



MINUTES

Economic Development Commission
22350 S. Ellsworth Rd, Queen Creek, AZ
Historic Town Hall
August 22, 2018
7:30 am

1. Call to Order and Roll Call

Chair Lee Ester called the meeting to order at 7:33 am. The following people attended:

Commission Members: Lee Ester, Chair; Shane Randall, Vice Chair; Jason Barney; Perry Berry; Chris Clark; Warde Nichols; Bill Smith; Richard Graham; Courtney Kleinebreil; Derek Neighbors; Perry Rea; Grant Tayrien; Brian McKean; Vice Mayor Turley

Town Staff: Doreen Cott, Economic Development Director; Jennifer Lindley, Downtown Development Manager; Marissa Garnett, Economic Development Coordinator; Kyle Barichello, Planner; Rob Sachs, Real Estate Coordinator

Absent Members: Cindy Barnes; Carson Brown; Mark Schnepf; Steve Sossaman; Gordon Mortensen; Council Member Oliphant

2. Introductions & Announcements

The Chair initiated a round-table introduction of commissioners, staff and guests in attendance. Guests included Angelo Rea, Queen Creek Olive Mill and Larry Hoel, Queen Creek Café.

3. Public Comment:

None

4. Items for Discussion and Possible Action

A. Consideration and possible approval of the June 27, 2018 minutes

Motion to approve the June 27, 2018 minutes as presented.

1st: Courtney Kleinebreil

2nd: Shane Randall

Vote: Approved unanimously

B. Presentation, discussion and possible recommendation on the Town Center Design Guidelines

Jeff Denzak, with Swaback Partners gave an overview of Town Center Guidelines Final Draft. He said they have been coordinating with staff, commissioners and stakeholders over the past several months and will be looking for recommendations from the Economic Development Commission and the Planning & Zoning Commission.

Swaback Partners was hired by the Town to assist with key initiatives outlined in the Town Center Update that was approved by Council in 2017. Mr. Denzak said the update focused on the Town Center core and helped set a policy for the future vision and development in the downtown as a unique specialized area that celebrates the heritage of Queen Creek. Mr. Denzak said the current design guidelines and vision do not align with the existing town zoning. Recommendations were made to update the zoning in the following areas:

- Parking - lessen burdensome parking requirements: more on-street and public surface parking needed; series of east/west connector roads
- Height restrictions – allow for mixed use buildings up to 3-5 stories
- Separate uses – reduce existing setbacks and allow zero lot lines
- Drainage – create a regional drainage strategy through a balance of public/private partnership investments
- Maximize all sides of real estate

Mr. Denzak highlighted the new design guidelines that will serve as a tool to provide direction and promote unique and specialized projects. He said this can be achieved through a regulatory plan that works with the new zoning to assist the Town and private development to achieve the goals of the Town Center Plan.

Mr. Denzak explained the goals of the design guidelines in the public and private areas and outlined the balance between aspirational components and requisites. Private area requisites include urban block massing; facades; outdoor spaces; architecture character & materials; signage; lighting; existing buildings and parking lots. Public requisites include key features such as urban block patterns; side walk patterns; urban furnishing; landscaping; open space; lighting; public art and streets and public parking.

Commissioner Jason Barney commented on the challenges of balancing the aspirational and requisites, particularly in the future when there is change in staff or council, and he said flexibility is important. Mr. Denzak replied that procedural components are built into zoning to provide flexibility and they are trying to make sure the key requisites are not too burdensome and that there is clarity between

the two. There was also discussion on CIP projects; drainage; the Town's role in the infrastructure plan; build-to-lines; and frontage requirements.

Economic Development staff asked the Commission for feedback on the guidelines including the aspirational and requisite areas of the plan. Staff provided a timeline of public hearings and said there will be additional opportunities to make changes and hear feedback before it goes to Council in December. Chair Lee Ester asked the Commission to review the draft document and prepare comments for the September meeting.

C. Update on the Economic Development's Accreditation process

Ms. Cott reported that the Town applied for accreditation and submitted an extensive application package. She said the application was reviewed and a site visit to Queen Creek from the Accreditation Board was performed. There were no issues or concerns during the visit and the staff received positive feedback. Ms. Cott said the Town will hear back in a couple weeks with the review board's decision.

