



## Minutes

### Town Center Committee

22358 S. Ellsworth Rd, Queen Creek, AZ

San Tan Conference Room

October 2, 2013

8:00 am

1. Call to Order and Roll Call

The meeting was called to order by Chair Chris Webb at 8:05 am. The following people were in attendance:

Committee Members: Chair Chris Webb, Vice Chair Bill Smith, Deb Wood, Shane Randall, Monica O'Toole, Barbara Khalsa, Charlie Deaton

Town Staff: Doreen Cott, Economic Development Director; Kim Moyers, Economic Development Specialist; Joy Maglione, Town Clerk Assistant; Troy White, Public Works Manager; Adam Robinson, Recreation Superintendent; Tom Narva, Sr. Project Manager

Absent Members: Council Member Oliphant, Larry Hoel, Jason Buche, Council Member Wheatley, Nancy Diab

Guests: Teresa Makinen, Consultant; Derek Neighbors, Queen Creek resident, 21469 E. Lords Way.

2. Introductions & Announcements.

Charlie Deaton, Interim President/Executive Director of the Queen Creek Chamber of Commerce introduced himself to the committee.

3. Public Comment:

There were no public comments.

4. Items for Discussion and Possible Action

A. Consideration and possible approval of the July 10, 2013 minutes

Motion: Shane Randall                      2<sup>nd</sup>: Bill Smith

**To approve the July 10, 2013 minutes as presented.**

Motion carried unanimously.

B. Presentation and discussion on Capital Improvement Projects in Town Center and possible recommendation on Ocotillo Road alignment.

Public Works Division Manager, Troy White introduced Tom Narva, Special Projects Manager and updated the committee on the following Capital Improvement Projects:

- Ocotillo Rd and Union Pacific Railroad (UPRR) Project – Improvements will take place on Ocotillo Road at the UPRR Crossing to relieve traffic congestion in that area. Construction will include two additional travel lanes through the intersection, bike lanes and sidewalks.
- Rittenhouse Road Improvements Project – Rittenhouse Road, from Sossaman Road to Queen Creek Marketplace will be widened to make two lanes in each direction. Improvements will include sidewalks on the south side, landscaping, intersection improvements and a permanent signal at Hawes Road.
- Ocotillo Road, Ellsworth Loop to Heritage Loop Project – Improvements will widen Ocotillo Road with two lanes in each direction and include a new intersection at Ellsworth Road. It will include bike lanes, meandering sidewalks and many decorative elements that will enhance the Town Center.

Mr. White provided estimated project costs, project schedules and reviewed public outreach programs. He introduced Teresa Makinen, the public outreach consultant who has been updating the public and local business owners on project details.

Mr. White explained that the original design concept in 2007 shifted the road north and it interfered with the Circle K property. An alignment study was done to find alternatives that would minimize impact on businesses. He presented three alignment alternatives and suggested the Committee take action to recommend a preferred alignment alternative.

- Option # 1 – Symmetrical design; shifts slightly south away from Circle K; will have a large impact to business on the south
- Option # 2 – Northern shift (15'); shifts north all the way through; may still impact Circle K
- Option # 3 – Northern shift (37'); combination of #1 and #2; adds curves to the road; least impact on Circle K and other businesses

The alignment alternatives were presented at public open houses and to the business community. Mr. White reported that a large majority of business owners preferred Option #3.

Economic Development Specialist Moyers commented that a meeting will be set up in the future to promote the Façade Improvement Program to businesses in the updated areas.

Special Projects Manager Tom Narva reported that the Library Access Road improvement project will be presented to Council tonight. The access road will provide access to the library and the Community and will link Victoria Lane to the library.

Motion: Monica O'Toole                      2<sup>nd</sup>: Barbara Khalsa

**To recommend design alternative #3 as the preferred alternative for the Ocotillo Road, Ellsworth Loop to Heritage Loop Project.**

Motion carried unanimously.

