhibits: Texturescape Gallery 2+
- 5 Artwalk Improvements
- 6 (N) Birthday Party/ Multi Purpose Space
- 7 Relocated Store
- 8 Café Street (interior fit out by tenant)
- 9 Restroom Renovation
- 10 Staff Office Relocation
- 11 2nd Floor Office Renovation
- 12 Clean Room Storage relocation

New Wall Openings in load bearing walls- interior & exterior. Door Storefront Windows, Electrical Closet Relocation, HVAC Upgrade

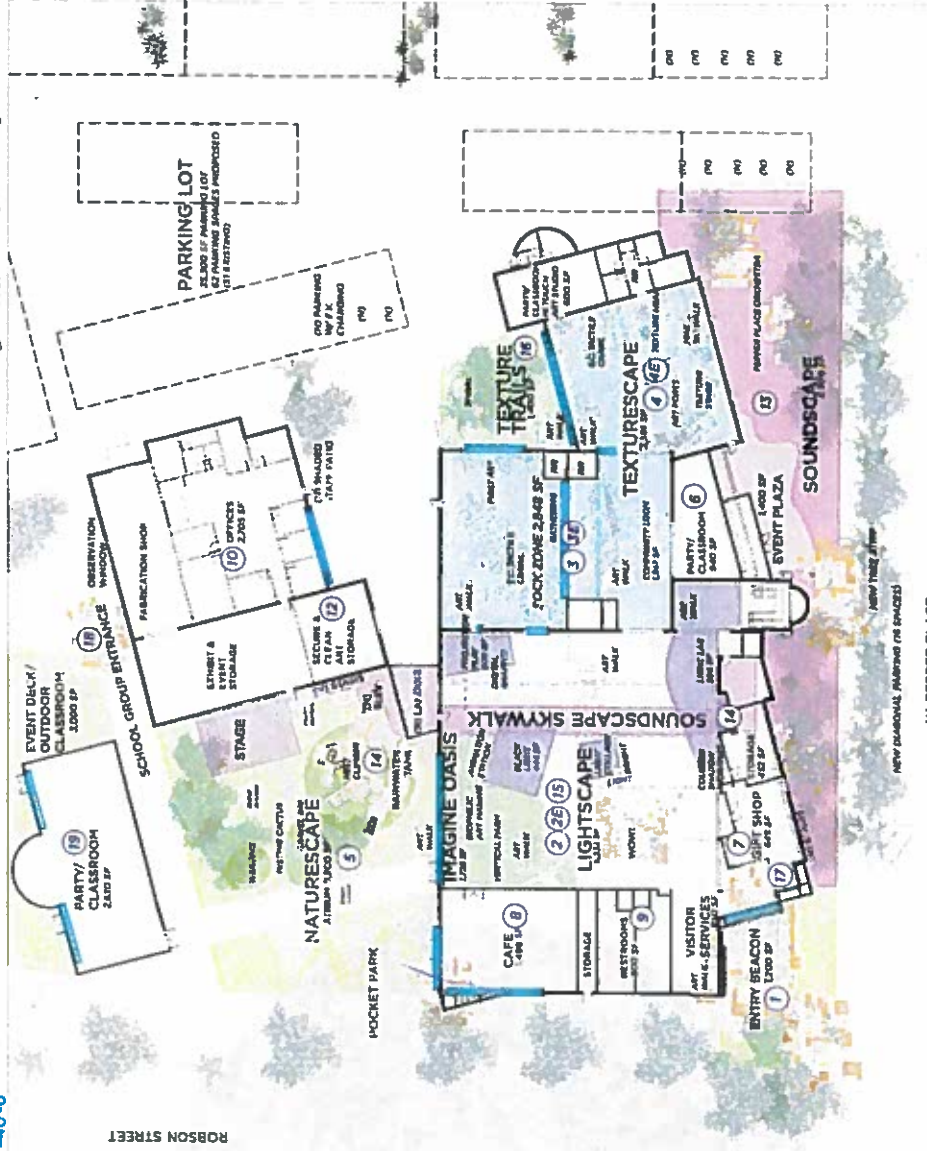
### PHASE TWO:

- 13 Facade Improvements, Artwalk Sequence, Soundscapes Outdoor Soundscapes Plaza
- 14 (N) Roof Deck, Soundscapes Skywalk, Atrium Clamber
- 15 (N) Future Exhibits
- 16 (N) Texturescape E.C. Outdoor Gallery
- 17 (N) Store Windows
- 18 (N) School Group Entrance
- 19 Atrium Classroom and deck

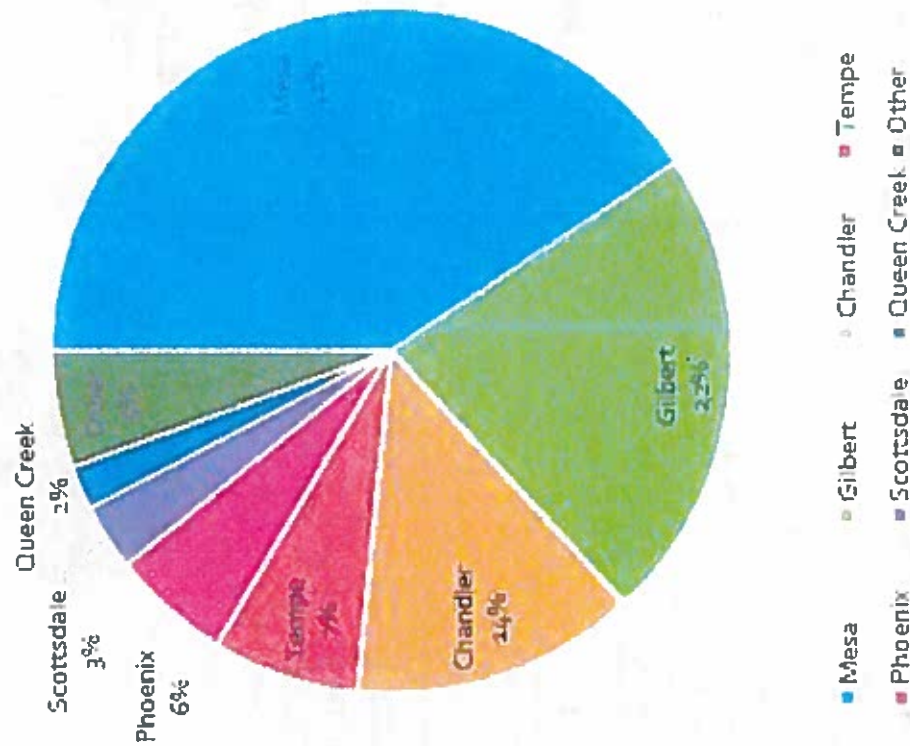


## PROPOSED SITE PLAN 1"=40'-0"

Legend: (N) Openings  
(#) Key, See Project Phasing



Membership City of Origin





# CIP BOND PLANNING COST ESTIMATES

City Council Study Session  
31st May, 2018

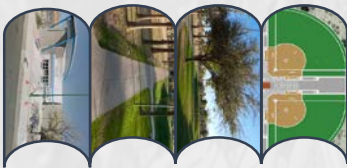


mesa.az

Beth Huning | Engineering Department  
Scott Butler | Office of Management & Budget

# Parks & Cultural

## CATEGORIES



ATHLETIC FIELDS

PARK AMENITIES

PATHS

CULTURAL





# Parks & Cultural

## ATHLETIC FIELDS

1. Monterey Park Athletic Fields
2. Crismon & Elliot Basin Athletic Fields
3. North Center Street Athletic Fields
4. Red Mountain – Community Athletic Fields
5. Mesa Plays – Tournament Athletic Fields
6. Red Mountain Youth Baseball/Softball Fields



# Monterey Park Athletic Fields



- 19 acre city parcel
- 5 acre land acquisition
- 4 lighted youth baseball/softball fields
- 3 lighted soccer fields (240'x360')
- 420 parking spaces
- Restroom, storage, and offices
- Estimated cost \$12.3M