D. Discussion on topics for an Economic Development Summit

Ms. Cott handed out a draft agenda for the Summit on January 23, 2019. She said our target audience for this summit is developers, brokers, and key stakeholders and we want to make sure the summit provides value to them.

Comments from the Economic Development Commission on the draft agenda were as follows:

- Provide a key note summary at the beginning of the summit to set the stage for topics being discussed
- Provide an update on our successes in parks, trails and pathways to highlight quality of life in Queen Creek
- Highlight growth and the new schools in Queen Creek
- Agritainment Panel – include a focus on new opportunities and next steps in this area
- Mention the financial commitment from the Town in relation to the Town Center
- Consider offering a networking session either at break or after the summit onsite or at an offsite location
- Include a brief account on upcoming development in neighboring Pinal County

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

- Marissa Garnett provide a list of commercial activity in the various plazas (see attached presentation).
- Doreen Cott announced that Mansel Carter Oasis Park's grand opening is on September 1.
- Commissioner Chris Clark announced the Education Summit on August 29 at 7:30 a.m. at the QC Library, Zane Grey Room. They are looking for more local businesses to attend.
- Commissioner Perry Berry provide the following updates:
 - Business Partner Breakfast - August 28 at 7:30 a.m.
 - Elementary school groundbreaking – September 10 at 9:00 a.m.
 - QCHS FFA Program was recognized nationally
 - Developing a STEM Truck to provide schools with mobile hands on lab and coding activities for students
 - CAFE (Community and Family Engagement) - September 13. This program focuses on partnerships with schools, churches, non-profits and local businesses and we are looking for businesses or partners to get involved.

5. **Announcements**

6. **Adjournment**

The meeting adjourned at 8:58 a.m.

TOWN OF QUEEN CREEK

Lee Ester, Chair
Economic Development Commission

Prepared by:

Joy Maglione
Town Clerk Assistant

PASSED AND APPROVED ON: **September 26, 2018**



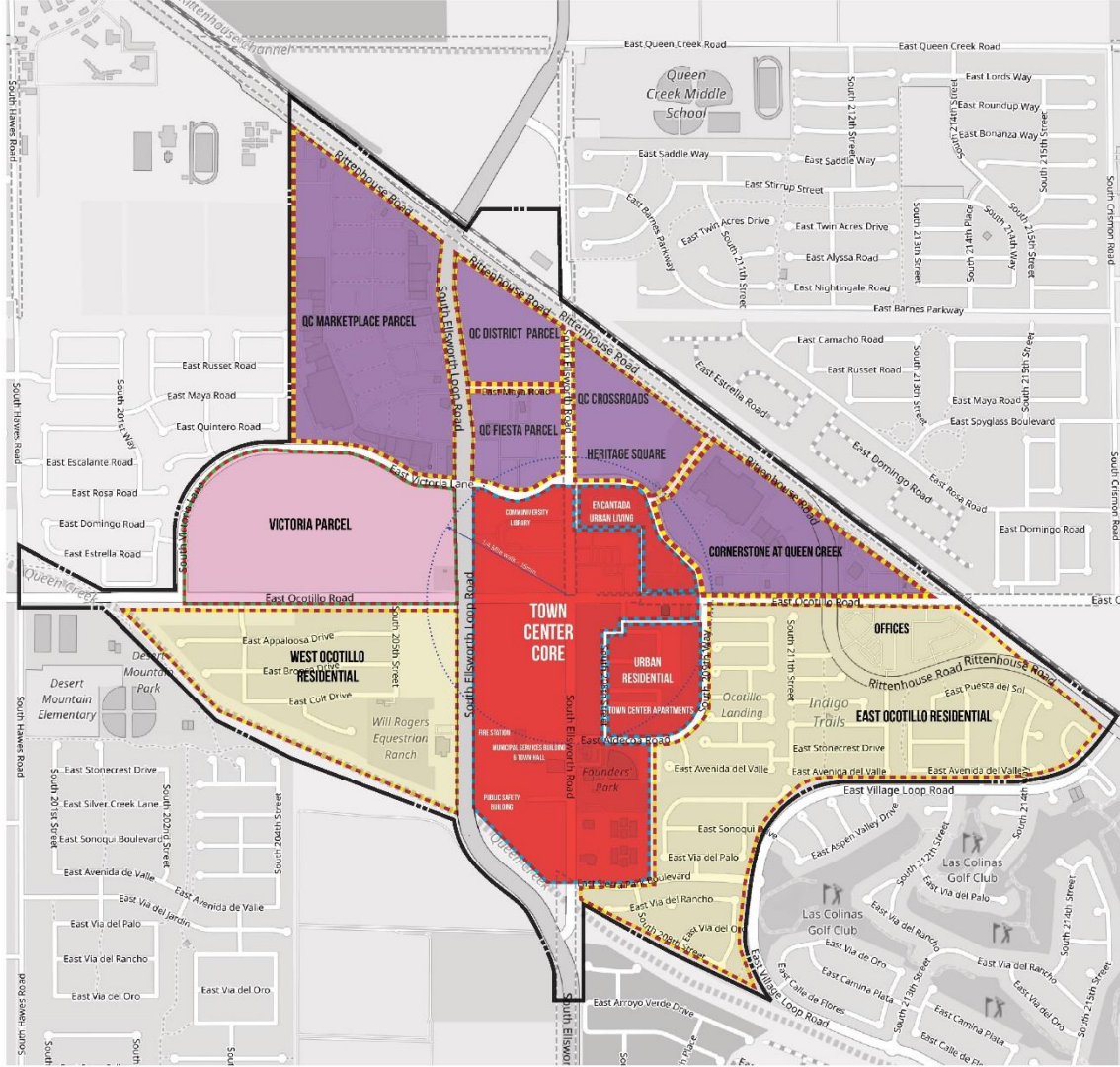
TOWN OF QUEEN CREEK ARIZONA

Economic Development Commission
August 22, 2018

Commercial Development Update



TOWN CENTER DEVELOPME NTS





QUEEN CREEK MARKETPLACE

- Where?
 - SWC Rittenhouse and Ellsworth Loop Roads
- Major Tenants
 - Target, Kohl's
- NEW TENANTS
 - Del Taco
 - Ahipoki Bowl
 - Halloween City
 - Old Navy



QC DISTRICT

- Where?
 - SEC Rittenhouse and Ellsworth Loop
- Major Tenants
 - Sprouts, Homegoods
- NEW TENANTS
 - Pei Wei
 - Dickey's Barbecue Pit
 - Club Pilates
 - Aveda salon
 - Hampton Inn

HERITAGE SQUARE



- Where?
 - S of SEC of Ellsworth Road and Rittenhouse
- Major Tenants
 - Goodwill, Wendy's
- NEW TENANTS
 - Salad and Go
 - Palette Collective
 - Sodalicious
 - Firestone Automotive
 - Wienerschnitzel



QUEEN CREEK FIESTA

- Where?
 - SEC Ellsworth Loop and Maya Road
- Major Tenants
 - Oregano's, McDonald's, IHOP
- NEW TENANTS
 - Planet Fitness
 - Nando's Mexican Cafe
 - Five Guys
 - Dough Licious Desserts
 - ATI Physical Therapy



CORNERSTONE

- Where?
 - NEC and NWC
 - Rittenhouse and Ocotillo Roads
- Major Tenants
 - Walmart,
 - Walgreens,
 - Kneader's
- NEW TENANTS
 - Harbor Freight
 - Signal Health Imagery



DOWNTOWN

ELLSWORTH ROAD AND OCOTILLO

- Where?
 - NWC
Ellsworth
and
Ocotillo
Roads





NEW DEVELOPMENTS NORTH OF TOWN CENTER



QUEEN CREEK CROSSING

- Where?
 - NWC Ellsworth and Queen Creek Roads
- NEW TENANTS
 - Lowe's
 - Two shops buildings
 - Sporting Goods Store



SHOPS AT TERRAVELLA

- Where?
 - NEC Ellsworth and Queen Creek Roads
- NEW TENANTS
 - Aldi
 - Dutch Bros.



