



Mayor
Kate Gallego

Vice Mayor
District 1
Thelda Williams

District 2
Jim Waring

District 3
Debra Stark

District 4
Laura Pastor

District 5
Betty Guardado

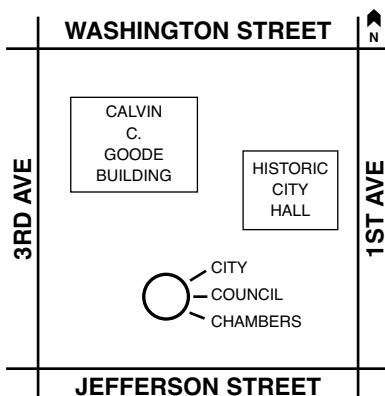
District 6
Sal DiCiccio

District 7
Michael Nowakowski

District 8
Carlos Garcia

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www.phoenix.gov

City Council Chambers
200 W. Jefferson St.
Phoenix, AZ 85003



WEDNESDAY, MARCH 17, 2021

PHOENIX CITY COUNCIL FORMAL AGENDA

WELCOME!

Thank you for participating in the process of representative local government. We welcome your interest and hope you and your neighbors will often attend Phoenix City Council meetings. Democracy cannot endure without an informed and involved electorate.

Phoenix operates under a Council-Manager form of local government. Policy is set by the Mayor and Council, and the City Manager, who is appointed by the Council, directs staff to carry out the policies. This separation of policy-making and policy administration is considered the most economical and efficient form of city government.

FORMAL CITY COUNCIL MEETINGS

The Council generally holds formal meetings at 2:30 p.m. on Wednesdays to take official action on Ordinances, Resolutions, and other items on the agenda. Although the formal agenda is subject to change, all changes to the printed agenda will be available at least 24 hours prior to the meeting. Visit phoenix.gov/cityclerk/publicmeetings to view the agenda and meeting schedule.

The formal meeting may appear to proceed very quickly, with important decisions reached with little discussion. However, councilmembers receive the agenda the week prior to the meeting, giving them the opportunity to study every item and to ask questions of City staff members. If no additional information is presented at the meeting, action may be taken without discussion.

HOW CITIZENS CAN PARTICIPATE

Phoenix City Council meetings are live streamed on phoenix.gov and available to view on Phoenix Channel 11.

For updated information on how residents can provide input on Council agenda items, please visit phoenix.gov/cityclerk/publicmeetings or call 602-262-6001.

For other questions involving the City, you are encouraged to contact your District councilmember at 602-262-7029 or the City Manager's Office at 602-262-4449. To reach the Mayor's Office, call 602-262-7111. We will do everything possible to be responsive to your individual requests.

REGISTERED LOBBYISTS

Individuals paid to lobby on behalf of persons or organizations other than themselves must register with the City Clerk prior to lobbying or within five business days thereafter and must re-register annually. If you have any questions about registration or whether or not you must register, visit lobbyist.phoenix.gov or contact the City Clerk's Office at 602-534-0490.

ACCESSIBILITY

For further information or reasonable accommodations, please call 602-256-3186 or Relay 7-1-1 as early as possible to coordinate needed arrangements.

Si necesita asistencia o traducción en español, favor de llamar lo mas pronto posible a la oficina de la Secretaría Municipal de Phoenix al 602-256-3186.

