

## COUNCIL MINUTES

September 22, 2022

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 September 22, 2022, at 7:31 a.m.

### COUNCIL PRESENT

John Giles  
Mark Freeman  
Francisco Heredia  
David Luna  
Julie Spilsbury  
Kevin Thompson

### COUNCIL ABSENT

Jennifer Duff

### OFFICERS PRESENT

Christopher Brady  
Holly Moseley  
Jim Smith

Mayor Giles conducted a roll call.

Mayor Giles excused Vice Mayor Duff from the entire meeting.

1-a. Hear a presentation and provide direction on the Parks, Recreation and Community Facilities Comprehensive Master Plan.

Parks, Recreation and Community Facilities Director Andrea Moore introduced Teresa Jackson, senior consultant with BerryDunn, and displayed a PowerPoint presentation regarding the Comprehensive Master Plan. **(See Attachment 1)**

Ms. Moore reviewed the timeline of events for the Parks, Recreation and Community Facilities (PRCF) Comprehensive Master Plan. She noted the Parks and Recreation Advisory Board has reviewed the Comprehensive Master Plan and recommended adoption. (See Page 2 of Attachment 1)

Ms. Moore discussed the community outreach process in conjunction with the Climate Action Plan outreach. She mentioned the results of interviews and meetings with the community helped create a citizen survey and enabled PRCF to identify service gaps and receive input from citizens. She advised Council information regarding the plan is available at [footprintfutureMesa.com](http://footprintfutureMesa.com). (See Page 3 of Attachment 1)

Ms. Jackson highlighted that PRCF is an award-winning department recognized by the National Park and Recreation Association. She discussed the firms involved in the project. (See Page 4 of Attachment 1)

Ms. Jackson indicated an inspection was conducted of each park to provide a clear understanding of the quality of each component including playgrounds, shade structure and athletic fields. She remarked the parks and components within the park were mapped to identify access and

availability, as well as 1,200 other service providers. She commented the goal is to have a park facility within a 10-minute walk of each home. She reported the findings of Mesa's parks and stated that parks are well distributed, maintained and the components are in good condition. She recommended implementing a replacement schedule annually to budget for up to four playgrounds and court replacements in need of updates. She reported, based on surveys conducted in the community, trails are valued but do not provide adequate signage. (See Page 5 of Attachment 1)

In response to a question from Mayor Giles regarding a distinction between trails and bike paths, Ms. Moore clarified that the map refers to both in the same manner. She added the canal paths do not have clearly marked access areas, which is one of the recommendations for this project.

Ms. Jackson displayed a map illustrating communities and areas that do not have access to five or more components, which is mainly in West Mesa. She explained the priority is to focus on those areas due to the population, diversity index, and income in the area. She reported some modifications to pedestrian barriers will be made to open up a community to a new recreation amenity. She commented the PRCF team is innovative in their efforts to develop cooler and safer routes to parks and amenities. (See Pages 6 of Attachment 1)

Ms. Jackson reviewed a map that highlighted the limited number of indoor facilities in the Central, Southeast and North areas of Mesa. She stated typically residents should be able to access a recreation center within four to five miles of their homes. She referred to a map identifying the distribution of aquatic facilities. (See Pages 7 and 8 of Attachment 1)

In response to a question posed by Councilmember Thompson regarding the lack of public aquatic centers in District 6, Ms. Jackson acknowledged the lack of aquatics centers in Southeast Mesa and the plan is to ensure public opportunities.

In response to multiple questions from Councilmember Spilsbury, Councilmember Thompson mentioned several Gilbert Public Schools have pools. He noted there have been discussions with Queen Creek about adding a pool at Eastmark High School in the future.

City Manager Christopher Brady mentioned most Mesa pools are built jointly with the school district due to the beneficial use of the pools for swim classes and swim teams, as well as splitting of costs. He noted discussions with other school districts about possible pool locations.

In response to a question from Councilmember Spilsbury regarding using Desert Ridge High School for aquatics, Ms. Moore stated there would be an overlap with Skyline for area of service. She mentioned Skyline and Brimhall have available pools, depending on the time of year.

Ms. Jackson summarized the strengths and opportunities of the recreation programs. She explained overall the recreation offerings have an 81% fill rate, with many at capacity and waitlists. She summarized the survey findings show 52% of the respondents would like to see programming related to nature. She recommended diversifying the types of programs and reviewing the locations of facilities to determine whether residents would be willing to attend programs based on drive time. (See Page 9 of Attachment 1)

In response to multiple questions from Councilmember Freeman, Ms. Moore stated that most recent park developments incorporate more of the natural desert environment into the design. She commented park rangers conduct scorpion hunts at Red Mountain Park through the summer, and the City's athletic staff will have guided hikes as part of a new sport program for adults.

Ms. Jackson highlighted the commercial facilities' strengths and commented since 2019, with the partnership of Paradigm Golf, golf rounds have increased annually. She reported the Mesa Convention Center and Amphitheater are doing well and revenues have increased. She explained undeveloped land is available in the southwest corner of the cemetery for expansion. (See Page 10 of Attachment 1)

Ms. Jackson reviewed the vertical assets which cover more than 9 million square feet (sf) of City-owned properties, which are maintained and managed by PRCF. She recommended the development of a facilities master plan for a more holistic approach to facility management and encouraged implementing a preventative maintenance approach. (See Page 11 of Attachment 1)

In response to a question posed by Mayor Giles regarding the number of vertical assets, Ms. Moore stated there are approximately 400 critical assets that the City maintains. She commented only a sample of 17 building assessments were provided in the presentation.

Ms. Jackson summarized goals and action items relating to providing a consistent exceptional park and recreation experience throughout Mesa and developing a well-connected system that provides equitable access. She shared a map identifying locations for existing park development projects and referenced playgrounds that are due for replacement. (See Pages 12 through 14 of Attachment 1)

Ms. Jackson provided an overview of the third goal to deliver quality programs for residents of all ages and abilities. She recommended further diversifying programs, including the addition of nature play opportunities. She indicated a feasibility study is planned to identify appropriate locations for additional community recreation centers. (See Page 15 of Attachment 1)

Ms. Jackson discussed Goal 4 and 5 to include staffing and contract support to meet the needs of the community as the population continues to increase, and the operations of the Mesa Cemetery, Mesa Convention Center and Amphitheater. (See Page 16 of Attachment 1)

Ms. Jackson identified Goal 6 relates to processes and procedures that will optimize the efficiencies and effectiveness of vertical asset management. She suggested that the City continue to utilize and expand Cityworks for work orders and preventative maintenance. (See Page 17 of Attachment 1)

Ms. Jackson explained Goal 7 pertains to strategic partnerships. She mentioned the City has several very strong and valuable partnerships and recommends maintaining and expanding these partnerships with an annual review and evaluation of collaboration opportunities. She outlined Goal 8 regarding diversifying funding sources to address the needs of the community and defining the different benefits that various programs provide. (See Pages 18 and 19 of Attachment 1)

In response to a question posed by Mayor Giles regarding per capita spending on parks in other communities, Ms. Jackson commented that Mesa was approximately \$1.40 below the average of other communities the same size, resulting in an overall budget gap of approximately \$800,000. She added the budget analysis was conducted prior to the addition of the City's Special Events office and does not include the money that has recently been infused into the PRCF department. She noted as a result of the addition of full-time employees, the General Fund budget will increase.

Ms. Jackson highlighted the need for an indoor facility in the Central, North, or Southeast area of the city, and increasing the level of service in West Mesa. (See Page 20 of Attachment 1)

In response to multiple questions posed by Councilmember Luna, Ms. Moore stated the City of Mesa (COM) and Mesa Public Schools (MPS) both run programs, some of which are similar. She mentioned most summer camp programs are in Mesa, and the City has also utilized the Gilbert School District. She added there is opportunity to expand further in Southeast Mesa.

