



## Minutes Enhanced Services Commission October 10, 2007

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

**Members Present:**

Chris Anaradian  
Tom Canasi  
Scott Cole  
Gordon Cresswell  
Jerry Hart  
Randy Levin  
Chris Salomone

**City Staff Present:**

Roger Hallsted  
Diane Johnson  
Dee Dee Kimbrell  
Nancy Ryan  
Hansen

**Guests Present:**

**Members Absent:**

Greg Loper  
Mark Richwine  
Mitch Rosen  
Chris Wilson

**Meeting convened at 8:38 AM.**

Scott Cole called the meeting to order.

**Agenda Item 1 – Consideration of Meeting Minutes: September 12, 2007**

Scott Cole asked if the members had an opportunity to review the minutes from the September 12, 2007 meeting.

**MOTION:** Jerry Hart 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 – Pedestrian Bridge & Town Lake Dams**

Nancy Ryan gave an update on the Pedestrian Bridge and Town Lake Dams.

- 1) Nancy said the City was moving forward on the design of the Pedestrian Bridge and it should be completed in March or April.
- 2) She said that the City is working with URS on dam replacement options. Six options the City looked at are the Bridgestone dual body dam, Sumitomo dam, hydraulic operated hinged crest gate, Obermeyer gate, radial gate, and vertical lift gate. City staff did some internal rating and ranking of each option and they will move forward with three or four of these options for greater analysis. Once that is completed staff will then take the findings to the City Council.
- 3) Nancy reported staff is internally discussing when to actually build the pedestrian bridge because it seems to be coinciding with the replacement of the rubber dams.

**General discussion** regarding the **Pedestrian Bridge and Town Lake Dams**, including:

- Randy asked if the Pedestrian Bridge had some governmental funding. Nancy said yes it does have some funding and staff may have to ask for an extension which has been done before.
- Gordon Cresswell asked Nancy if staff had a preference on the replacement of the rubber dams. She said there was not a preference but there are a lot of questions like aesthetics and the long term operations and maintenance of the dams.
- Chris Salomone asked how the rubber dam replacement analysis relates to the east dam. Nancy said the east dam bladders have not aged as fast as the west dam and will probably last a much longer time.
- Randy asked if the City was going to test the rubber bladders by cutting out a piece of rubber and have it tested by an independent source. Nancy said we have to remove a bladder in order to do the test and we have to know what we are going to put in its place before the test can be done.

**Agenda Item 4 – PPS Urban Open Space Study**

Nancy gave out handouts pertaining to the Projects for Public Spaces (PPS) Tempe Urban Open Space Study. She reported PPS has been working with the City for over a year and has come back with a wide variety of recommendations for open space in Tempe. Through out the year PPS has gone to numerous meetings to get feedback from the public. She stated she has brought this study to the ESC members to ask them to review the plan and give their comments to staff. She also stated anyone can go to the web at [www.tempe.gov/comdev/UrbanOpenSpace.htm](http://www.tempe.gov/comdev/UrbanOpenSpace.htm) to view the study and then list their suggestions and comments on the same web site. Comments are due in by October 12, 2007. Hansen said they will accept comments through next week.

**General discussion** regarding the **PPS Urban Open Space Study**, including:

- Chris Salomone said the study was done by a third party without a lot of local information or knowledge. He said we may not agree with all of their recommendations.
- Scott asked if PPS had looked at the City's master plan. Hansen said yes they were given the master plan.

**Agenda Item 5 – Park Maintenance Standards**

Nancy said along with looking at the PPS study the Parks & Receptions Department is looking at park maintenance standards for all of the parks in Tempe including Town Lake and Rio Salado. The report is moving forward to identify what the levels of standards are going to be and rating them from the highest being Level 1 to Level 3 being the standard level. Each level

comes with an associated list of how often you do things, the costs, and staffing. Staff is discussing funding sources for the different levels of maintenance standards.

- 1) Chris Salomone said staff is creating a level of maintenance and funding with dollar amounts for Mill Ave. and Town Lake. Some of the things they looked at are over-seeding, tree trimming, power washing, and trash pick-up on a more regular basis in these areas with more enhanced maintenance.
- 2) Jerry Hart said funding for the park maintenance is always a challenge.
- 3) Nancy said very soon there will be over-seeding at the Marina, turf at North Bank, HFL, and Grigio.