C. Presentation and discussion on the dog park and splash pad in Town Center

Recreation Supervisor Adam Robinson presented a PowerPoint on the future dog park and splash pad in Town Center. He explained that Town Council wanted to offer some park amenities that can benefit the community for a relatively small expense. The estimated project cost is \$120,000 each. The small dog park will be located on approximately one acre of Town-owned land south of Town Hall on Ellsworth Road. The dog park will consist of two separate grass play areas. It will include fencing with a double gate; lighting; benches and landscaping. It will utilize the existing parking lot to the north, as well as existing utilities. The splash pad will be located at Founders Park, across the street from Town Hall. The splash pad will consist of various water features. The projected start date is April 2014 for the dog park, with the splash pad starting a month later.

Ms. Moyers said that Town Center funds can possibly be used to improve park amenities or add some decorative elements beyond the basics. She will bring this matter back to the committee when final costs are in place for further discussion and possible recommendation to Council.

The committee inquired about the properties surrounding the dog park. Mr. Robinson responded that there are no residents or conflicts in the immediate area. Vice-Chair Bill Smith suggested an increased buffer from the fence to the sidewalk on Ellsworth Road to separate the dogs from pedestrian traffic. The committee questioned if a dog park is the best use of land for this part of Town Center in the long term. Mr. Robinson responded that it is a low cost option that will temporarily bring amenities to the community until larger parks in the Five Park Master Plan can be developed in the future. He added that the fencing can be re-used and the land can easily be converted to another use in the future if desired.

D. Discussion of visual depictions of Town Center present/future

Ms. Moyers reviewed the list of future projects and design elements that are being considered for Town Center using town center funds. These include the metal art panel project, entry ways, decorative elements and possible land acquisitions for parking. In order to help visualize the finished project she asked companies to take this information and provide some conceptual ideas and suggestions on what the Town Center could look like in the future.

Ms. Moyers presented various proposals from ASU, Esser Designs and Kitchen Sink, which ranged in price from \$5,000 to \$24,000 depending on what was offered. Options included video animations, physical models with removable pieces and charettes.

Ms. Moyers explained that a visual depiction or conceptual plan would be a helpful planning tool to present to Town Council and residents and could also be used as an economic development marketing tool for Town Center.

The committee discussed pricing and commented that proposals that can allow for flexibility will be important because there are a lot of unknowns to factor in.

E. Update on Town Center project/businesses

Ms. Moyers reported on the RFP for development of a site in Town Center on the southeast corner of Ellsworth Loop Road and Maya. The triangular, one acre site is Town owned with the intended development of a local bistro style restaurant. Three RFP were received and will be discussed in executive session by Town Council. Proposals included a Dairy Queen, various inline shops and Oreganos.

Economic Development Director, Doreen Cott reported that the RFP for the 20-acre town owned parcel will close on October 7<sup>th</sup>. Pre-proposal teleconferences were held and the amount of participation was encouraging and included some quality developers.

F. Summary of current events – Reports from Chair, Committee Members and Economic Development staff

Ms. Moyers said that Rhema Soul Cuisine will submit a Façade Improvement application at the next meeting.

Ms. Moyers discussed the Town's 25<sup>th</sup> Anniversary celebration that will start in January and continue throughout 2014. She asked the committee to think of ideas where the Town Center Committee might want to be involved.

Deb Wood reported on activity at Queen Creek Marketplace. Smashburger has opened, Geno's Giant Slice is proposed to open in November and Harkins Theatre is coming.

Vice Chair Smith reported that Banner Health is exceeding expectations at the Queen Creek location and plans are in the works to expand existing shell space well before schedule.

Barbara Khalsa announced that the Communiversity is proposing a soft opening in early November. She reviewed the various programs, degrees and types of classes that will be offered. The Communiversity will also host a Rio Salado testing center for their online program which is a huge service for the East Valley.

**5. Announcements**

None.

**6. Adjournment**

Motion: Monica O'Toole 2<sup>nd</sup>: Shane Randall

**Motion to adjourn the meeting.**

Motion carried unanimously.

Meeting adjourned at 9:35 am.

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TOWN OF QUEEN CREEK

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Chris Webb, Town Center Committee Chair

Prepared by:

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Joy Maglione  
Town Clerk Assistant

PASSED AND APPROVED ON: November 13, 2013