Discussion ensued relative to Mesa's sports programs, facilities, and the park system.

Mr. Brady explained the next steps, which include adopting a resolution at the next Council meeting. He stated beginning in January, significant discussions regarding the General Plan will begin.

Mayor Giles thanked Ms. Jackson and staff for the presentation.

1-b. Hear an update presentation, discuss and provide direction on the design, budget and next steps for the new Southeast Mesa Library.

City Engineer Beth Huning introduced Library Services Director Polly Bonnett and displayed a PowerPoint presentation regarding the new Southeast Mesa Library. **(See Attachment 2)**

Ms. Huning discussed the 2018 general obligation bond was to build a 30,000 to 35,000 sf library in Southeast Mesa. She indicated the bond was for \$16.8 million, which is now stressed due to unprecedented growth in construction costs. (See Page 2 of Attachment 2)

Ms. Huning presented the modified concept that offers the complete programming the community has requested at approximately 28,000 sf. She indicated research was conducted to determine whether the project could be completed in phases when additional funding becomes available. (See Page 3 of Attachment 2)

Mr. Brady clarified a reduced scope of work is being presented that was not the original plan sent to the voters in 2018; due to increasing costs the estimate was \$7 million over budget. He commented all 2018 bond projects are being reevaluated as a result of inflationary pressures. He said in anticipation of inflation, \$10 million was set aside in the previous budget to cover several projects.

Councilmember Thompson expressed his concerns about reducing the scope of the library since that is what the citizens voted for.

Mr. Brady commented the City has allowed for phases to take place to meet commitments and the goal is not to completely abandon the original plans. He explained the plans are four years old and assumptions were made on projects that will not be completed for several years. He noted with the inflation being greater than anticipated, the estimates will not cover the original costs.

Ms. Huning reviewed the project options and costs with and without the THINKspot. (See Page 4 of Attachment 2)

In response to a question from Mayor Giles regarding utilization of the THINKspot, Ms. Bonnett stated the utilization varies over time depending on the community's needs and is not as heavily utilized as the foundational services but does attract people to the library. She noted the library is



interested in developing further virtual reality (VR) programming in conjunction with the THINKspot.

Ms. Bonnett provided an overview of the Southeast Library floor plan, a single-story building designed to optimize programming space, and an integrated marketplace concept in the center that will attract people into a common shared space with multiple uses and an opportunity to encourage exploration. (See Page 5 of Attachment 2)

Mr. Brady commented THINKspot was first introduced at the Red Mountain Library and has been a popular service and attracts people who might not typically visit the library. He pointed out based on feedback from Eastmark residents, THINKspot was included in the design to provide the same level of services as other libraries in the city. He emphasized THINKspot is an alternate and will go through design and bid process; once bids are returned from the contractor, the decision will be made whether to include it or add at a later date.

Councilmember Thompson stated at a public meeting THINKspot was one of the primary things residents wanted, followed by the teens and children's areas.

Ms. Bonnett stated THINKspot is nearing its 10-year anniversary. She shared a story about an ASU graduate who utilized THINKspot is now looking at an internship with NASA.

Councilmember Luna stated he is a proponent of THINKspot, which promotes digital literacy and allows pre-teens and teens the ability to do podcasting, create their own videos, and broadens their opportunities.

Mayor Giles commented he supports THINKspot and wants to ensure the priority and role of the Mesa Public Library in responding to the literacy problem in the community is put first. He mentioned he would like the Library Board to present to Council school partnerships that address the literacy challenges.

Ms. Bonnett mentioned the library has hired a literacy liaison for the library system who will work with the schools directly and other organizations to ensure literacy is a priority.

Ms. Bonnett described the first point of entry inside the main entrance as a marketplace area. She explained to maximize a connection between the inside and the outdoors, high ceilings and windows to the outside space were designed. (See Page 6 of Attachment 2)

Ms. Bonnett commented on the interior design, adding the space will have more specialized collections and some interactive technology, with the perimeter used as a quieter space for adults. (See Page 7 of Attachment 2)

Ms. Bonnett provided details of the floor plan. She mentioned the private sensory room, in support of Mesa's designation as an Autism Certified City. She explained the roof line that will expand over the building to provide an outdoor connection and programming. (See Page 8 of Attachment 2)

Ms. Bonnett showed several views of the Southeast Library exterior. She mentioned the design brings transparency and visibility in the space and creates a synergy between the patio area and other outdoor areas. (See Pages 9 through 14 of Attachment 2)

Ms. Huning reviewed the estimated timeline for completion of the Southeast Library. (See Page 15 of Attachment 2)

Mayor Giles stressed the importance of appropriate signage to inform the community that the library is open to the public, and not only for Eastmark residents.

Mr. Brady stated staff will come back to Council before the final contract decision to provide additional information and costs on the alternates to decide how to move forward, as well as other projects that fall under the 2018 bond.

Mayor Giles thanked staff for the presentation.

2. Current events summary including meetings and conferences attended.

Mayor Giles –	White House Panel National Voter Rights conference
Councilmember Freeman –	Police Department Promotion awards

3. Scheduling of meetings.

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

Thursday, September 29, 2022, 7:30 a.m. – Study Session

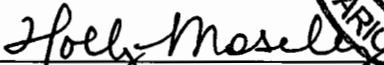
Monday, October 3, 2022, 5:15 p.m. – Study Session

Monday, October 3, 2022, 5:45 p.m. – Regular meeting

4. Adjournment.

Without objection, the Study Session adjourned at 9:14 a.m.

ATTEST:

  
\_\_\_\_\_  
HOLLY MOSELEY, CITY CLERK



  
\_\_\_\_\_  
JOHN GILES, MAYOR

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 22<sup>nd</sup> day of September 2022. I further certify that the meeting was duly called and held and that a quorum was present.

  
\_\_\_\_\_  
HOLLY MOSELEY, CITY CLERK



MESA, ARIZONA  
PARKS, RECREATION &  
COMMUNITY FACILITIES  
COMPREHENSIVE PLAN  
2022



# PRCF Comprehensive Master Plan: Adoption

Andrea Moore, Parks,  
Recreation and Community  
Facilities Director

Teresa Jackson, BerryDunn

# MELINE

- ▶ May 2021 BerryDunn (formerly GreenPlay) hired to update PRCF Comprehensive Master Plan
- ▶ September – December 2021 Public Engagement Effort
- ▶ May 2022 Findings from public engagement and facility and program inventory presented to Parks and Recreation Advisory Board
- ▶ July 2022 Draft PRCF Comprehensive Master Plan recommended for approval by Parks and Recreation Advisory Board





## Community Engagement:

- ▶ 5 Stakeholder Interviews
- ▶ 2 Focus Group Sessions (13)
- ▶ 6 Community Workshop Series (127)
- ▶ Statistically Valid Survey (2,402)
- ▶ Updates and feedback on [footprintfuturemesa.com](https://footprintfuturemesa.com)



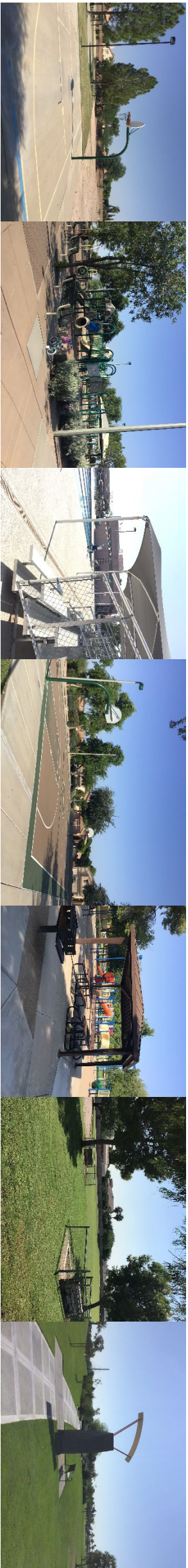
## Strengths and Opportunities

- ▶ Level of Service
- ▶ Recreation Programs
- ▶ Commercial Facilities
- ▶ Vertical Assets



