

Economic Development Specialist Kim Moyers stated that Scrubs & More is a former QC Incubator tenant that moved into Queen Creek Village Center. The store is located in the first building behind Circle K with frontage and parking located in the interior of the plaza. The applicant is proposing improvements to the back of the building (street facing side). There is no entry in the back and the improvements would be decorative only; giving the illusion of a storefront. Ms. Moyers said that the applicant stated that improvements will add interest and an updated look and she hopes it will increase foot traffic and plaza recognition. Approval from the landlord for the proposed changes is forthcoming.

Motion: Charles Deaton 2nd: Monica O'Toole

To approve the Façade Improvement Application for Sandra Short of Scrubs and More for 50% of the total estimated project cost (\$7052.02) pending submittal of a letter from the landlord approving the changes.

Motion carried unanimously.

C. Discussion and possible recommendations for the ASU vision project

Ms. Moyers presented the first draft renderings from the ASU Vision Project. ASU took 4 existing sites and created drawings that illustrated conceptual ideas of how the town center could look in the future. Ms. Moyers explained that the drawings can be used at trade shows and by developers to help visualize our future vision for Town Center. She passed the drawings around to the committee and asked for written comments regarding what they liked or disliked about the concepts portrayed and the technical and aesthetic details. Ms. Moyers will return the renderings to ASU with their comments. The renderings included:

- NW corner of Ellsworth & Ocotillo
- Old post office site on Ellsworth Rd
- NW corner of Ellsworth & Ocotillo (looking west on Ocotillo)
- A house south of Ellsworth converted into a restaurant with outdoor patio

Ms. Moyers showed the committee the second part of the project which was a large map of the Town Center that will be the base for development of a physical model. It will be used as a tool to visualize future development and for decision making in the planning process for Town Center. Removable laminated pieces (houses and buildings) in a 1/100th scale model are being constructed, along with a plexi- glass shield for display purposes. Certain sections of interest will be enlarged and will be removable in order to provide an additional resource to help communicate future planning decisions.

D. Update and discussion on current Town Center projects

Economic Development Director, Doreen Cott reported on the RFP for the 20-acre town-owned parcel. Three proposals were received and Town Council requested additional information from two developers. All the proposals received were high quality choices that could benefit the Town Center.

Ms. Moyers gave details on the following Town Center projects:

- Oregano's Pizza Bistro is moving forward with the term sheet and development agreement. Parking on the site will be challenging and shared parking may be considered.
- Harkins Theatre installed fencing and their sign will be erected soon. Groundbreaking is scheduled for February. It is a 12 month process to build a movie theatre and a May 2015 opening is anticipated.
- Kneaders Bakery & Café, a company based out of Utah, will build on the lot next to Uncle Bears in the Cornerstone development.
- Jimmy Johns Gourmet Sandwiches will be moving into the former Quizno's location in Cornerstone.
- The Town continues to receive interest on the old post office site. The most recent proposal is for a pre-school.
- The dog park and splash pad are scheduled to open in Town Center in spring 2014.

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

Council Member Oliphant invited members to attend the State of the Town Address on Wednesday, January 15, 2014 at 7:00pm. State legislators, past mayors and Citizen Leadership graduates will be invited to the event as well. It will also serve as a kickoff for the year long 25th Anniversary Celebration.

Deb Wood reported on activity in Queen Creek Marketplace:

- In N' Out Burger will open in March.
- Geno's Giant Slice is now open.
- The Joint chiropractic office and a new women's clothing store are coming soon.
- Verizon Wireless is remodeling their existing store and creating a new innovative design that promises to be very modern and interactive. They are temporarily located in the old Circuit City location during construction.

Planning Manager Wayne Balmer reviewed future growth potential in Queen Creek and reported that there is a lot of recent interest from commercial developers.

Kim Moyers announced that Wayne Balmer will be retiring on January 9th and thanked him for his service to the Town and his contributions to the Town Center Committee. She recognized him for his years of service and expertise in the planning field.

F. Overview and tour of Communiversity @ Queen Creek

Barbara Khalsa welcomed everyone to the Communiversity @ Queen Creek. The Communiversity is a unique civic and educational partnership that provides students with a way to earn college certificates and degrees in one location. Ms. Khalsa explained that the land was provided by the Town of Queen Creek and the education partners include Maricopa County Community College District, Rio Salado College, Chandler-Gilbert Community College, Northern Arizona University, Ottawa University and Southwest College of Naturopathic Medicine and Health Sciences.

Ms. Khalsa gave the committee a tour of the new 22,000 square foot facility which included classrooms, a community room, a testing center, common areas with computers, study rooms and administrative offices.

5. Announcements

None.

6. Adjournment

Motion: Vice Chair Smith 2nd: Shane Randall

Motion to adjourn the meeting.

Motion carried unanimously.

Meeting adjourned at 9:10 am.

TOWN OF QUEEN CREEK

Chris Webb, Town Center Committee Chair

Prepared by:

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Town Clerk Assistant

PASSED AND APPROVED ON: MARCH 12, 2014