



Tax Increment Development District

Special Meeting

March 30, 2015

1:00 P.M.

Council Chambers, City Hall

MEMBERS PRESENT:

STAFF:

- 12 Chairman Ken Miyagishima
- 13 Board Member Miguel Silva, District 1 via telephone
- 14 Board Member Greg Smith, District 2
- 15 Board Member Olga Pedroza, District 3
- 16 Board Member Nathan Small, District 4
- 17 Board Member Gill Sorg, District 5
- 18 Board Member Ceil Levatino, District 6
- 19 Board Member Billy Garrett (County)

- Robert Garza, City Manager
- Rusty Babington, City Attorney
- Esther Martinez-Carrillo, City Clerk

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I. Call to Order

Chairman Miyagishima called the meeting to order and asked for a moment of silence. Chairman Miyagishima led the Pledge of Allegiance.

Board Member Small Moved to allow Board Member Silva to attend the meeting via telephone and Board Member Sorg Seconded the motion.

Chairman Miyagishima called for the roll on the Motion to allow Board Member Silva to attend the meeting via telephone and it was APPROVED. 5-0 Board Member Pedroza and Board Member Levatino were absent.

II. Action Item(s)

- 1. Approval of Minutes from January 12, 2015 Meeting.

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2 Board Member Smith Moved to Approve the Minutes of January 12, 2015 and Board Member Small
3 Seconded the motion.

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7 Chairman Miyagishima called for the roll on the Motion to Approve the Minutes of January 12, 2015
8 and it was APPROVED. 5-0 Board Member Pedroza and Board Member Levatino were absent.

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12 2. Resolution No. 15-003: A Resolution Adopting the Final Design for the Downtown Civic
13 Plaza.

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15 Board Member Sorg Moved to Approve Resolution No. 15-003 and Board Member Small Seconded
16 the motion.

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18 DRAFT
19 -----

20 Brian Denmark, Assistant City Manager gave an overhead presentation and said at this point in time,
21 both the subdivision plat and the demolition plat have been submitted to staff for review so it is
22 really critical that we nail down the design concept. One of the issues is that the longer we wait to
23 finalize this design, the more it will cost. Another issue that has come up is with public art and the
24 issues that were brought forward by the Paz family regard the La Entrada monument. Staff has done
25 some research and found that back in 2006 there was a resolution that was adopted by the City
26 Council that supported efforts by Tony Pennate to tear down the monument and re-establish it in the
27 Downtown area. However, since that time, a lot of things have changed; there was a RUDAT study
28 done in the 90's and then there was the Downtown Revitalization Plan which there were three design
29 concepts developed with Council endorsing a fourth modified concept. Since that time, Las Cruces
30 Community Partners came in and developed a revised concept which was followed by a Downtown
31 Plaza Design Charrette and public input. We then met with this board in January to go over the
32 preliminary plaza concept so we are now at that point when we need to finalize the plans. There has
33 been a lot of discussion about the placement of the La Entrada monument at Klein Park and the
34 master plan for Klein Park that was brought before City Council looks at a variety of changes to
35 update and upscale Klein Park that included an area for the La Entrada. There are other places that
36 are available and staff is comfortable that they will be able to work with the Paz family to come up
37 with a solution that is acceptable to them as well as the City.

38
39 Board Member Smith gave an overhead presentation and said the decisions we make regarding this
40 plaza is something that we and our community will have to live with for a very long time. Whenever
41 our plaza doesn't have a musical performance or market taking place, there needs to be a reason for
42 people to still come to the plaza. One of the issues that I have with the conceptual plan is with the
43 additions of the two streets. This will be about the size of Klein Park, half the size of Pioneer

1 Women's Park, and we are going to be running streets through it which will reduce the size further.
2 I understand that there is a need to be able to circulate, to bring vehicles out there; I think we can
3 structure our plaza properly so that can happen without having unnecessary streets running through
4 it. My drawing includes a 30 x 40 stage with stairs and It seems to me that we have three choices
5 when it comes to the stage; one is to wait to build it until we know what is actually needed; two is
6 to build a smaller stage that can be expanded when necessary; or build a larger stage that dominates
7 the plaza.