# Crismon & Elliot Basin Athletic Fields



- 2 lighted soccer fields (240'x360')
- 2 drop in fields (goals, no lights)
- 120 parking spaces
- Estimated cost \$2.5M





# North Center Street Athletic Fields



- 5.8 acre city parcel
- 18.6 acre land acquisition
- 6 lighted soccer fields (240' x 360')
- 360 parking spaces
- Restroom & storage
- Estimated cost \$14.2M





# Red Mountain Community Athletic Fields



- Located adjacent to Red Mountain Park
- 9 artificial turf soccer fields (225'x360')
- 960 Parking stalls
- 1 Restroom
- Estimated cost \$25.0M





# Mesa Plays

## Tournament Athletic Fields



- Located adjacent to Red Mountain Park
- 13 natural grass soccer fields (225'x360')
- 1 natural grass championship soccer field (225'x360')
- 1 artificial turf championship soccer field (225'x360')
- 1,620 parking stalls
- 2 Restrooms
- Estimated cost \$30.0M





# esa Plays/Red Mountain - Athletic Fields



- Community soccer fields estimated cost \$25.0M
- Tournament soccer fields estimated cost \$30.0M
- Proposed location for future fieldhouse





# Red Mountain Youth Baseball/Softball Fields



- 4 lighted youth baseball/softball fields
- 240 parking stalls
- 1 restroom
- Estimated cost \$7.2M



# Parks & Cultural

## PARK AMENITIES

1. City Center Plaza
2. Dog Parks (Carriage Lane Park & Countryside Park)





# City Center Plaza



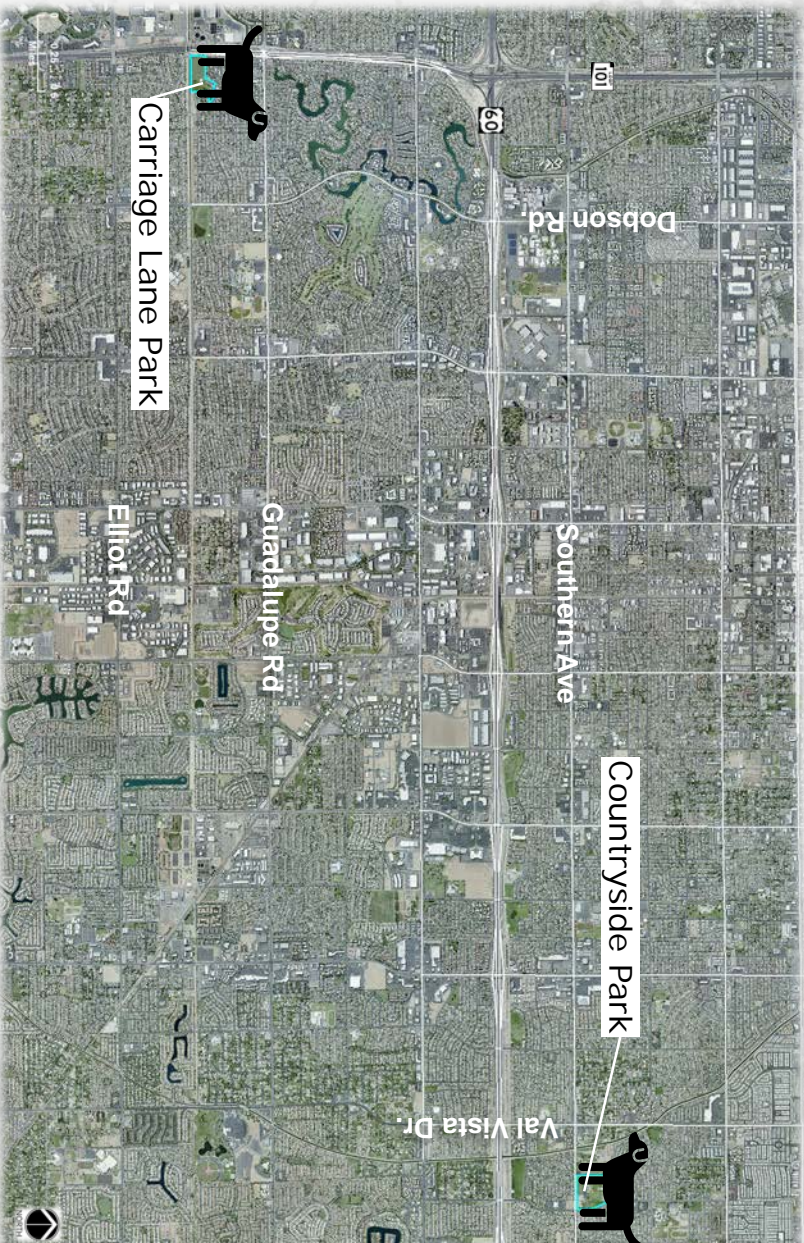
- 2 acre public plaza
- Proposed site amenities include a water feature, event lawn, restroom, landscaping, and park furniture
- Estimated cost \$5.3M





# Dog Parks

## Carriage Lane Park & Countryside Park



- 3.5 acre new dog park at Carriage Lane Park
- 1.5 acre expansion at Countryside Park
- Estimated cost \$1.1M





# Parks & Cultural

## PATHS

1. Signal Butte & Elliot Park – Paths
2. Lehi Crossing Shared Use Path (McDowell Rd. to Loop 202)
3. Eastern Canal Shared Use Path (Brown Rd. to Broadway Rd.)