## Level of Service: Strengths

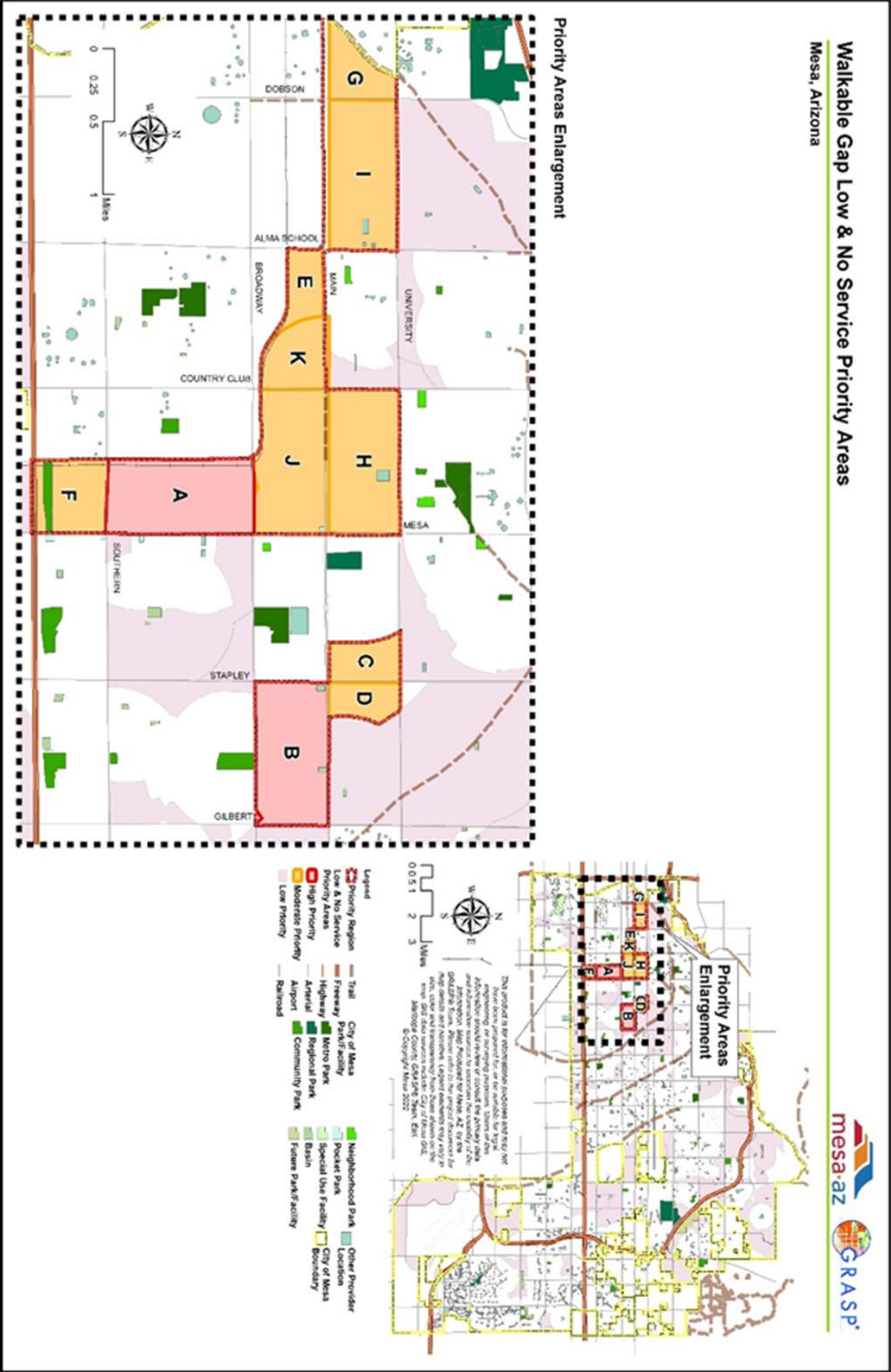
- Parks are well distributed with 95 percent of residents within walking distance to some outdoor recreation opportunities, including 69 percent within a target value area of five recreational components based on a ten-minute walk service area.
- Public aquatics facilities in Mesa typically occur within two to three miles of each other.
  - Parks and facilities are well maintained, and the majority are in good condition. This helps achieve the full lifecycle of the assets.



## Level of Service: Opportunities

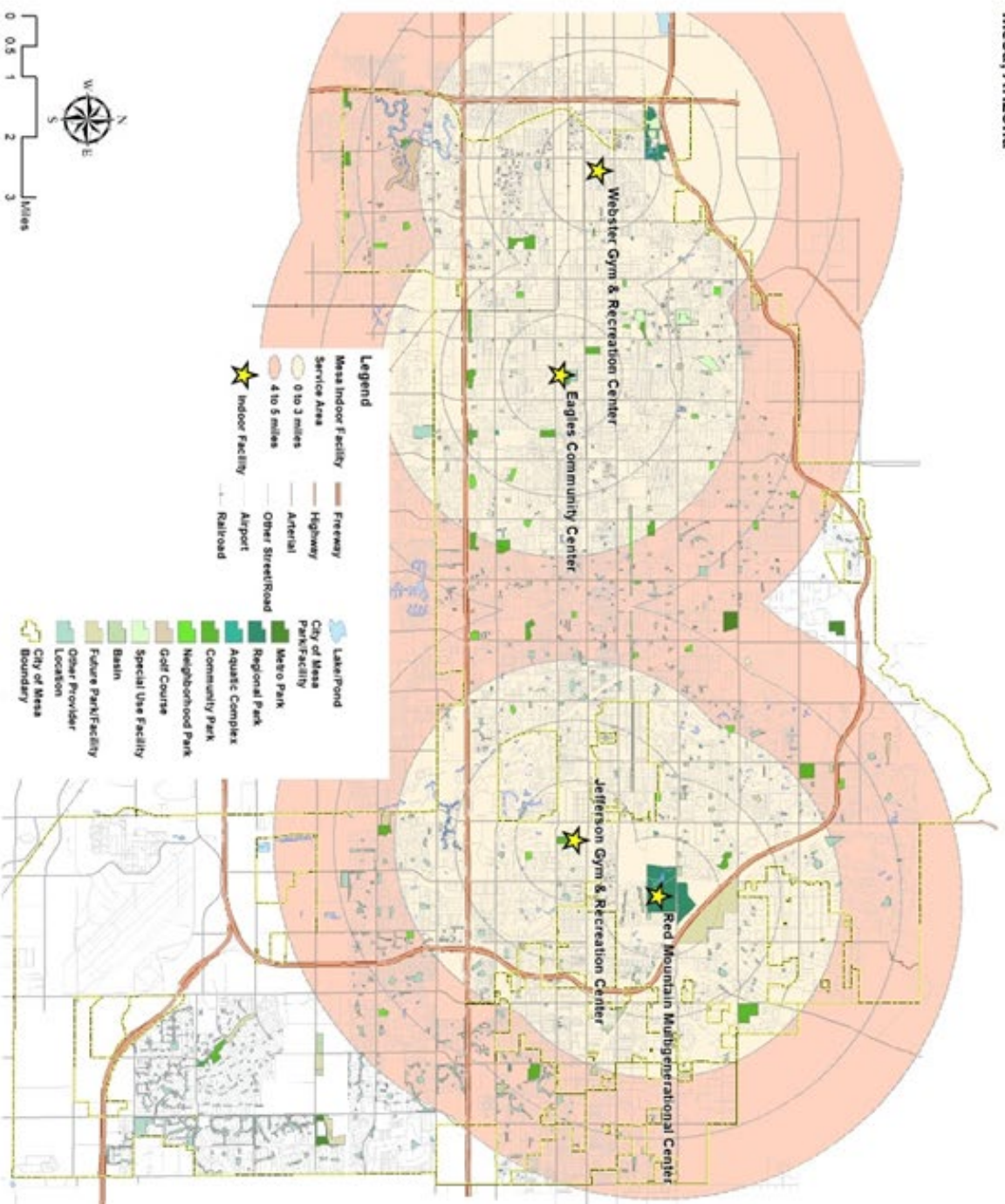
- A more consistent visitor experience
- Replacement Schedules: Playgrounds and Courts
- Trailheads at parks are not formalized
- Conservation through strategic turf reduction

- e were able to identify key Low Service areas and prioritize them
- Some parks would benefit from programming opportunities or by adding new components
- Cool Routes/Safe Routes to Parks





## Indoor Facilities - Service Areas



- Limited number and distribution of indoor recreation facilities. North, Central, and Southeast Mesa have the biggest gaps, with service often greater than a four to five-mile service area.