8

9 Susan Henderson, Las Cruces Community Partners gave an overhead presentation and said this is
10 the image as it evolved through the charrette process a year ago and frankly, I would have been very
11 happy if you had built that design because I feel it represented the vision of the neighbors.
12 Councillors Smith, Levatino and Silva all expressed that they wanted to see grass in the plaza so I
13 have included in this drawing of the water feature. This grass should be very durable and it will also
14 greatly assist in cooling the plaza area. Another thing we should consider is the type of trees that will
15 be used for shade at the edges. A mature canape of a Cotton Wood tree can easily be a 50-foot
16 canape but the trade-off is their water requirements.

17

18 Regarding the sundial, we had originally had it on the stage because our thought was that it would
19 be great to have children and adults using the stage for interacting with the sundial. However, it was
20 pointed out that with a canape being over the stage we wouldn't be able to use it for the sundial so
21 we moved it to the middle of the plaza.

22

23 Regarding the splash pad, there has been suggestions to have it oriented true north and that is a very
24 good idea which can easily be done. It will be a recirculating splash pad with testing and filtration
25 as necessary to comply with Health Department standards.

26

27 Regarding the suggestion of not having the streets, I would just like to caution you; we believe civic
28 places are the heart of a city and we have done a lot of studying on what makes them successful and
29 unsuccessful. There are some basic rules to making it successful and it is what happens in the
30 buildings on the edge of the plaza the keeps the area active and successful. I would suggest that you
31 keep the streets as they have been drawn because they will help you achieve your goal of making it
32 an active space.

33

34 Board Member Smith asked do you have a sense of how many participants attended the Charrette
35 last year?

36

37 Susan Henderson said it was in the fall of 2013 and the additional public input was in the fall of
38 2014.

39

40 Board Member Smith asked do you know how many participants there were on either one of those
41 occasions.

42

1 Susan Henderson said during the Charrette we didn't track unique individuals, we only tracked total
2 participation and it was in excess of 300 bodies. I think there were about 80 at the event last fall.

3

4 Board Member Smith said I recognize the more eminent need for Organ to become a street again and
5 in fact, part of it basically functions as a street but I still question the other street on the east side. I
6 would still suggest that East Street is an unnecessary one. I think access to utilities and other things
7 that are there; the manholes are on Griggs Street and I don't see any on Organ or in between so I
8 think utility wise, if we make the plaza as drivable as much as possible to be able to sustain vehicles
9 getting on there, that's one thing, but I do think we are going to need the extra plaza width.

10

11 I like that we are discussing the stage steps but I have a problem with the rounded front of the stage
12 because of the issues it would cause with expanding it.

13

14 Regarding the splash pad, I was told that there is a requirement to have a shower nearby; is that
15 correct?

16

17 Susan Henderson said there are two different classifications of pools or interactive water elements
18 and the standard open pool is a Class C which requires showers and splash pads are a Class E which
19 have a different set of standards.

20

21 Board Member Small said you are designing the streets so they can be closed off when necessary;
22 correct?

23

24 Susan Henderson said that is correct.

25

26 Board Member Small said I see this vision as more sustainable in the short, medium, and long term
27 for the plaza because circulation, including vehicular circulation, is essential to public use and
28 appreciation so I strongly agree with having that street there.

29

30 Regarding the splash features, the important thing to me is that we make sure it is a splash feature
31 and it has features that welcome people into it.

32

33 Can you describe the proposed cover for the stage?

34

35 Susan Henderson said it is proposed to be a very simple lightweight arched metal roof with wood
36 paneling underneath it.