# Signal Butte & Elliot Park - Paths



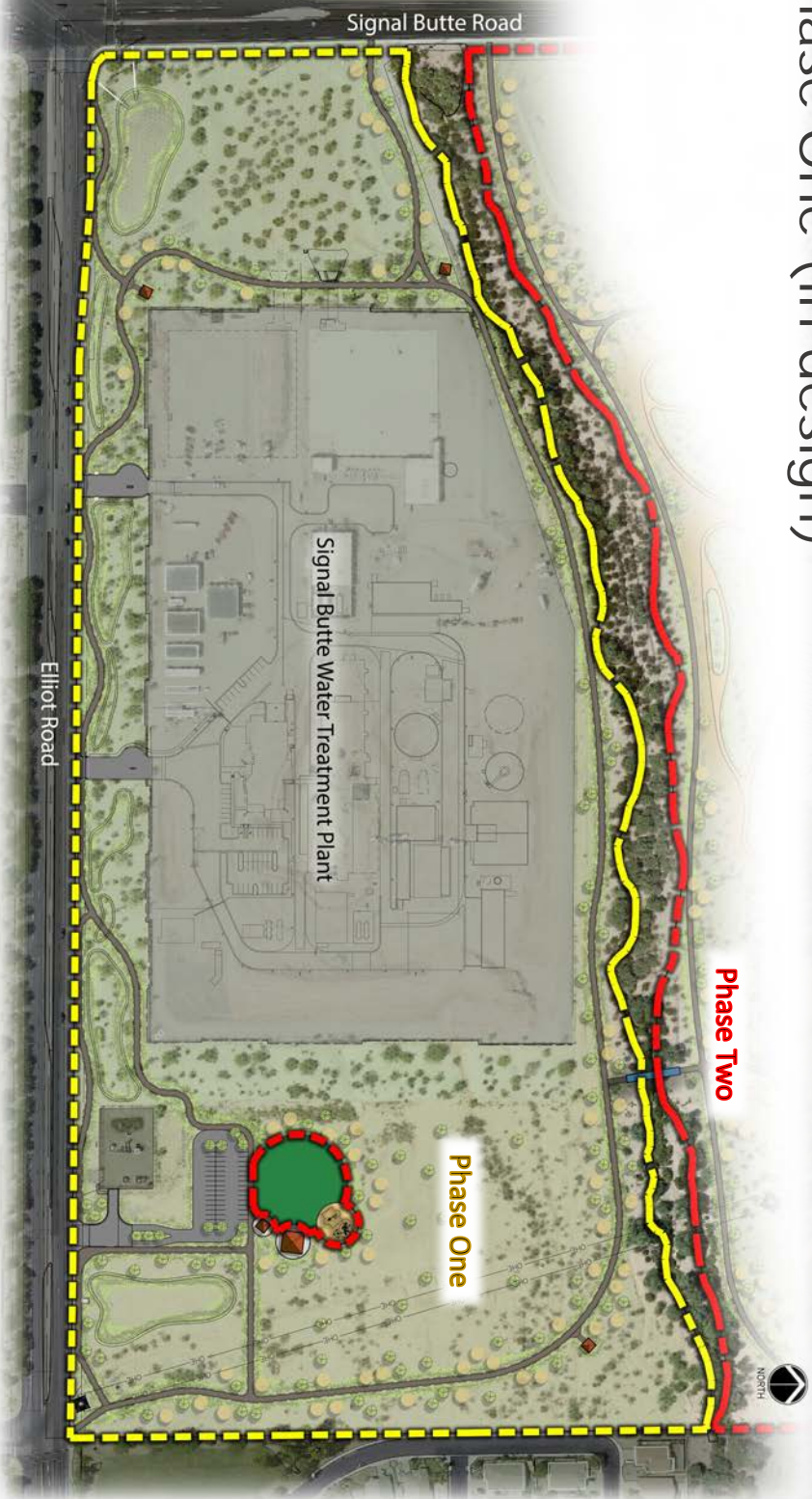
Val Vista Rd





# Signal Butte & Elliot Park

## Phase One (in design)



- Park site amenities include pathways, 4 ramadas, restroom, parking area, and landscaping





# Signal Butte & Elliot

## Park

### Phase Two

- 46.3 acres
- Park improvements

primarily

north side of

Siphon Draw

Wash

- Bridge over wash

- Playground and turf area south of wash

- Estimated cost \$5.0M





# Lehi Crossing Shared Use Path — Phase I McDowell Rd. to Loop 202



- 2.2 mile path
- North side of South Canal
- McDowell Rd trailhead (with parking) to new trailhead at Val Vista and 202 (with parking)
- Estimated cost \$5.6M





# Eastern Canal Shared

## Use Path

Brown Rd. to Broadway Rd.



- 2.3 mile path
- West side of Eastern Canal
- Estimated cost \$5.1M (includes 5 signalized pedestrian crossings)
- Total overall mileage, including future phases = 5.75 miles





# Parks & Cultural

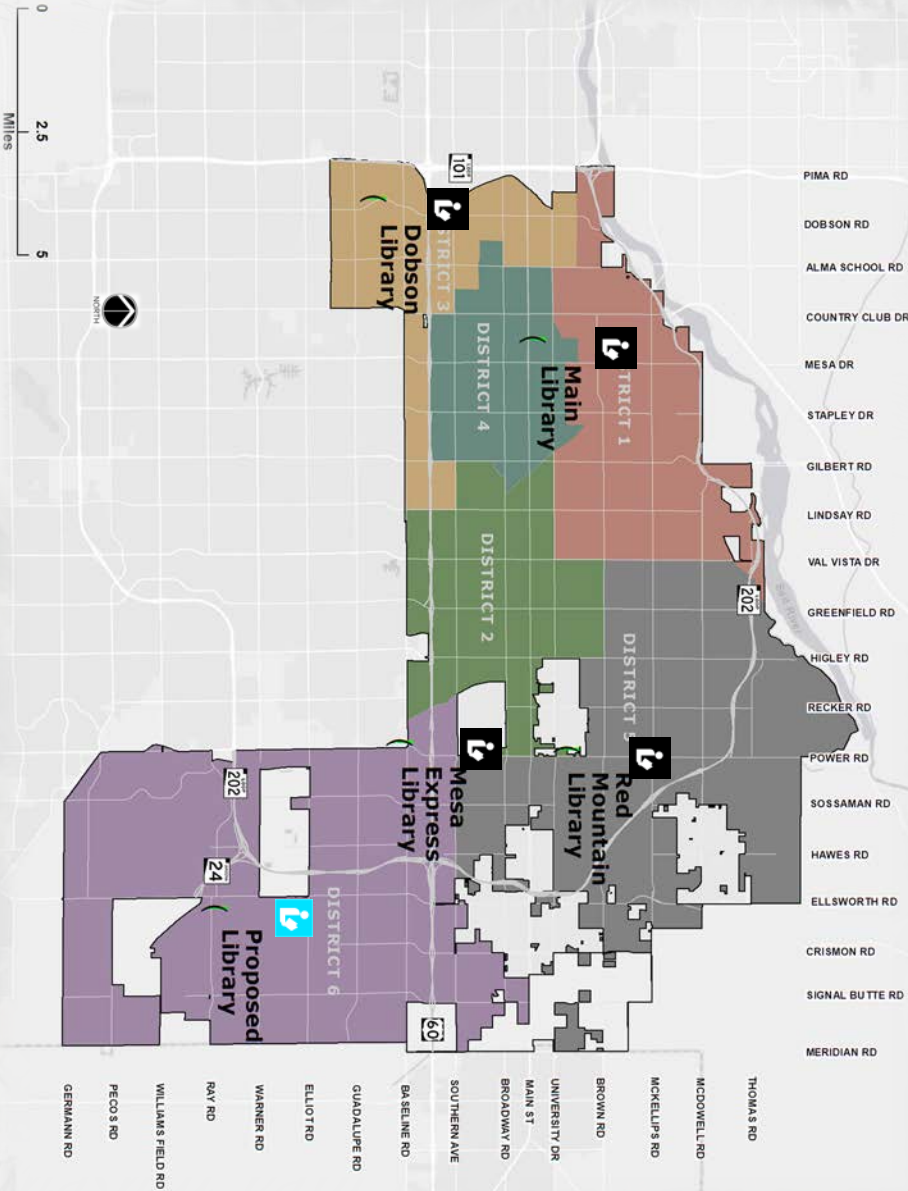
## CULTURAL

1. Southeast Library at Queen Creek High School (Mesa)
2. Dobson Library & Main Library Improvements
3. Federal Building Renovation
4. i.d.e.a. Museum (Design/Phase One)





# City of Mesa Library Location Map



# Southwest Mesa Library



- 23,000 SF (35,000 SF preferred)
- On campus of Queen Creek District High School (Mesa)
- Located in Eastmark
- Estimated cost \$16.8M