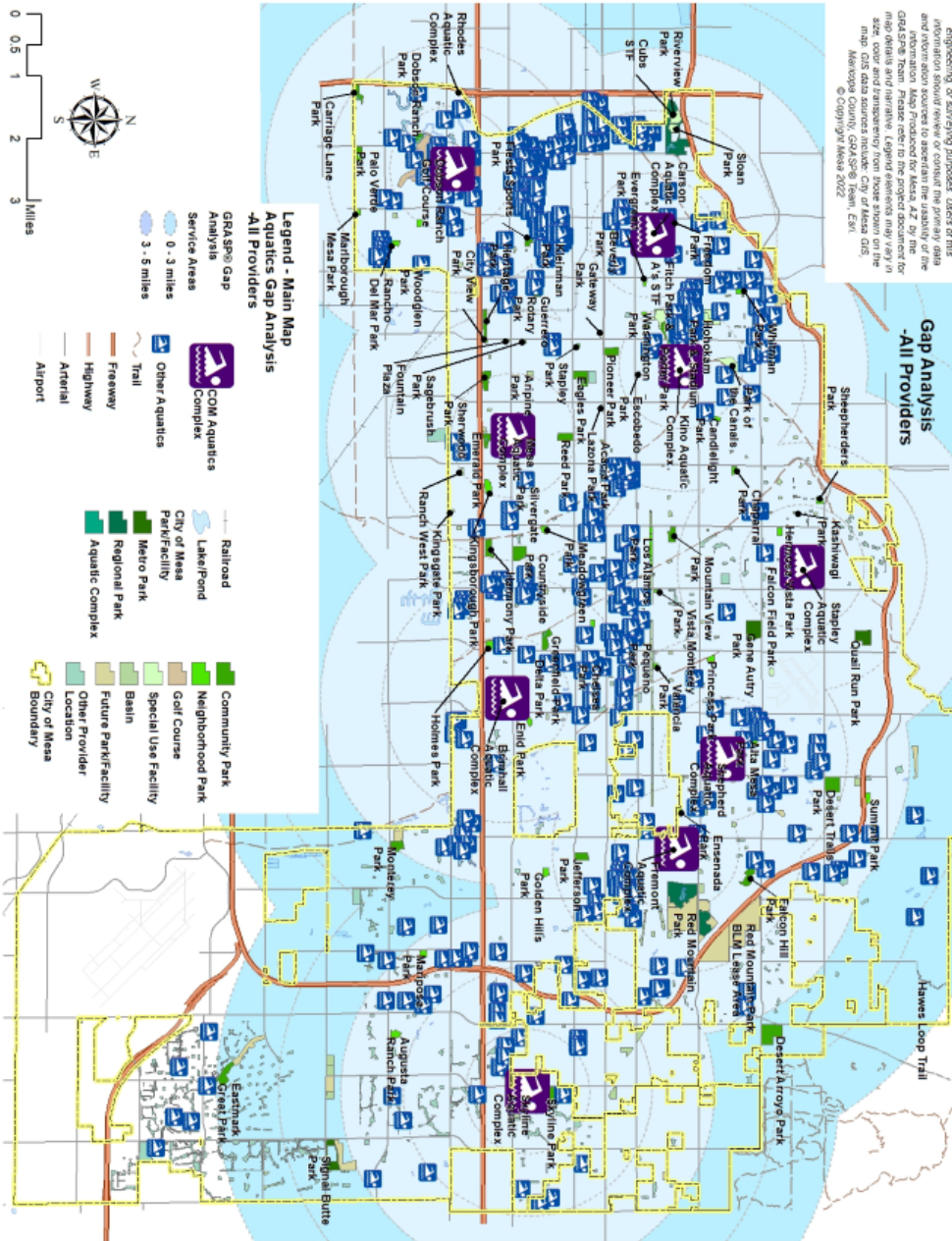
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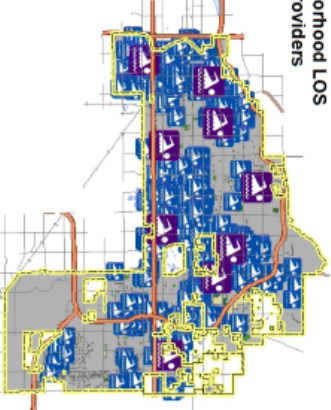
- The Southeast does not have access to a public aquatic facilities within five miles.

Aquatics Access  
Mesa, Arizona

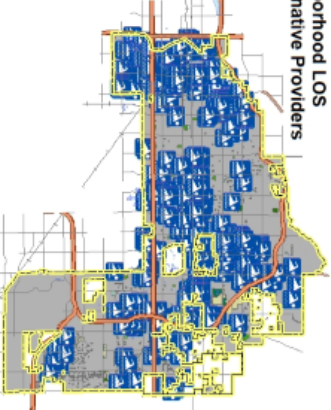
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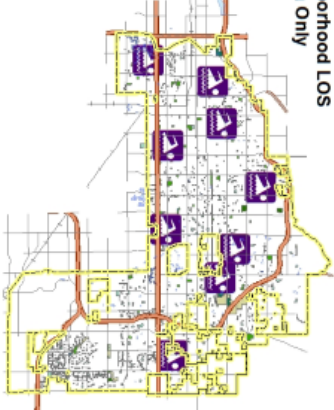
Neighborhood LOS -All Providers



Neighborhood LOS -Alternative Providers



Neighborhood LOS -Mesa Only





## Recreation Programs: Strengths

- Programs are well attended generally reaching capacity due to limited indoor programming space. The overall Department fill rate is 81%.
- Special Events were demonstrated to be highly valued and meeting the needs of the Mesa community.

## Recreation Programs: Opportunities

- 52% of survey respondents say that environmental/nature-based programs are most important,
- 40% of respondents say these programs are not currently meeting the needs of the community



## Commercial Facilities: Strengths

Half rounds at Dobson Ranch have been higher each month since Paradigm Golf assumed management in 2019.

- The average revenue for the Convention Center and Amphitheater for FY16-FY19 was \$3 million annually. FY22 revenue will exceed \$5 million.
- The FY23 budget includes funding for the formation of a Special Events Office.
- Recent expansion of the Mesa Cemetery

## Commercial Facilities: Opportunities

- The Convention Center and Amphitheater are well maintained, and improvements take place on a continual basis; however, there are opportunities for modernization of the facility and services. A Strategic Plan for the Convention Center and Amphitheater should be pursued.
- Undeveloped land in the southwest corner of the cemetery is available for a future expansion.
- The addition of The Post will provide a dynamic community event space.





## Vertical Assets: Strengths

- In FY 20/21 FM responded to more than 6,000 work order requests.
- PRCF staff effectively maintains and manages over 9 million sq. ft. of City owned properties.