**General discussion** regarding the **Park Maintenance Standards**, including:

- Randy asked if the gabion baskets had been repaired on the north bank. Nancy said yes they have and the next step is getting the contractor out there to complete the job. One of the challenges in that area will be when ADOT next year widens the 202 Freeway they will be moving the multi-use path. Staff will be modifying the grading in that area so they can easily remove turf and irrigation lines when the widening occurs. Randy asked if ADOT will move the art on the freeway wall at their cost. Nancy replied at the present time if it is removed it would be at the City's cost.
- Chris Anaradian asked if ADOT will pay for the cost of replacing the multi-use path. Nancy said ADOT claims the replacement will be at the City's expense. She also said when construction begins for the widening of the freeway the monthly ESC meetings might have to be moved to another location. Commission members will be notified if this occurs.

#### **Agenda Item 6 – Private Project Update**

Each private developer gave a summary of their projects in Rio Salado.

- 1) Randy reported the second Hayden Ferry Lakeside (HFL) office tower leasing is going well with the 10<sup>th</sup> floor leased. The top two floors are available for lease. He said the market is cooling down for commercial leasing and in the next six months there will be 5 million sq. ft. of office space available in Maricopa County. He also said the job rate of growth is down 50% from last year and with these two things happening economists are predicting the valley will have 2 ½ years of office available. Randy thinks City staff should be aware of the building cycle.
- 2) Randy reported Bridgeview, the second condo tower at HFL, will open in February on schedule and they have sold a few more condos. They have the drawings for Waterford, the 3<sup>rd</sup> HFL Condo tower, into the City. SunCor is meeting with Le Meriden and moving forward slowly for the hotel component. SunCor has an RFP going out on Monday with a 400-room hotel and 50,000 sq. ft. conference space at HFL East. He said the design guidelines for the project are almost completed.
- 3) Chris Salomon said the “aloft” Hotel is moving forward with office space next door to it on Lot 6 in Playa del Norte.
- 4) Chris A. said the 5<sup>th</sup> & Farmer went to DRC last night and is going to Council soon.

**General discussion** regarding the **Private Project Update**, including:

- Randy asked what was going on with “The Pier” project. Chris A. said the plat was approved two weeks ago and the improvement district has been approved by Council. Chris S.

reported they are redesigning the public space and as soon as it is done and approved by the City they will issue a bond.

- Chris S. recommended bringing One Hundred Mill Avenue (Monti's La Casa Vieja) project to the ESC.
- Scott Cole asked why there are not City codes for landscaping on a vacant dirt lot while waiting for construction to start. Chris A. said until now we have not had any large vacant lots in the City. He and Chris S. said it was a good idea and they will look into it.
- Chris S. said between the construction projects on 3<sup>rd</sup> St. & Mill Ave. and Forest Ave. & Mill Ave. the downtown parking will be disturbed for about a year.

### **Agenda Item 7 – Public Project Update**

**Nancy** gave a summary of the public project in Rio Salado.

- 1) Nancy said there will be a roundtable meeting on Oct. 12, 2007 from noon to 1:30 pm to discuss boating activities at Town Lake. This meeting will be held in the SunCor conference room on the 4<sup>th</sup> floor of HFL, 80 E. Rio Salado Pkwy, Tempe.
- 2) Nancy announced the ESC annual meeting will be held on November 14, 2007 at the Rio Salado Operations Center, 620 N. Mill Ave., Tempe, AZ at 8:30 am.
- 3) She reported the Phase I Environmental Study for the property just east & west of Priest Dr has been completed. There will be a meeting to discuss where and how to do the testing for the Phase II of the study.
- 4) Nancy showed the commission members a new topographic map showing the water depths of Town Lake. She reported the lake has had great ph levels due to the bypass pumping of water at the east dam.
- 5) She announced there is a new free Orbit shuttle that goes from downtown Tempe to north Tempe. Chris A. said there are nine routes named after nine planets (Mercury, Venus, Mars, etc.).

The Committee's next meeting will be **November 14**.

**Meeting adjourned at 9:50 AM.**

Prepared by: Diane Johnson

Reviewed by: Nancy Ryan

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Nancy Ryan  
Rio Salado Project Manager