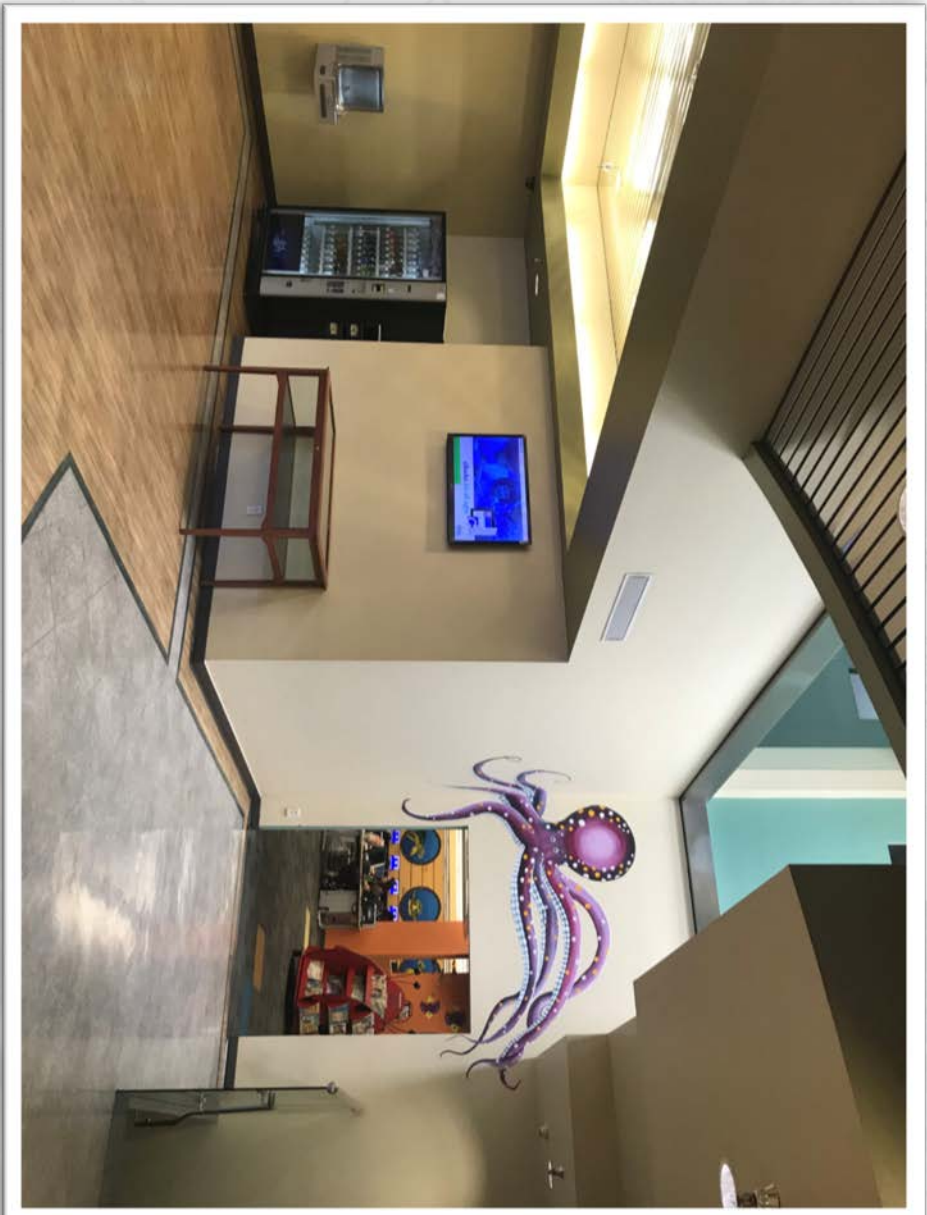


# Obscon Library Improvements



- New programming space
- Façade improvements
- Estimated cost \$1.5M

# Main Library Improvements



- New programming space
- Estimated cost \$1.5M





# Federal Building Renovation



- 30,000 SF
- Remaining 2012 Parks Bond funding = \$4.3M
- \$700k expended to date on demolition, abatement, and design



# Federal Building Renovation



- Bring building systems up to standard
- Develop an open shell space for public use
- Estimated additional cost \$3.2M (2018 bond funding)





# i.d.e.a. Museum

## Phase One



- Artville Expansion / Texturescape play area
- Office relocation
- Exterior improvements
- Building system improvements
- Estimated cost \$2.4M



# PARKS & CULTURAL

## SUMMARY

1. Athletic Fields	\$91.2M
2. Park Amenities	\$ 6.4M
3. Paths	\$15.7M
4. Cultural	\$25.4M

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\$138.7M



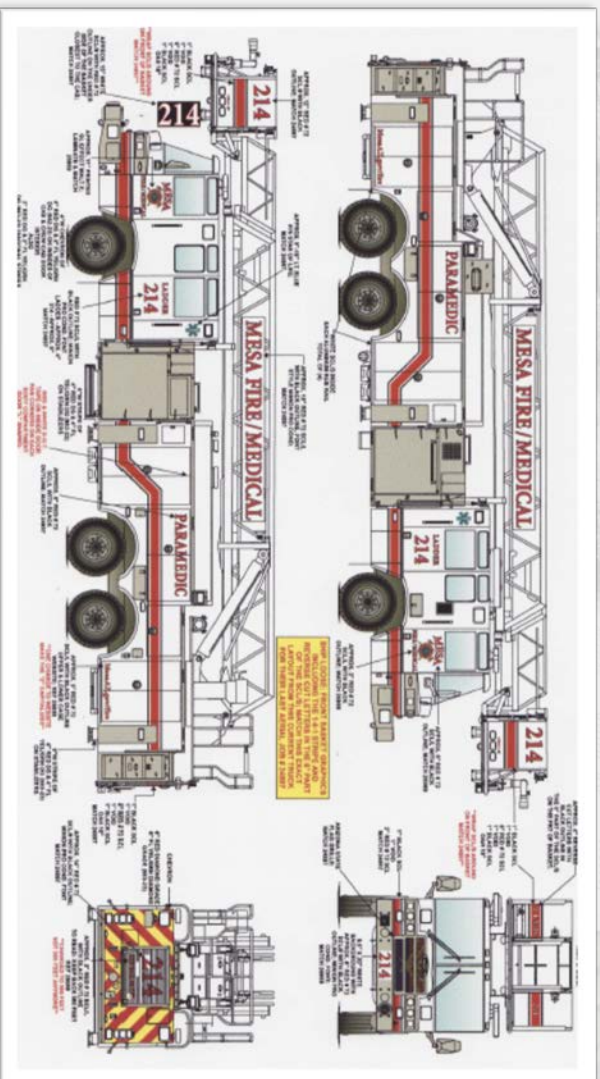


# PUBLIC SAFETY

1. Fire Apparatus
2. Fire Station 221/Eastmark
3. NE Fire Station 222
4. NE Police Station
5. Evidence Facility
6. Public Safety Fiber