## Vertical Assets: Opportunities

- Development of a Facilities Master Plan
- Implement preventative maintenance tasks for all building systems.





## Recommendations

- Goals
- Action Items



# 1: Provide Consistently Exceptional Parks and Recreation Facility throughout the system.

At PRCF parks identified as benefiting from a park renovation or beautification project:

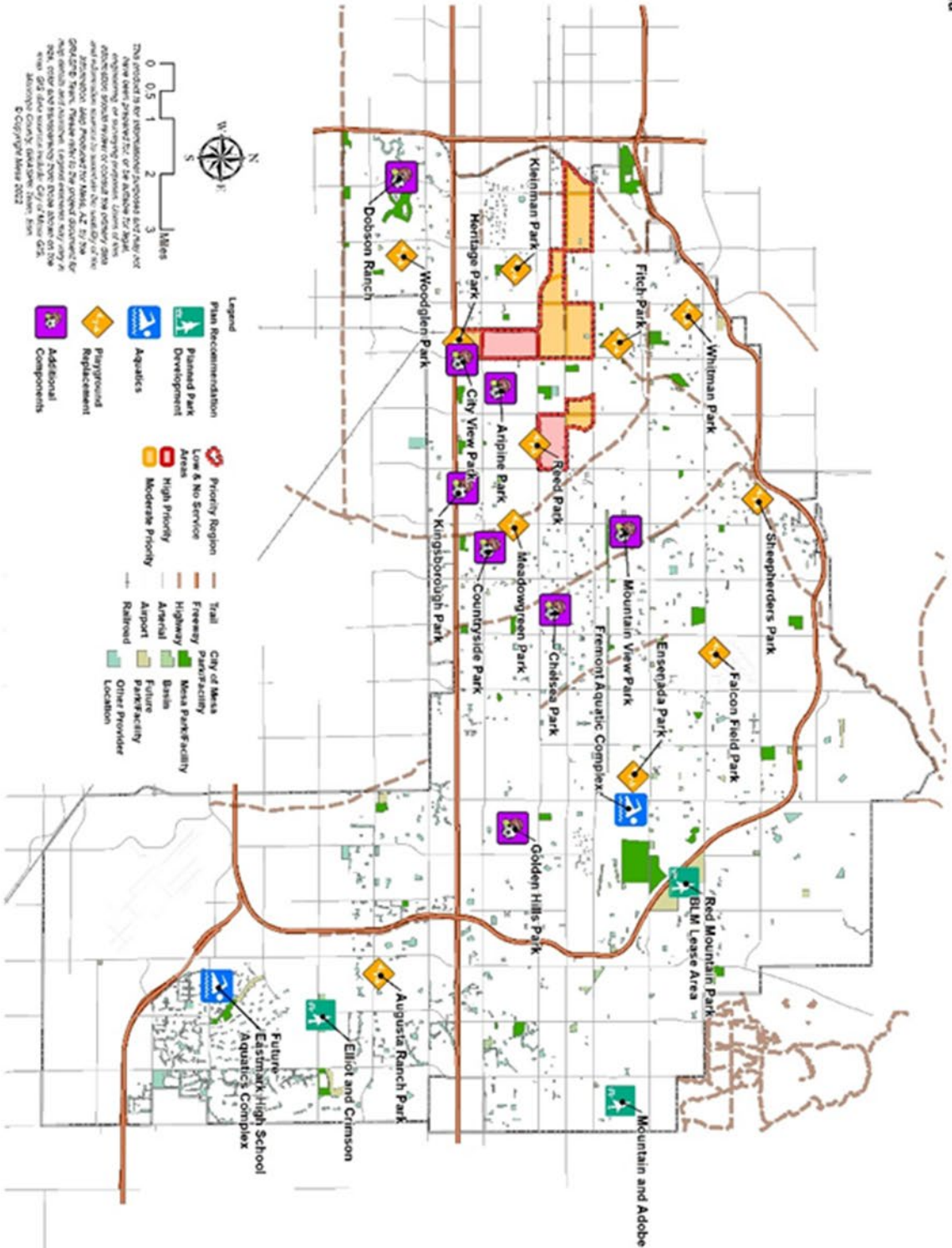
- Holmes Park
- Kleinman Park
- Marlborough Mesa Park
- Whitman Park
- Meadowgreen Park
- Reed Park
- Palo Verde Park
- Falcon Field Park

- Eighteen playgrounds were identified for replacement in the next ten years
- Update park maintenance standards by assigning properties to maintenance service levels or “modes”

## Goal 2: Continue the development of a well-connected system that provides equitable access

- Make large-scale and small-scale park improvements by adding community desired features and components or though Park activation opportunities. Prioritize facilities in areas with low service or now service.
- Reduce, modify, or remove pedestrian barriers
- Implement planned park projects
- Expand trail network
- Conduct a feasibility study of the Fremont Aquatic Center to determine renovation or relocation possibilities.

# Level of Service Recommendations Map Mesa, Arizona





## : **Deliver quality programs for residents of all ages and abilities that are equitably distributed**

ease fill rate for general enrichment classes through her diversifying offerings.

- Take advantage of existing outdoor facilities by conducting fitness classes and other programs in the locations.
- Enhance the Recreation Program Assessment Matrix to track and monitor additional Key Performance Indicators (KPI).
- Pursue a feasibility study for an additional Community Recreation Center, similar in scope and scale to the Red Mountain Center. Include an analysis on whether other indoor recreation locations might be needed in addition to a complete Recreation Center.
- Develop a “Nature in Your Neighborhood” program and identify/create park areas that can be utilized as nature trails and areas.



#### **Goal 4: Plan for staffing and / or seek contract support to meet future levels of service**

Maintain optimal personnel levels, contracted services, and volunteer positions within PRCF. Add necessary positions or contracted services as new facilities are added or expanded and the population increases.

- As budget allows, utilize contracted services, or add positions necessary to provide increased levels of preventive maintenance to the City's vertical assets.

#### **Goal 5: Advance the operations of the Mesa Cemetery, Mesa Convention Center, and Amphitheater**

- Plan for future burial plot and in-ground vault needs on the undeveloped tract in the Southwest corner of the Mesa Cemetery.
- Annual review of Convention Center and Amphitheater booking policies to balance meeting competing demands of community meeting space, trade shows, and convention business that drives community value, revenue goals, hotel nights, and outdoor concert opportunities.
- Pursue the development of a Strategic Plan for the Convention Center and Amphitheater with emphasis on Market and Demand, Site Analysis and Sensitivity/Gap Analysis.

## **6: Use innovative processes, methods, and procedures to maximize efficiencies and effectiveness of critical asset management**

Develop a Facilities Master Plan (FMP) as a guiding document to provide strategic direction and a holistic view of the city's building portfolio.

- Develop a Facility Maintenance Policy to establish guidelines, which includes building maintenance standards, contract management, capital/non-capital replacements, custodial services, facilities management, building security, utility costs, asset management, fire alarm monitoring & testing, safety inspection, loss prevention and energy conservation programs.
- Using the preventative maintenance plan, provided by BV, implement a comprehensive preventative maintenance plan using staff dedicated to this program.
- Maximize Cityworks. to help forecast the costs of future assets added to the system for improved maintenance budget allocation. This is particularly important when maintaining aging amenities and facilities as it will show any increased costs in maintaining older assets.
- Use Cityworks to catalog vital building assets for the purposes of scheduling regular maintenance and for lifecycle management. Track complete lifecycle information for all physical assets, including theoretical life, estimated replacement date and current value

## 7: Continue to maintain and expand Strategic Partnerships

at with strategic partner representatives on an annual basis to discuss and review standing agreements and to evaluate continued opportunities for collaboration.