City of Phoenix Council members and district boundaries



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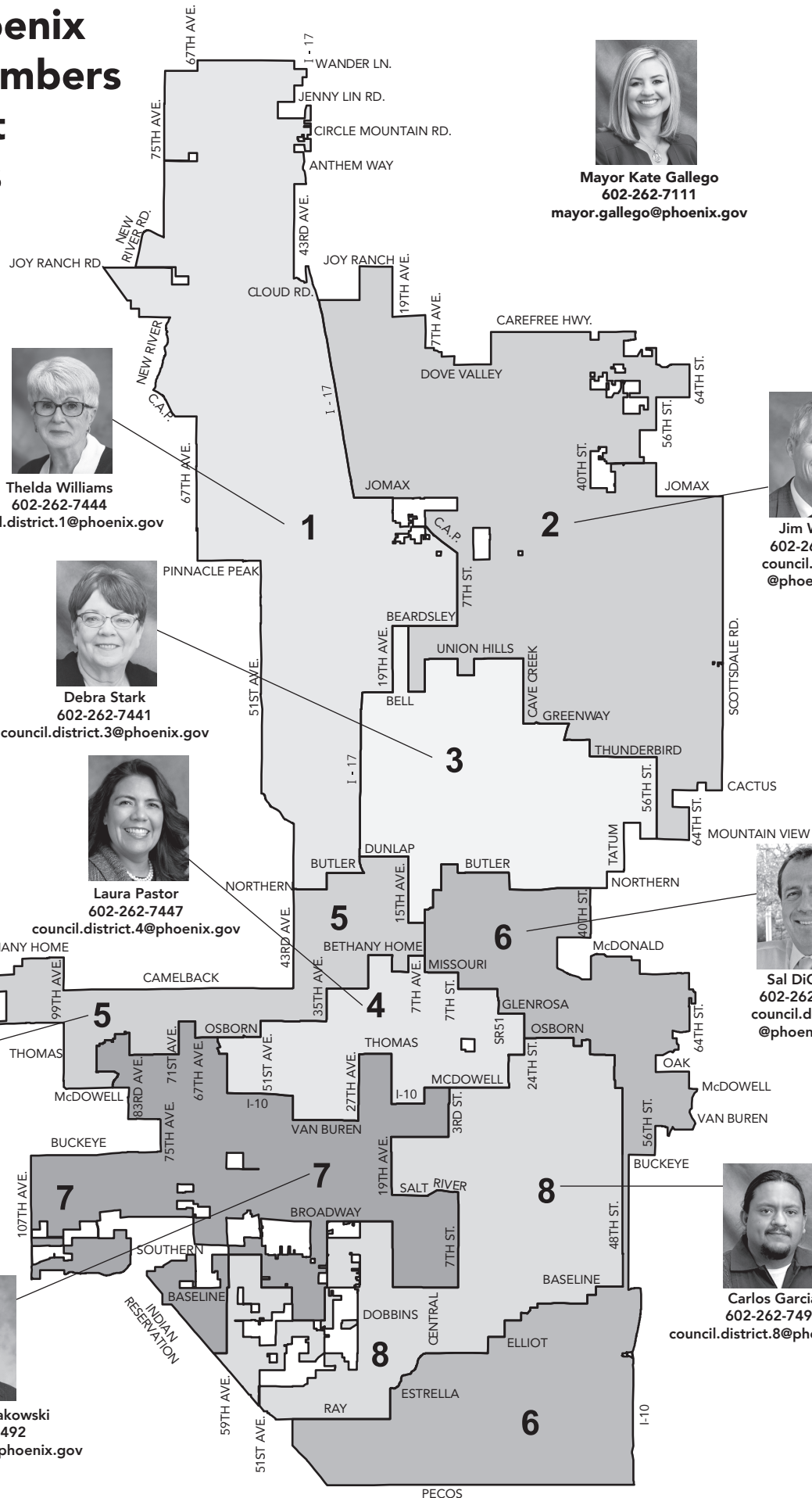
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Agenda

City Council Formal Meeting

Wednesday, March 17, 2021

2:30 PM

phoenix.gov

*****REVISED March 16, 2021*****

Items Requested to be Withdrawn: 12, 49;

Item Requested to be Continued: 104

OPTIONS TO ACCESS THIS MEETING

- **Watch** the meeting live streamed on phoenix.gov or Phoenix Channel 11 on Cox Cable.

- **Call-in** to listen to the meeting. Dial 602-666-0783 and Enter Meeting ID 126 096 0077# (for English) or 126 162 7944# (for Spanish). Press # again when prompted for attendee ID.

- **Register and speak during a meeting:**

Register online by visiting the City Council Meetings page on phoenix.gov **at least 1 hour prior to the start of this meeting**. Then, click on this link at the time of the meeting and join the Webex to speak.