37

38 Board Member Silva asked has the band shells for the projection of the music on stage been taken
39 in to account and also what about the storage space in the stage area?

40

41 Susan Henderson said I believe the decision was made at the last meeting that we could use
42 temporary back drops so it wouldn't obstruct the overall visibility from Griggs during the time it

1 wasn't being utilized. The stage is high enough that storage could be provided beneath the stage.

2

3 Board Member Garrett asked what are the canapes for the different proposed trees?

4

5 Susan Henderson said the Pistache tree is 30 feet in diameter at maturity and the Cottonwood is
6 about 20 feet bigger.

7

8 Board Member Garrett asked have you done any shading analysis for the sundial with the trees?

9

10 Susan Henderson said no, but the Pistache tree would provide less shade.

11

12 JD Rodriguez, Member of the Public said regarding the trees, they are too close to the pavement and
13 over the years the roots will start breaking up the concrete around them.

14

15 Susan Henderson said that could be a valid issue with Cottonwood trees because they do have
16 surface roots but irrigation can be managed below the grade to encourage the roots to grow deeper.
17 The Pistache trees have deep roots and they are very common street trees.

18

19 Regarding the restrooms, the proposal now is that the ones in the placitas will be expanded over time
20 as the project progresses.

21

22 Ruben Smith, Member of the Public said I want to thank everyone who has been involved with this
23 project. We would like your consideration with the stage; we are okay with the width of it but we
24 need about ten more feet for the depth of it. Also, I really like the shell area, the columns look great
25 but it would help acoustically if somehow in the design of that canape that it is angled so we could
26 get more sound off.

27

28 Susan Henderson said if we carefully design the steps in the front then we will easily be able to
29 extend it for the occasions when we need a conductor on a temporary basis.

30

31 Sharon Thomas, Member of the Public said I was on several committees for the Downtown
32 revitalization and I really like this design. I think the more we are able to expand the stage and make
33 it flexible the better it will be. I also agree that you really need to have the street at the plaza for the
34 businesses in that area.

35

36 Hilary McDaniel-Douglas, Member of the Public said I am with Project in Motion and we do aerial
37 and terrestrial dance performances. How much consideration has gone in to non-traditional spaces
38 for performing arts in the Downtown?

39

40 Susan Henderson said I was informed that I was wrong regarding my previous statement that the
41 stage would not support aerials. The stage will be able to support bodies for aerial and terrestrial
42 performances.

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2 Scott Murray, Member of the Public said I have about ten years experience in professional theater
3 production and overall I really like the design that has been presented. I am intrigued by Councillor
4 Smith's suggestion of having steps all around the stage and I think that would be really good for
5 musical and dance performances. I think the water feature is great and may be you could have
6 Cottonwoods around that feature and use the recycled water to help with watering them.

7

8 Board Member Sorg asked does the plan represent most of the public comments?

9

10 Susan Henderson said it does, with some critiques by the TIDD Board.

11

12 Board Member Sorg said I am okay with the leaving the two streets in as long as we can block them
13 off. I think the sundial looks great and the splash pad is one of the better features.

14

15 Board Member Small asked is there a way to integrate the design of the shade structure to work with
16 the location of the sun during different times of the day?

17

18 Susan Henderson said it is being designed in the most efficient way possible structurally and for
19 costs purposes because it wasn't part of the original budget.

20

21 Board Member Small said regarding the water feature, is the direction sufficient on that feature?

22

23 Robert Garza, City Manager said yes, I think we have clear direction on it.

24

25 Board Member Smith said as we see what kind of shade we get from the trees, we might revisit it
26 at a later point and look at the large areas that might be spanned by cable and shade cloth because
27 we don't want our plaza to be one of those hot open spaces that no one is going to use. What would
28 be the downside of instead having that row of trees on the east side of the plaza, we go with the road
29 being a place that is simply drivable but most of the time looks like the rest of the plaza?

30

31 Susan Henderson said trees really are the best solution to cooling a space so any place we can put
32 them it is logical to do.