- Explore opportunities with the County to establish a trail north of Red Mountain to the Hawes Trail System.
- Review aquatic operations with MPS to explore the need to clarify roles and responsibilities.
- Approach MPS to discuss their ability to provide after-hours, public access to specific school sites where gaps in service exist.
- Pursue a partnership with Queen Creek School District to develop a pool in Southeast Mesa on the Eastmark High School campus.
- Identify other public and private partnerships that could support indoor facility needs.
- Partner with other providers on the development of equitable and inclusive nature-based environmental education.





## **: Diversify Funding Sources for long-term ial sustainability to maintain community to programs, facilities, and services**

- Pursue a bond referendum for funding park and facility projects to address gaps in service and to maintain the Department's current LOS relative to the City's growth.
- Remain open to public-private partnership opportunities and recognition of private service providers to address gaps in service or facilities and programs.
- Expand the current Cost Recovery philosophy and policy to further define Partial Cost Recovery goals.
- As the population grows maintain current General Fund per capita spending and staffing levels in the area of parks and recreation.







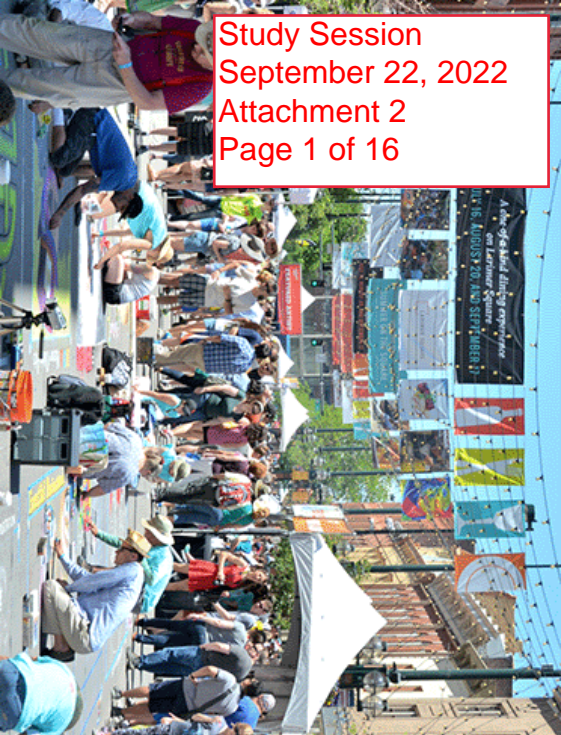
# QUESTIONS



research.n







# SOUTHEAST MESA LIBRARY

CITY COUNCIL UPDATE SEPTEMBER 22, 2022



## 2018 GENERAL OBLIGATION BOND

**2018 SITE AREA**  
103,373 sf (2.37 acres)

2018 LIBRARY AREA  
~30k–35k gsf





# SIGN INFO

Due to economic conditions and increased construction costs since 2018, the library area has been reduced to get closer to the current cost of construction.

The current layout maintains the core programming elements included in the 2018 General Obligation Bond.

