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**Minutes**  
**Apache Boulevard Project Area Committee**  
**March 10, 2008**

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Minutes of the Apache Boulevard Project Area Committee meeting held on March 10, 2008, from 4:00 – 5:30 p.m., at the City of Tempe Police Substation, 1855 E. Apache Boulevard, Tempe, Arizona.

**Members Present:**

Phil Amorosi  
Jim Brewer  
Charles Buss  
Pete DeMott  
Ray Devine  
Martin Godusi  
Don Hoots  
Pen Johnson (Proxy)  
Irving/Esther Kozinets  
Carol McDaniels  
Brian Martin  
Bob Stafford  
John Toliver  
David Johnson

**City Staff:**

Larry Schmalz – Community Development  
Mike Anaya – Community Development

**Guests Present (Presentation):**

Angel Carbajal – CoT PD, Asst. Chief  
Charlie Meyer – CoT, City Manager  
David Freeman – Glenwood Intermountain Properties, Inc.

**Members Absent:**

Ed Andrews  
Jeff Hansen  
Pen Johnson  
Chris McKee  
Kevin Olsen  
Gretchen Reinhardt

**Other Staff:**

Dawn Coomer, LRT  
Jeff Kulaga, Asst. City Manager  
Glenn Kephart, Public Works  
JymeSue McLaren, LRT  
Don Hawks, Water  
Tom Ankeny, Water

**Other Guests:**

Meeting convened at 4:07 P.M.  
Phil Amorosi called the meeting to order.

### **Agenda Item 1 - Consideration of Meeting Minutes**

February 11, 2008 Meeting Minutes – Approved, 1 abstention

Q&A/Comments – APAC will go away after December 2008, when light rail opens.

### **Agenda Item 2 – Announcements/Questions**

#### Phil Amorosi

- Oasis Cafe has been demolished – paving will be completed next.
- Letter included in packet to City Manager (regarding water main break)
- Added Angel Carbajal (CoT PD) before Charlie Meyer's presentation on the new security measures at the Apache PD Substation.

#### Larry Schmalz

- Campus Suites on the Rail is moving forward, most buildings cleared
- Apache Trails (PAD) has been approved by DRC and will go before City Council
- RFP for Rural & Terrace development (strip mall, next to Acme Roadhouse) is encouraging mixed-use development

Q&A/Comments – **Has anything been submitted for the former Carrow's location?** – *No, but the former owner is considering redeveloping the site (it is the same parcel that the Days Inn is located on).*

### **Agenda Item 3 – Angel Carbajal, Asst. Police Chief – Apache Substation Security Measures**

#### Introduction

- Guests and City Staff needed to wait for 15-20 minutes before being let in.
- Delays with staff attempting to learn how to operate the new equipment.
- Initially, people were allowed to circumvent the systems in place.
- Due to occurrences nationally, security is a great concern.
- Comprehensive security evaluation being conducted for City Hall.
- On the security concerns regarding access to the community meeting room,
- Building design has security measures built in.

Q&A/Comments – **We have earned a certain level of respect, is there some way we could not be subjected to this infringement? It would have been nice to not go**

**through this.** – *Two issues: We do recognize that you are all members who contribute to the community; as soon as we start selecting who goes through the detectors, we have created a larger issue. We want to ensure that all persons are treated equally. The way that this building is designed, the inside lobby is an area that is used to assist people who are currently in the criminal system.*

#### **Agenda Item 4 – Charlie Meyer – City of Tempe Manager**

##### **Introduction**

- Charlie commented on the security concerns that APAC has.
- A business person in Tempe was planning on committing an assault on the Super Bowl Game and had purchased an automatic weapon and ammunition.
- Asked the police chief for security measures to be implemented at City Hall.
- Barriers between government and citizens – the balance is going the wrong way

**Q&A/Comments** – **Suggestion was made to move the APAC Meeting to Escalante Center instead of the COT Apache PD Substation.** – *We will need to check and see if Escalante has space available, since reservations are made a year in advance. Is there a possibility of issuing cards to the APAC Membership to access the building? (Angel Carbajal) – there is a control issue with that; background checks would be needed for something like that.*

##### **Discussion regarding water main issue at University & McClintock Drive**

- Response to letter sent to City Manager.
- Situation – communications plan was not in place.
- Main breaks are usually handled within 12 hours – this was handled as a situation that would be taken care of as usual.
- It was a construction accident - there are legal issues involved at this time.

**Q&A/Comments** – *We have been very fortunate to have Sundt/Stacie/Witbeck as the contractor in the City of Tempe.*

**Agenda Item 5 – Development Update – The Retreat @ 1000 (East) Apache (Blvd.)  
presented by David Freeman of Glenwood Intermountain Properties, Inc.**

(Handout on project was dispersed)

- In business for the last 20 years – “rent by the bed”
- High-end student housing complex – the current student housing project is mainly poor – built before 1985.
- Lifestyles have changed substantially.
- 60% of students have 90% of their college expenses paid for (CA stats)
- “step above” the Campus Edge product – including breakfast services.
- Shared common area – living room & kitchen + 1-4 bedrooms with baths
- Study facility
- Committed to compliment development on Apache.
- Rental rate approx. \$750-\$1200 /per person

Q&A/Comments – **Security is not mentioned** – *the site plan submittal is not designed to show security measures. The site will be well-lit, the stairwell will have glazing so people can see, smart-keys will only open the assigned rooms.*

**Why is there is a discrepancy in the numbers on the number of rooms 107 and 180?**  
– *180 is only the max, the site plan is still being reviewed.*

Motion made to accept the project – passed – 1 abstention

**The Committee’s next meeting will be Monday, April 14<sup>th</sup>, 2008 at the Escalante Community Center – Senior Center Room.  
The following meeting is scheduled for Monday, May 12<sup>th</sup>, 2008 at the Escalante Community Center – Brio/Bravo Rooms.**

**Meeting Adjourned at 5:37 p.m.**

**Prepared by Mike Anaya**

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**Authorized Signature**  
**Heidi Graham, Senior Planner**