33

34 Robert Garza, City Manager said basically, you'll have three rows of trees, one at the top, one at the
35 bottom and one in the middle and if you move those trees further east, the ones at the top would cast
36 a shadow outside the plaza and the ones in the middle would cast a shadow within the shaded area.
37 So leaving them where they are distributes the trees throughout the plaza.

38

39 Board Member Smith said when it looks like a street and we separate it as a street, people tend to
40 use it less so I still feel that we will have some heat issues we will have to deal with but I think this
41 space still needs to be wider. Another thing I want to bring up is regarding the enclosures; one is
42 shown in the southeast corner of the stage and the other one is where the existing electric box is
43 located. I was disappointed with the adobe approach because to me, it looked out of place.

1

2 Susan Henderson said the one in the southwest corner is a place holder and it likely will not be there
3 but we needed to account for the electricity that will be required for the stage area. My goal is to
4 hopefully have that located under the stage. The other adobe structure will be just walled with an
5 open roof because of the electrical boxes which are pretty ugly looking boxes so we wanted to hide
6 them. Many of the buildings facing that area are stucco so our recommendation was that it be
7 complimentary to those buildings and that area.

8

9 Board Member Silva said I appreciate all the work that has gone into the Downtown and I agree that
10 we don't want to replicate the Albuquerque plaza. I think we should take a more multi-functional
11 approach with the streets and have them as both a street and a pedestrian walkway. I like having the
12 steps around the stage and the ability to expand it for larger performances. I am for functionality and
13 artistic functionality for our plaza.

14

15 Board Member Garrett said I think it is important that we keep in mind what the objectives are for
16 this project and I can see four main objectives which are that this needs to be a really good
17 performance space, it needs to be a park that can be used year round, it needs to be looked at as a part
18 of Main Street, and it needs to be an activator for future Downtown development.

19

20 Ed Verpleaux, Member of the Public said there are still a lot of details that need to be worked out
21 for the sundial. I would like it to be beautiful, technically correct and educational. It won't always
22 be correct because the earth wobbles which is why we have seasons but there will be a plaque placed
23 next to it containing information on how sundials work in the different months of the year.

24

25 Board Member Small asked will there be power available for food trucks?

26

27 Susan Henderson said that is part of the current designing effort.

28

29 Board Member Smith said regarding the art work at the sundial and the water feature, my assumption
30 had been that those were two areas that could be finished later through something like an art contract.
31 Could we structure our agreement with Las Cruces Partners so that art pieces or cultural relevant
32 connections could later be included in those two features?

33

34 Robert Garza said it depends; if there is a desire on the part of the board to do a competition on
35 maybe the splash feature surface, I think it would be possible to carve that detail toward the end of
36 the project. We would have to limit the expense on what could be done so it could be done but not
37 for both of them, probably just for the water feature.

38

39 Susan Henderson said that can easily be deferred until the final.

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2 Board Member Smith Moved to Amend Resolution No. 15-003 to structure the agreement so that
3 we can put out a call for artist on both the water feature and the sundial and Board Member Small
4 Seconded the motion.

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8 Board Member Small said those two features are key visual features but I don't think we should limit
9 it to only a call for artist. We should just specify that the details for these two features will be done
10 at that end of the design process so we'd have more flexibility.

11
12 Board Member Smith said I would accept that as a friendly amendment. The amendment would be
13 that the water features, paving surface and the sundial would both be addressed at a later point to
14 allow for artist input.

15
16 Robert Garza said I would suggest that we simply state that the water feature and sundial final
17 designs will be addressed later for future artwork.

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19 Susan Henderson said I would recommend "final graphic design".

20
21 Councillor Smith said that will be fine.

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25 Chairman Miyagishima called for the roll on the Motion to Amend Resolution No. 15-003 for the
26 water feature, paving surface and the sundial final graphic design to be done at a later point in time
27 and it was APPROVED. 6-0 Board Member Levatino was absent.