# Fire Apparatus Replacement

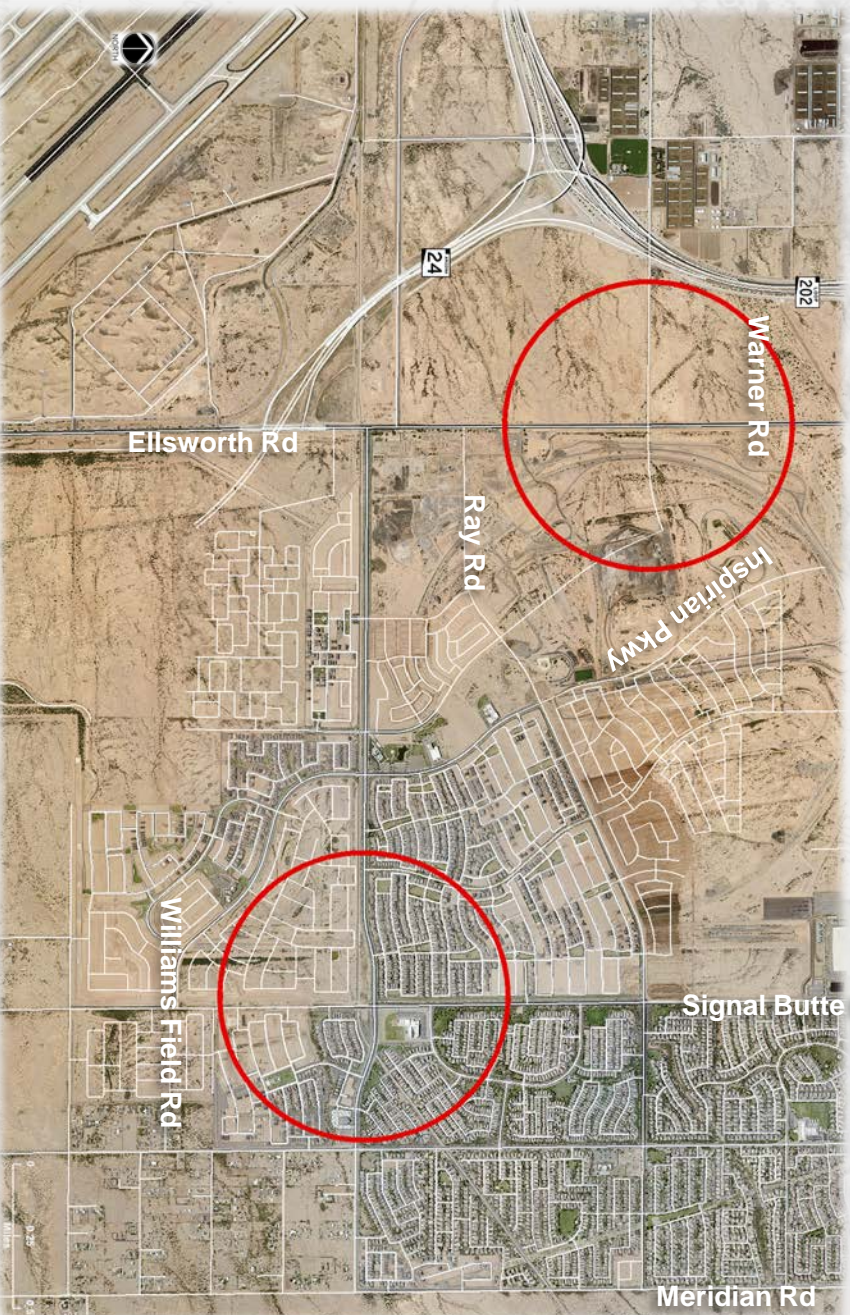


- FY 18/19
  - 4 pumpers, 1 ladder
- FY 19/20
  - 1 pumper, 2 ladder, 1 ARFF Unit
- FY 20/21
  - 3 pumpers, 1 Air/Light Unit
- FY 21/22
  - 1 Tanker, 3 Rescue Units
- Estimated cost \$24.7M





# Fire Station 221 (Eastmark)



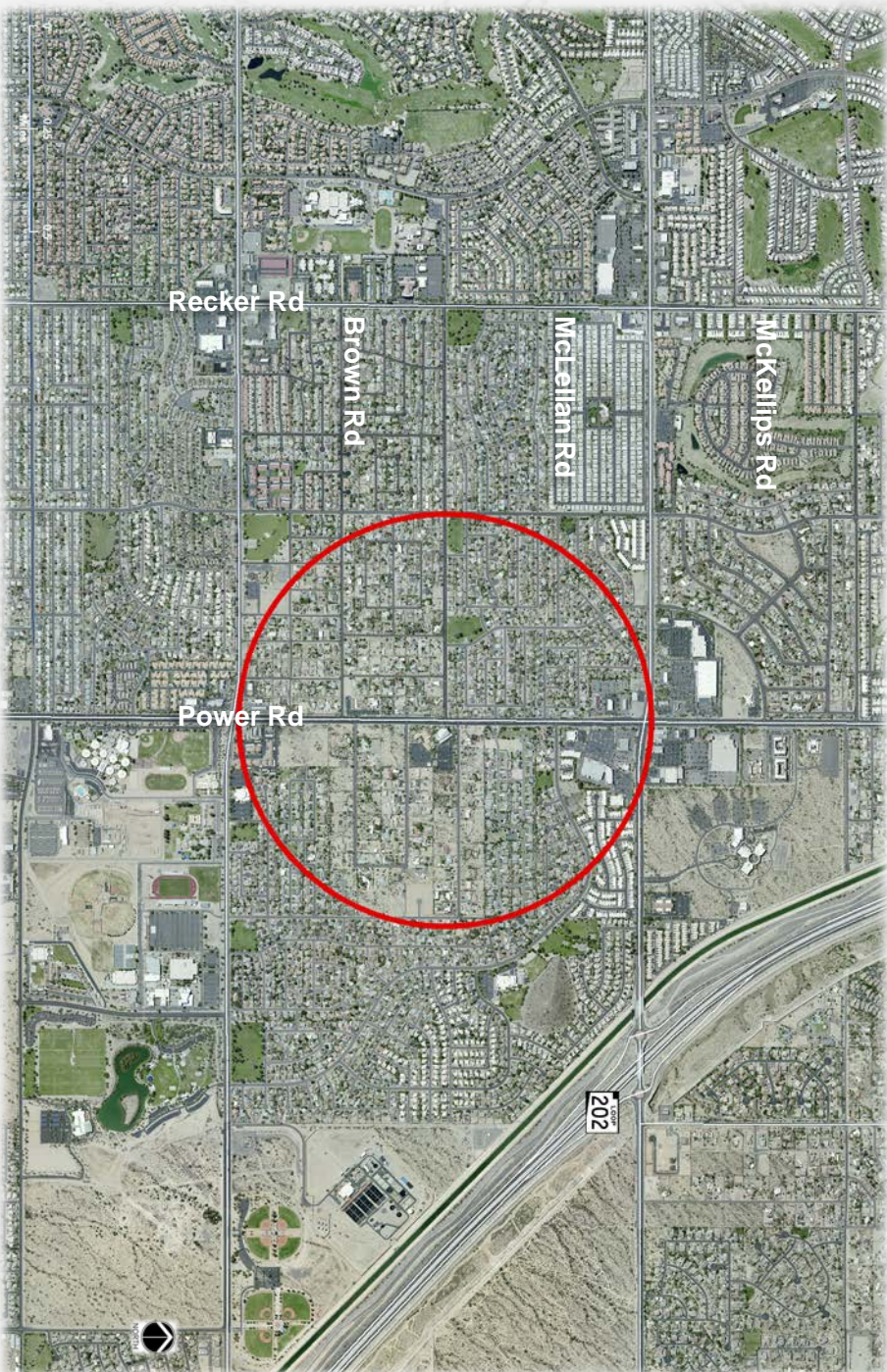
- 15,000 SF
- Estimated cost \$5.1M





# Fire Station 222

(Northeast)