**2022 SITE AREA**  
103,373 sf (2.37 acres)

**2022 LIBRARY AREA**  
28,686gsf





# PROJECT BUDGET

2018 GENERAL OBLIGATION BOND TOTAL PROJECT BUDGET \$16,800,000

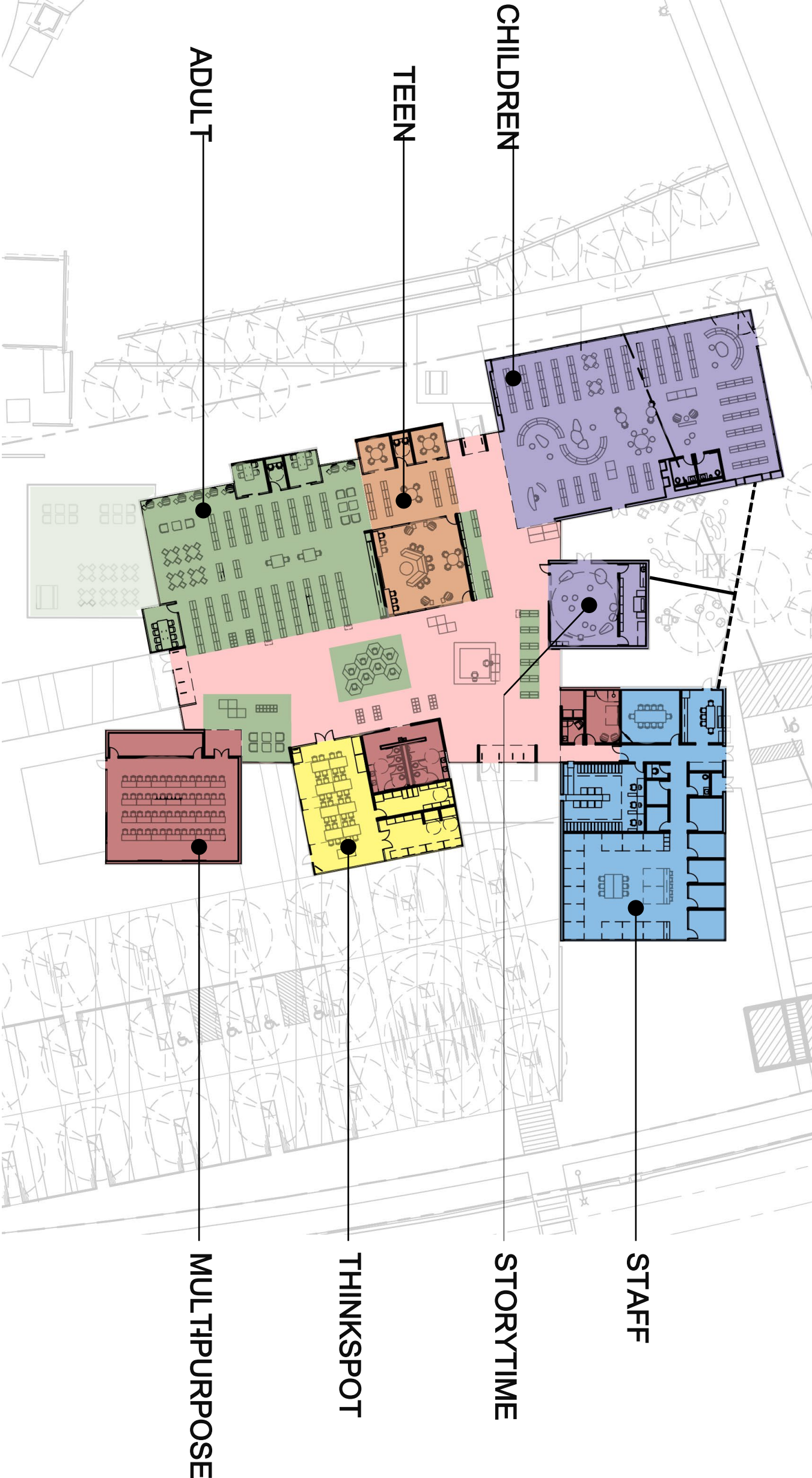
## 2022 COST ESTIMATES

SOUTHEAST MESA LIBRARY \$21,323,190 ~~\$4,523,190~~ underfunded from 2018 budget

+ THINKSPOT ALTERNATE + \$ 1,200,000

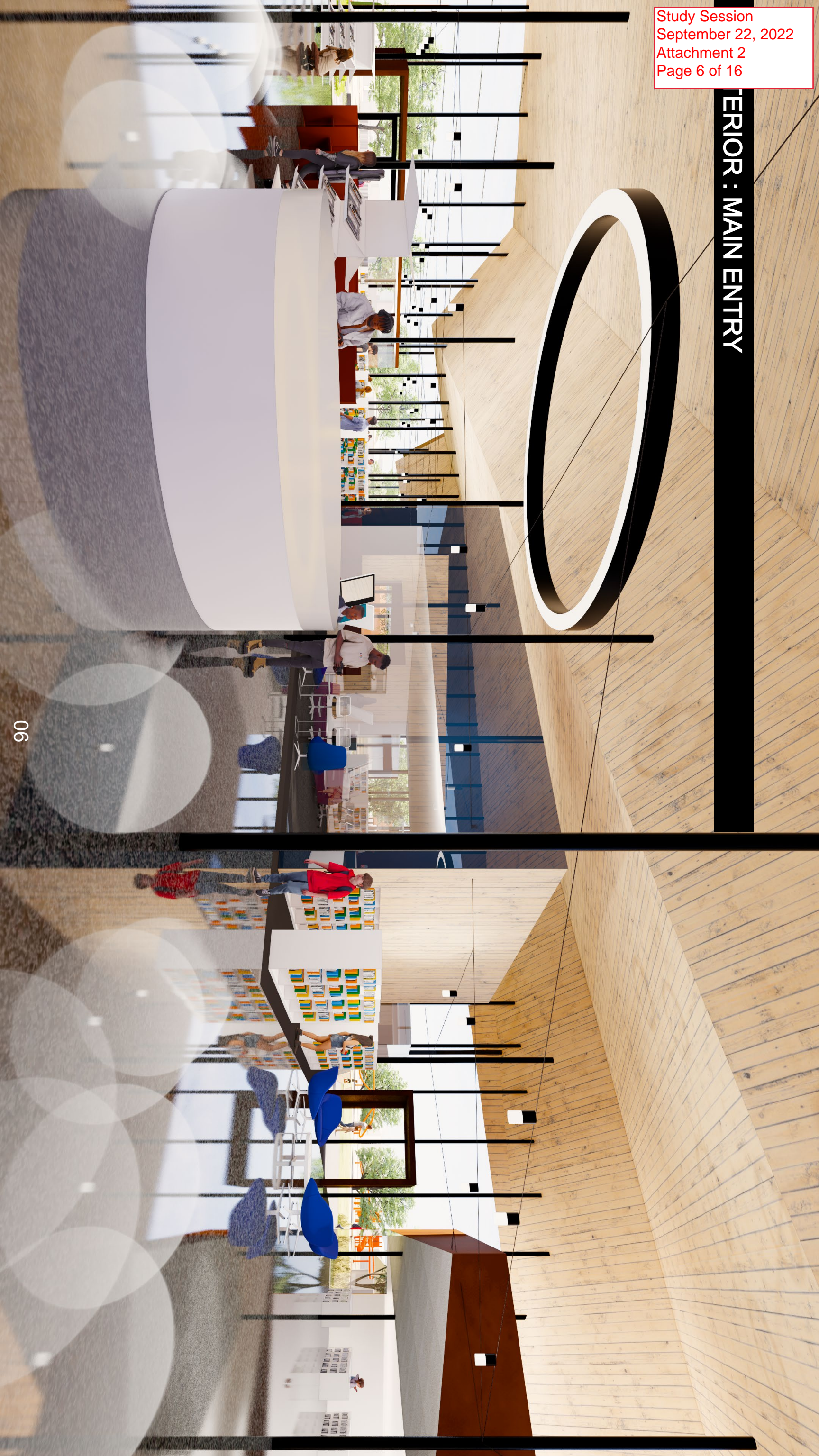
2022 TOTAL PROJECT COST ESTIMATE \$22,523,190 ~~\$5,723,190~~ underfunded from 2018 budget