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31 Board Member Smith Moved to Amend Resolution No. 15-003 regarding enclosures for utilities,
32 any southwestern enclosure be incorporated either under or in to the stage structure and the northwest
33 enclosure be another artistic endeavor as opposed to walled in with adobe and Board Member Small
34 Seconded the motion.

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38 Robert Garza said I would suggest that we word it to state "the sound/light equipment room to the
39 stage structure and change the architectural design of the electric box enclosure".

40
41 Board Member Smith said yes, sir.

42

1 Board Member Small said I think we need to get input from the Las Cruces Partners on whether or
2 not having that in the stage structure is feasible.

3

4 Susan Henderson said that integration can be put in the design, likely without any additional costs
5 but I would caution you with stating that the second item be done at a later time because that is
6 vertical and those construction documents are part of the larger package so if that gets deferred then
7 it would defer the entire time line.

8

9 Board Member Small said I'm not prepared to say no to adobe for the northwest part but the
10 integration of the southwest piece in to the stage structure is acceptable. So can we separate those
11 two?

12

13 Board Member Smith said I am willing to separate the two so the first one would be for the
14 integration of the stage structure.

15

16 Esther Martinez-Carrillo, City Clerk said we will need to take a vote on them together first then
17 another amendment can be made to separate them.

18

19 J.D. Rodriguez, Member of the Public said I would like for this project to have good quality control
20 and professional engineering.

21

22

23

24 Chairman Miyagishima called for the roll on the Motion to Amend Resolution No. 15-003 regarding
25 enclosures for utilities, any southwestern enclosure be incorporated either under or in to the stage
26 structure and the northwest enclosure be another artistic endeavor as opposed to walled in with adobe
27 and it Failed. 1-4 Councillor Silva voted Aye. Councillor Small, Councillor Sorg, Board Member
28 Smith and Chairman Miyagishima voted Nay. Board Member Pedroza and Board Member Levatino
29 were absent.

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33 Board Member Smith Moved to Amend Resolution No. 15-003 that the electrical/data room at
34 the stage will be designed in to the stage structure with consideration given for the overall design
35 and aesthetics for both the stage and the plaza and Board Member Small Seconded the motion.

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39 Chairman Miyagishima called for the roll on the Motion to Amend Resolution No. 15-003 that the
40 electrical/data room at the stage will be designed in to the stage structure with consideration given
41 for the overall design and aesthetics for both the stage and the plaza and it was APPROVED. 5-0
42 Board Member Pedroza and Board Member Levatino were absent.

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Board Member Smith Moved to Amend Resolution No. 15-003 the enclosure for the northwest electrical boxes and the utility pieces for the water feature would be a separate project that would be undertaken at a later date in a way that is both aesthetically and utilitarian and does not include adobe walls.

There was no second so the amendment died.

Board Member Smith Moved to Amend Resolution No. 15-003 that the support structures for both the stage and the water feature will be something other, something less massive.

There was no second so the amendment died.

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Board Member Smith Moved to Amend Resolution No. 15-003 that the proposed street on the east side of the plaza shall be designed so that it appears more as a part of the plaza than as a functioning street.

There was no second so the amendment died.

Chairman Miyagishima called for the roll on the Motion to Approve Resolution No. 15-003 as Amended and it was APPROVED. 4-1 Board Member Silva, Board Member Small, Board Member Sorg and Chairman Miyagishima voted Aye. Board Member Smith voted Nay. Board Member Pedroza and Board Member Levatino were absent.

III. Discussion Items.

1. None

IV. Adjournment

Board Member Smith Moved to Adjourn and Board Member Small Seconded the motion.

- 1 Chairman Miyagishima said all those in favor signify by saying "Aye."
- 2
- 3 Board stated Aye.
- 4
- 5 **Meeting Adjourned at 3:51 p.m.**

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