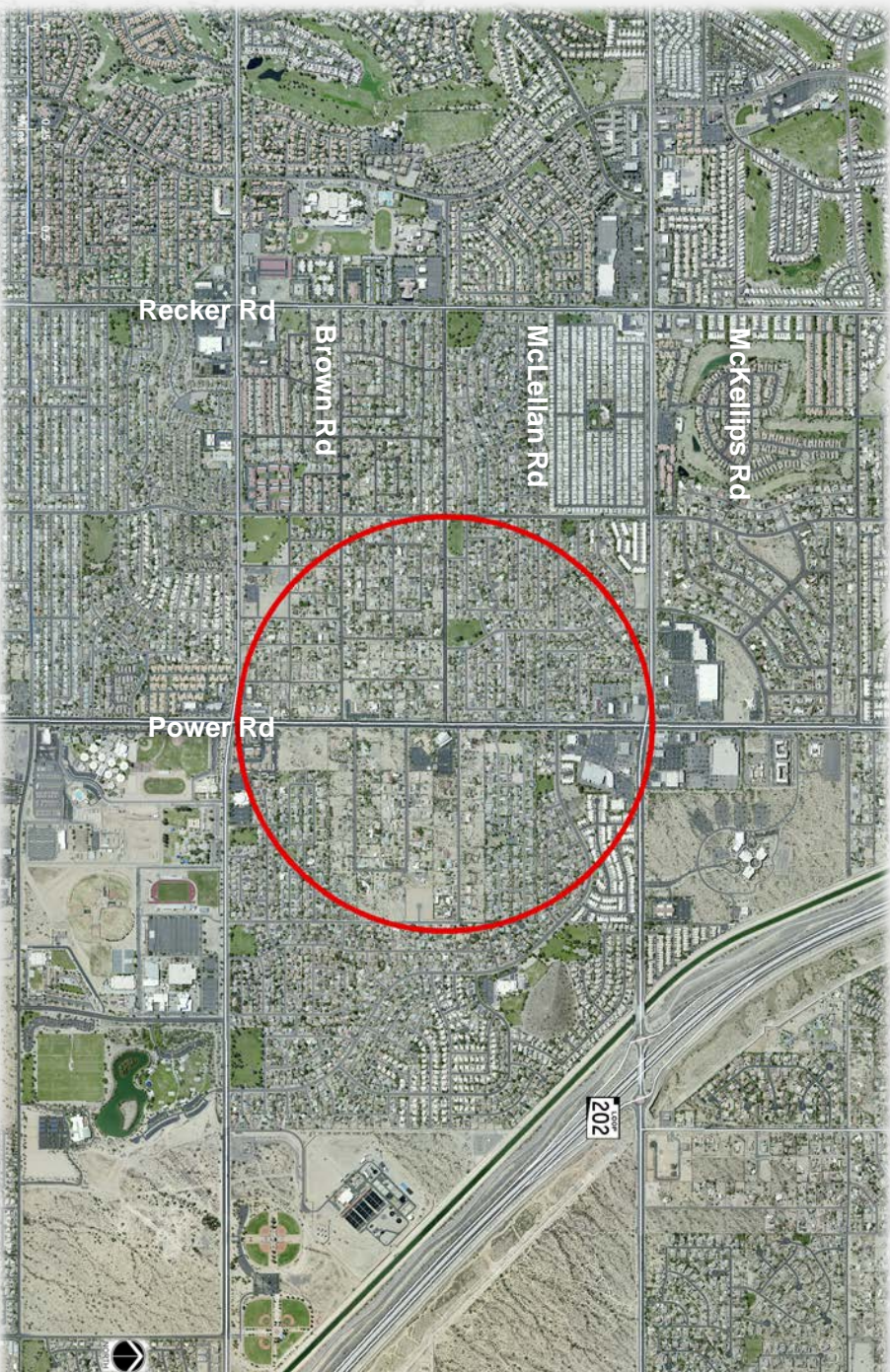


- 17,000 SF
- Opportunity to combine with Police Substation
- Estimated cost \$12.0M





# Police Substation (Northeast)



- 32,000 SF
- Opportunity to combine with Fire Station 222
- Estimated cost \$25.0M





# Evidence Facility



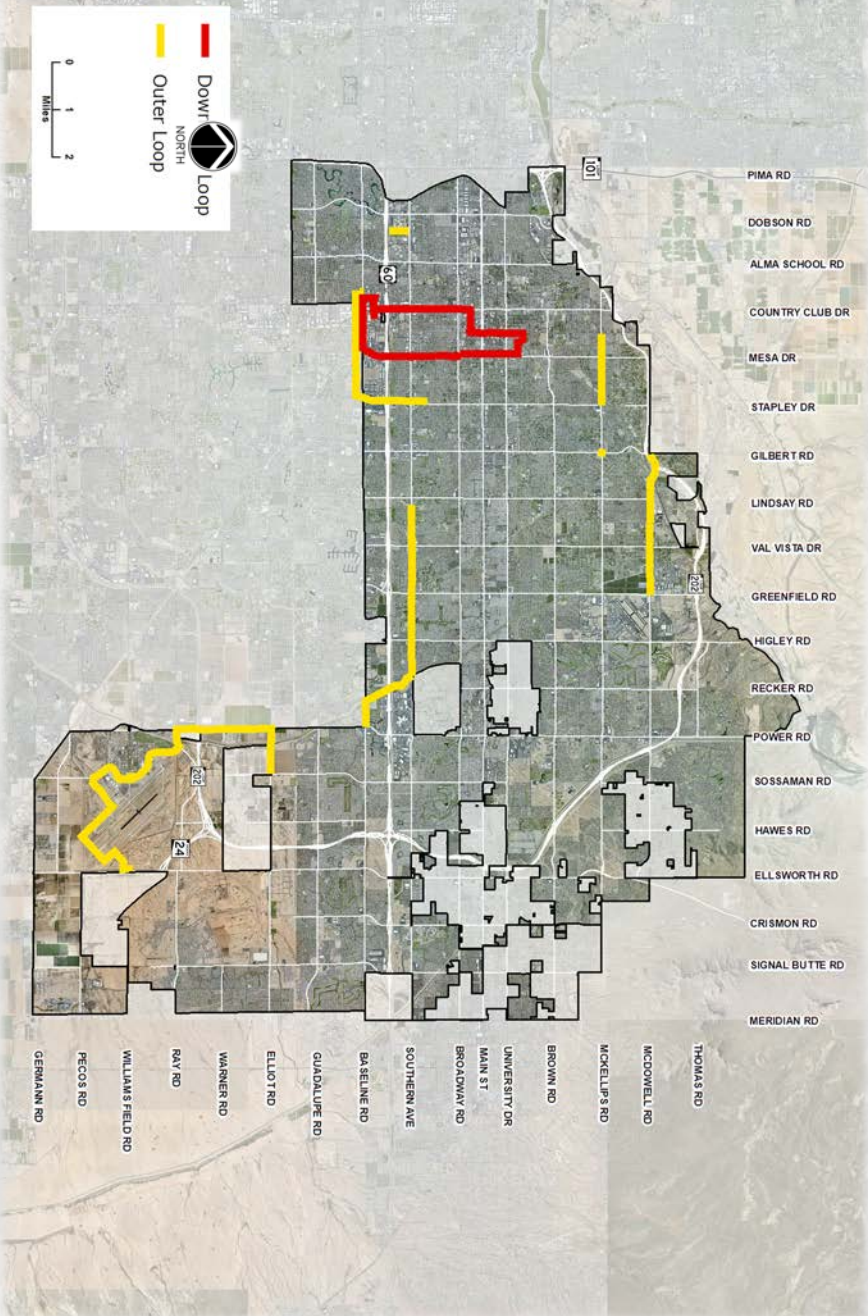
- 30,000 SF
- Evidence processing/storage facility
- Estimated cost \$10.0M

K





# Public Safety Fiber



- Complete downtown loop
- Improve network infrastructure reliability & resiliency
- Estimated cost \$10.0M



# PUBLIC SAFETY

## SUMMARY

1.	Fire Apparatus	\$24.7M
2.	Fire Station 221/Eastmark	\$ 5.1M
3.	NE Fire Station 222	\$12.0M
4.	NE Police Station	\$25.0M
5.	Evidence Facility	\$10.0M
6.	Public Safety Fiber	\$10.0M
		<hr/>
		\$86.8M





## SUMMARY

### Parks & Cultural

\$138.7M

### Public Safety

\$ 86.8M

\$225.5M



# City Council Study Session

May 31, 2018

Presenter: John Wesley, Planning Director

## Garage Size Standards



# Purpose of Garage Size Standard

- Public Safety Access
  - Reduce need to park in the driveway or street
- Provide garages that are usable for parking of vehicles
- One element of a long-term viable home and neighborhood
- Provide for water heater and a limited amount of storage

# Purpose of Garage Size Standard

- Garage standards become particularly important with small-lot subdivisions
  - No driveways
  - Lack of on-street parking
  - Reduced storage capabilities