# FLOOR PLAN



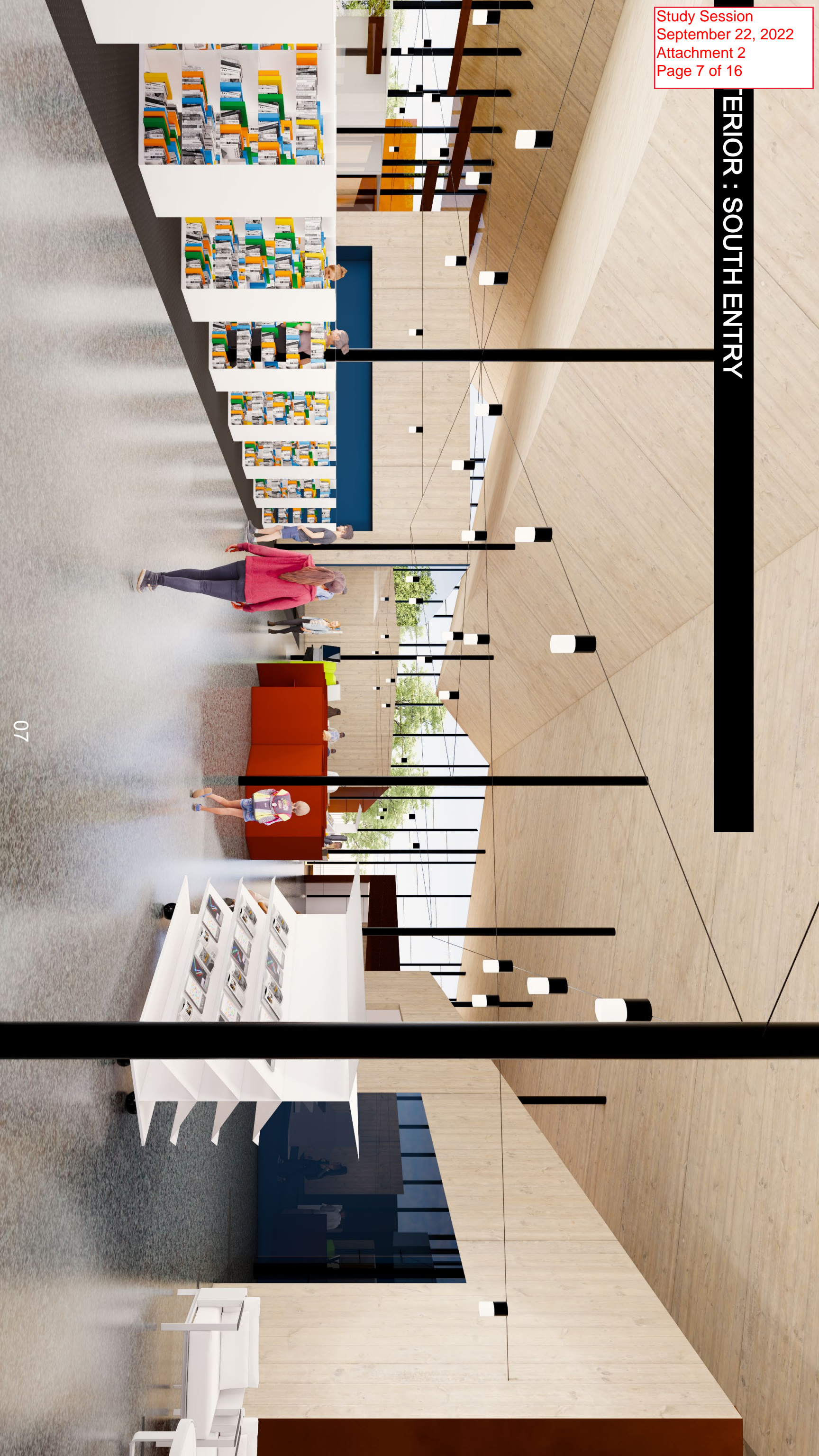


TERIOR : MAIN ENTRY



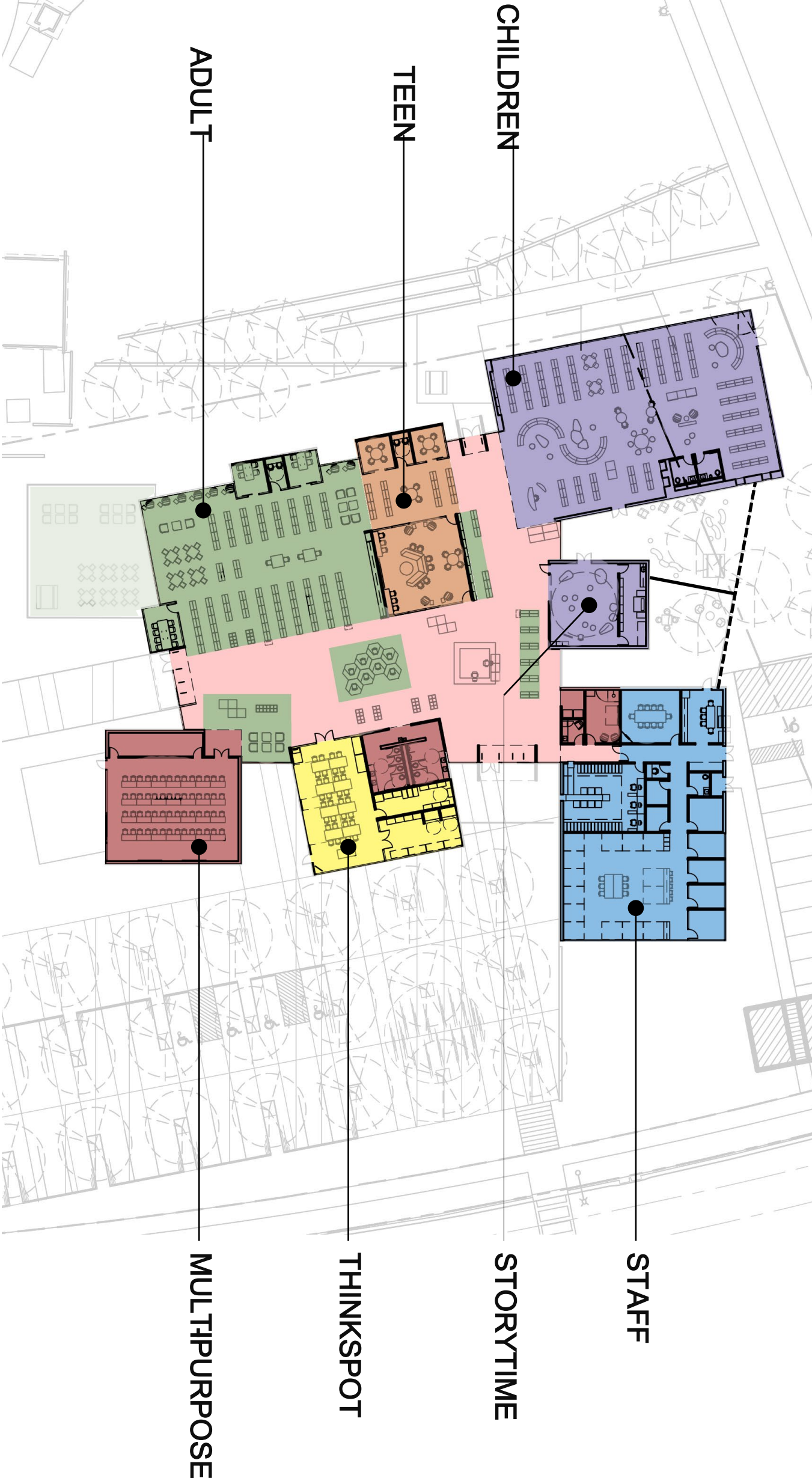


TERIOR : SOUTH ENTRY





# FLOOR PLAN





VIEW FROM SOUTH EASTMARK PARKWAY





MAIN ENTRY





VIEW FROM PARKING PLAZA



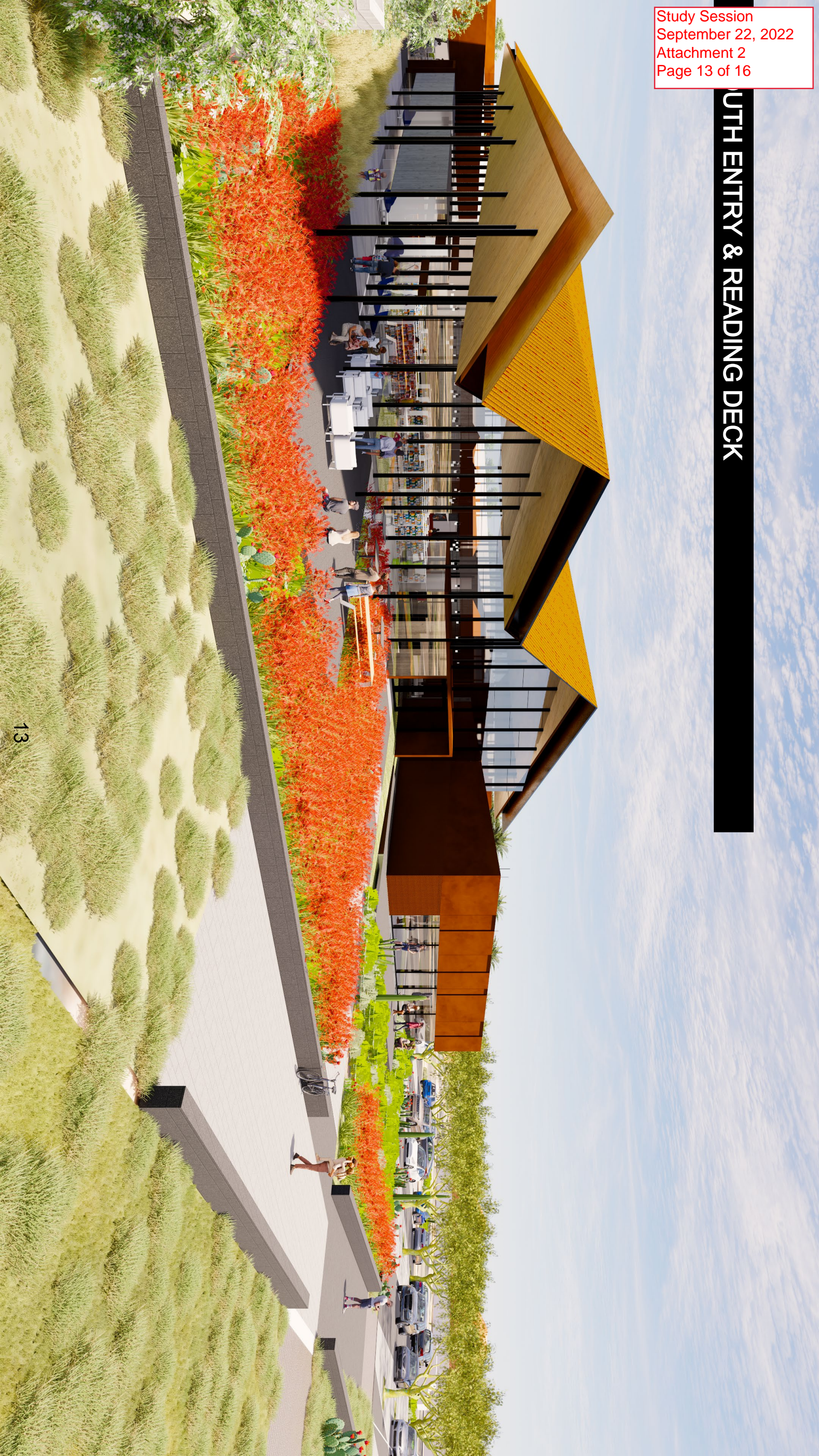


VIEW FROM SOUTHEAST





OUTH ENTRY & READING DECK





OUTH ENTRY NIGHT





# NEXT STEPS

## SCHEDULE

- |                                 |                 |
|---------------------------------|-----------------|
| • MAYOR AND CITY COUNCIL UPDATE | 09/22/2022      |
| • PUBLIC MEETING 02 (VIRTUAL)   | 09/27/2022      |
| • DESIGN                        | 08/2022–06/2023 |
| • CONSTRUCTION                  | 07/2023–08/2024 |



Research