QUEEN CREEK STATION

- Where?
 - Phase I- NEC Ellsworth Loop and Walnut Road
 - Future phase- SWC Ellsworth and Queen Creek Roads
- NEW TENANTS
 - Black Rock Coffee



NEW DEVELOPMENT S SOUTH OF TOWN CENTER



EMPIRE AND ELLSWORTH ROADS

- Where?
 - SWC Empire and Ellsworth
 - Earnhardt dealership
 - Uhaul

RIGGS AND ELLSWORTH ROADS

- Where?
 - NWC Riggs and Ellsworth
 - Two commercial developments



CHANDLER HEIGHTS AND ELLSWORTH ROADS



- Where?
 - SEC Ellsworth and Chandler Heights Roads
- Queen Creek Senior Campus
 - Phase I: Apartments for lease
 - Phase II: Assisted living

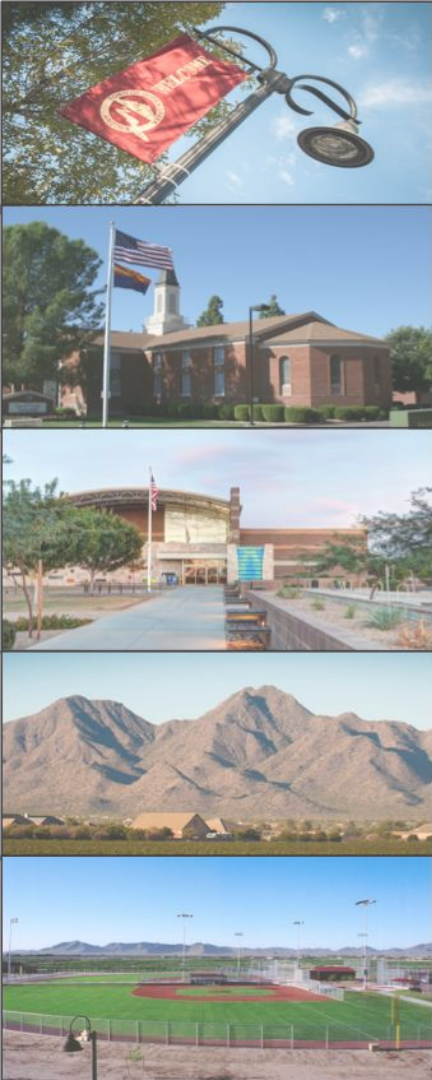


OTHER AREAS



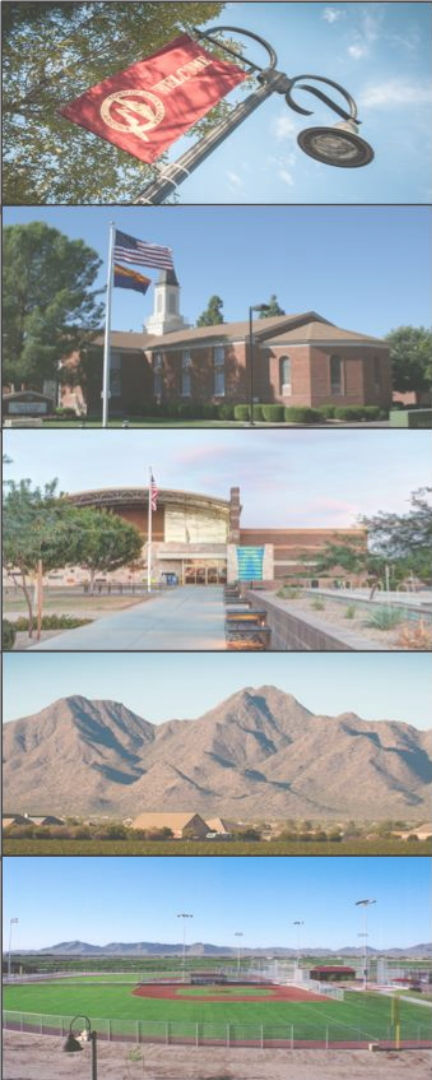
NWC IRONWOOD AND OCOTILLO ROADS

- Where?
 - NWC Ironwood and Ocotillo
- Existing Tenants
 - Culver's
- NEW TENANTS
 - Safeway
 - Taco Bell
 - Kids Incorporated
 - Happy Feet Nails & Spa
 - Sport Clips
 - Geno's Pizza
 - SubZero ice cream
 - Sourdough & Co



COMBS AND GANTZEL/IRONWOOD

- Banner Ironwood Medical Center
 - New medical office building, 62,000 SF



POWER MARKETPLACE BUSINESS PARK

- Where?
 - East of Power Road, between Germann and Rittenhouse Roads
- NEW TENANTS
 - Ted's Shooting Range (new build)
 - Gerber Collision
 - Multitenant industrial space