# Heritage Crossing

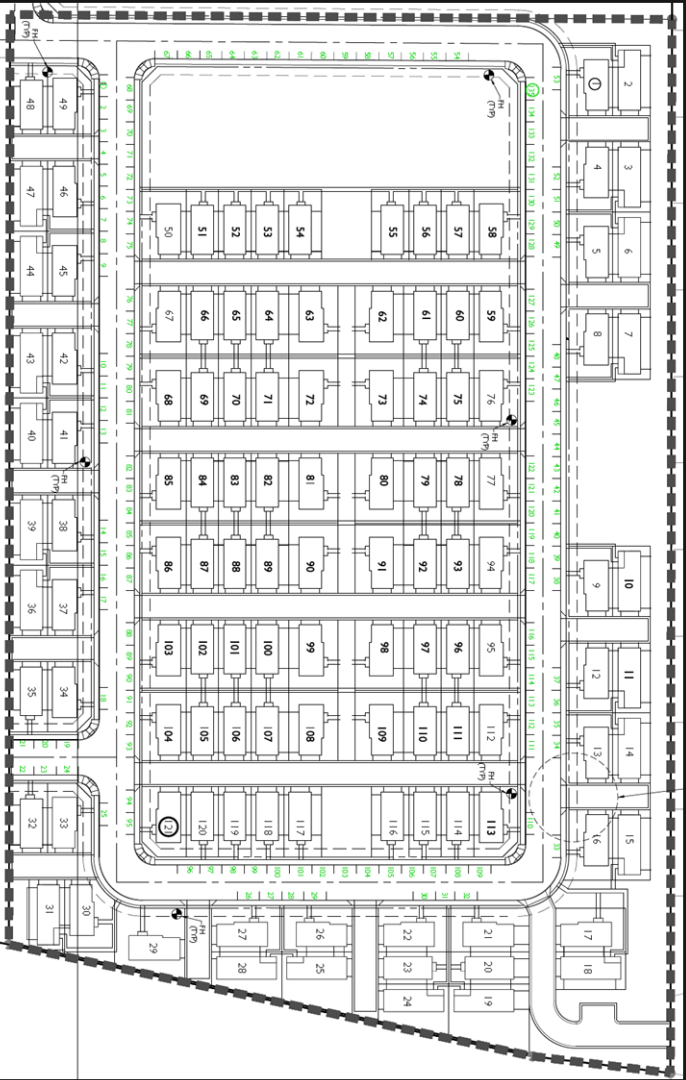


Courtyard/Cottage  
Lots

Traditional  
Lots

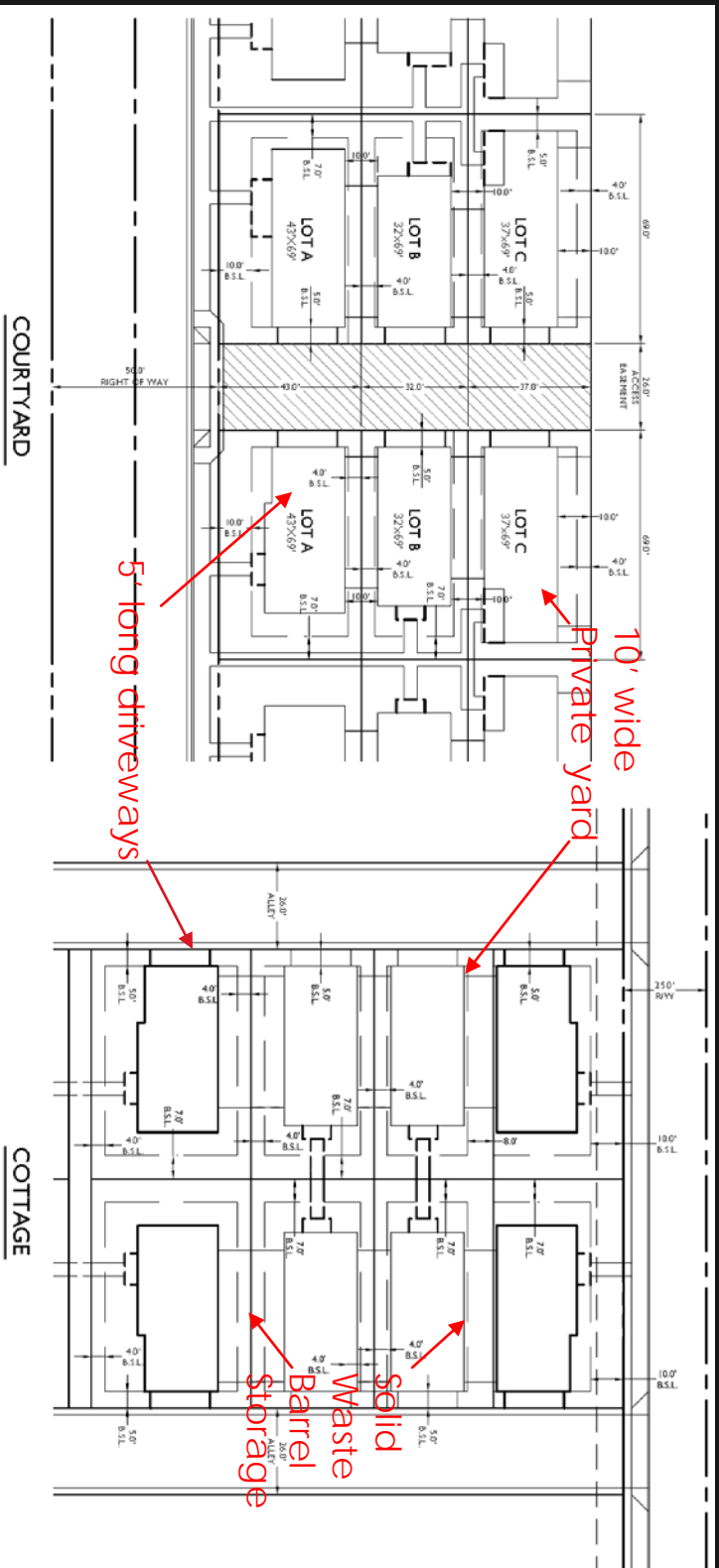
# On-Street Guest Parking

- Goal: 1 per home within 150'
- 135 guest spaces shown
  - Some lost with detailed design
  - Consistent with other developments
- City standard street width, no issues anticipated



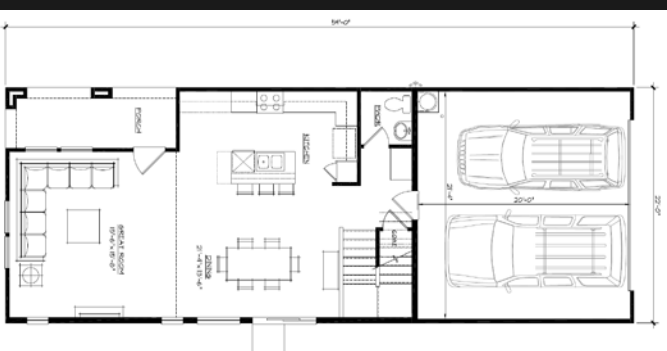
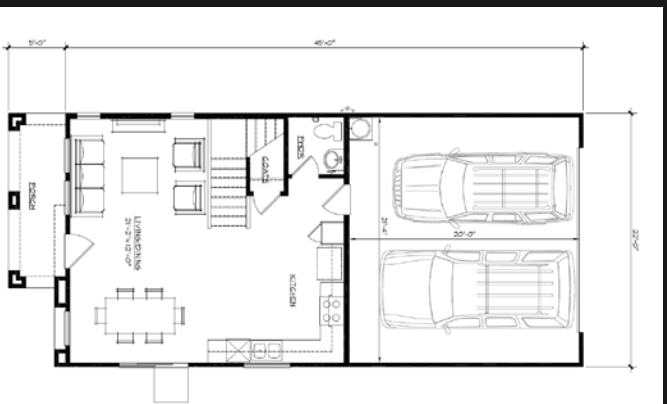
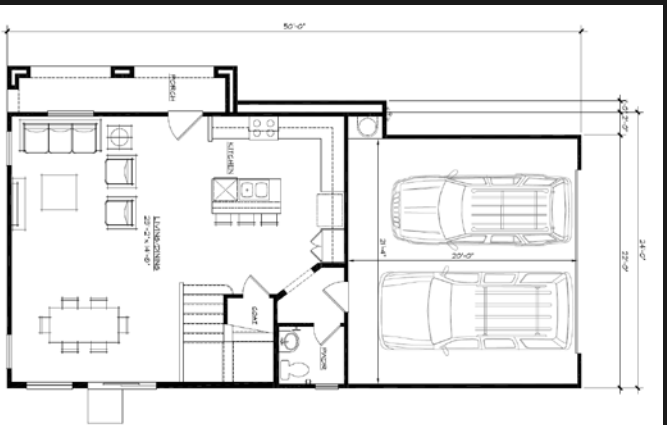


# Typical Lot Layouts



# Courtyard & Cottage Floor Plans

Garages: 21'-4" X 20'





# Heritage Crossing Proposal Hawes and Baseline

Garage Standards	Required per Zoning Ordinance Section 11-32-4.F	Proposed Heritage Crossing Traditional Lot (45'x 110)	Proposed Heritage Crossing Courtyard/Alley Lots (32'x 69' , 37'x 69' , 43'x 69')
Width	20'	19' -4" (8" reduction)	21' -4" (1' -4" increase)
Depth	22'	22'	20' (2' reduction)
Square Footage	440 ft²	425 ft² (15 ft² reduction)	427 ft² (13 ft² reduction)

# Future Small Lot Subdivision Applications

- More detailed discussion at pre-submittal meetings on certain development standards  
i.e. create awareness on garage sizes, resident and guest parking, solid waste collection, building design etc.
- Product dimensions will be required earlier in the process at subdivision pre-plating
- Establish options for administrative reductions if can't meet minimum garage standards such as:
  - Builder provided storage/shelving in the interior or exterior
  - Placement of water heater and solid waste barrels
  - Length of driveway
  - Amount and location of additional parking
  - Overall width vs. depth of the garage



# Questions?

# ASU @ CITY CENTER

## LEASE, MASTER PLAN, AND BUDGET UPDATE

City Council  
Study Session

May 31, 2018

Jeff McVay  
Manager of Downtown  
Transformation



# LEASE UPDATE

## Lease Agreement

- Primary lease terms reflect Inter-governmental Agreement approved February 26, 2018
  - 99 Year term
  - \$100,000/year rent
  - City responsibility for design and construction of approx. 118,000 SF ASU building, approx. two acre park, Innovation Studios (IT Building)
  - ASU responsibility for FF&E (est. \$10M)
  - ASU responsibility for all O&M (est. \$1.3M/year)
  - ASU student, staff, programming, and scholarship commitments (750 students, 40 faculty and staff)
  - ASU provision of 25 annual scholarships to Mesa residents, with focus on programs offered in Mesa
  - Commercial sub-lease(s) net revenues
- Final lease agreement for Council consideration on June 4, 2018



# MASTER PLAN UPDATE





# MASTER PLAN UPDATE

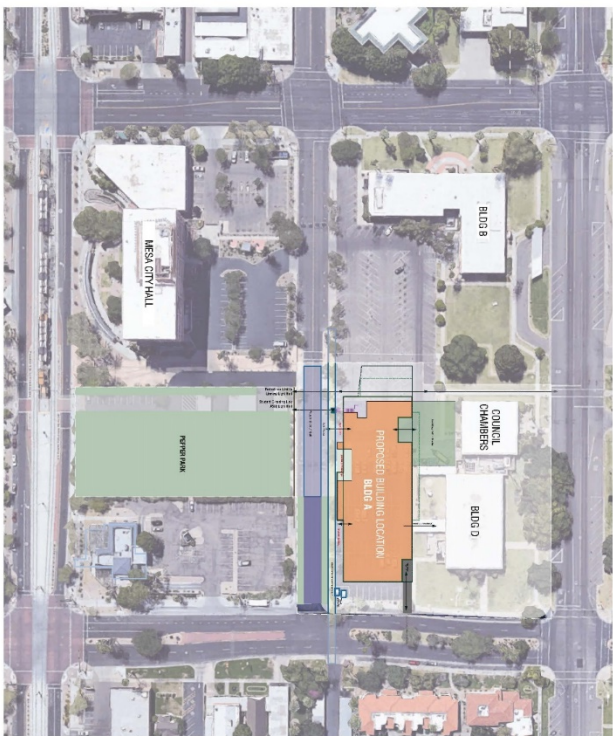


# MASTER PLAN UPDATE





# MASTER PLAN UPDATE



circutt winslow

City of Mesa / ASU : City Center Master Plan

 **Perlman**  
Architects of Arizona

site area

# MASTER PLAN UPDATE

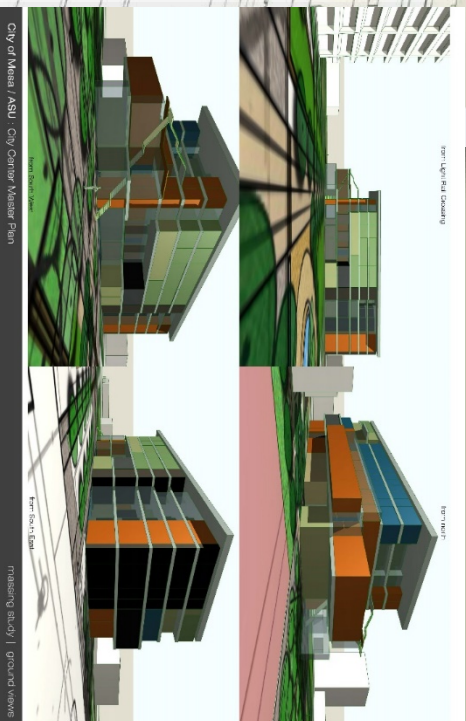


ORCUTT WINSTON

City of Mesa / ASU : City Center Master Plan

massing study | aerial view w/blocking

**Perلمان**  
Architects of Arizona



City of Mesa / ASU : City Center Master Plan

massing study | ground views





# ASU PROJECT BUDGET

## ASU Project Budget\*

ASU Building: \$63.5M

\* Includes all soft costs, 8% design contingency,  
5% construction contingency, and 7%  
construction escalation

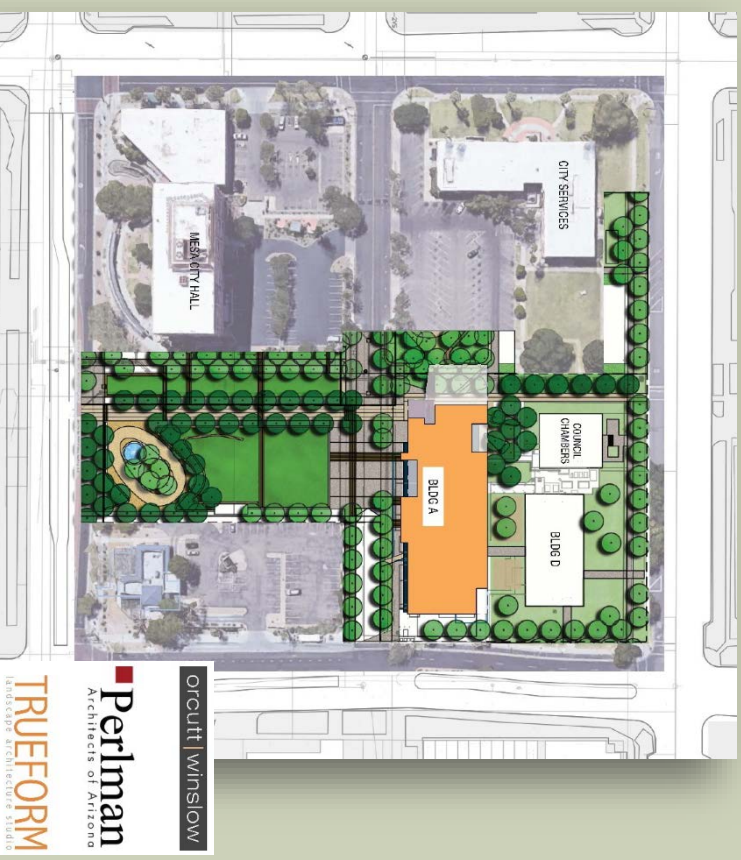




# CITY CENTER PROJECT ELEMENTS

- **City Center Open Space**  
(Approx. 2-3 acres)
- **Innovation Studios**  
(IT Building Renovation)
- **Infrastructure**  
(Sewer, Water, Electric, Fiber, and Parking)

Design and programming of the City Center project elements are currently being evaluated to develop cost estimates.



## QUESTIONS AND DISCUSSION