<https://phoenixcitycouncil.webex.com/phoenixcitycouncil/onstage/g.php?MTID=e0bbc9fe27c1000168a931230cb03aebc>

Register via telephone at 602-262-6001 **at least 1 hour prior to the start of this meeting**, noting the item number. Then, use the Call-in phone number and Meeting ID listed above at the time of the meeting to call-in and speak.

- Si necesita asistencia o traducción en español, favor de llamar lo mas pronto possible al 602-262-6001.

CALL TO ORDER AND ROLL CALL**BOARDS AND COMMISSIONS**

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| 3 | Liquor License - Longshots Bar & Grill | District 2 - Page 19 |
| 4 | Liquor License - 810 Billiards & Bowling | District 7 - Page 23 |
| 5 | Liquor License - Carioca Shell #68 | District 7 - Page 28 |
| 6 | Liquor License - Morning Squeeze | District 7 - Page 32 |
| 7 | Liquor License - Gary's Smoke Gift & More | District 8 - Page 37 |
| 8 | Liquor License - Il Bosco Pizza | District 8 - Page 39 |
| 9 | Liquor License - QuikTrip #1441 | District 8 - Page 44 |
| 10 | Liquor License - Sabertooth Astrobar | District 8 - Page 50 |
| 11 | Liquor License - The Vault | District 8 - Page 56 |
| *12 | (CONTINUED FROM FEB. 17 AND MARCH 3, 2021) Liquor License - El Pueblo Restaurant
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| 15 | Various Vendors for Carrier and Broadband Provider Services |
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- 16 **West Publishing Corporation, doing business as Thomson Reuters Elite**
- 17 **Various Vendors for Advertising and Video Publication Services**
- 18 **Arizona Blue Stake Inc. doing business as Arizona 811**
- 19 **Haydon Building Corporation**
- 20 **Brown and Caldwell, Inc.**
- 21 **T & T Construction, Inc.**
- 22 **A&H Painting, Inc.**

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REPORTS FROM CITY MANAGER, COMMITTEES OR CITY OFFICIALS**000 CITIZEN COMMENTS****ADJOURN**

Upon request, the City Clerk Department will make this publication available through appropriate auxiliary aids or services to accommodate an individual with a disability by calling the Council Support Section, 602-256-3186; faxing a request to 602-495-5847; or Relay 7-1-1.



Mayor and Council Appointments to Boards and Commissions

Summary

This item transmits recommendations from the Mayor and Council for appointment or reappointment to City Boards and Commissions.

Responsible Department

This item is submitted by the Mayor's Office.

ATTACHMENT A



City of Phoenix

To: City Council
From: Mayor Kate Gallego

Date: March 17, 2021

Subject: BOARDS AND COMMISSIONS – APPOINTEES

The purpose of this memo is to provide recommendations for appointments to the following Boards and Commissions:

Development Advisory Board

I recommend the following for appointment:

Caroline Lobo

Ms. Lobo is a Principal at suoLL Architects and a resident of District 3. She will serve in the Neighborhood Interest category for a term to expire March 17, 2024.

Fire Safety Advisory Board

I recommend the following for appointment:

Joy Seitz

Ms. Seitz is the CEO of American Solar & Roofing and a resident of District 6. She fills a Business vacancy for a term to expire September 30, 2024.

Human Relations Commission

I recommend the following for appointment:

Nate Rhoton

Mr. Rhoton is the Executive Director of One n Ten. He fills a vacancy for a term to expire June 30, 2023.

Industrial Development Authority

I recommend the following for reappointment:

Tess Burleson

Ms. Burleson is serving her first full term to expire November 1, 2025.

Bruce Mosby

Mr. Mosby is serving his second full term to expire November 1, 2025.

Neighborhood Block Watch Fund Oversight Committee

Councilwoman Betty Guardado recommends the following for appointment:

Paula Martinez

Ms. Martinez is retired and a resident of District 5. She fills a vacancy for a term to expire August 31, 2022.

North Mountain Village Planning Committee

Councilwoman Debra Stark recommends the following for appointment:

Stephanie Fogelson

Ms. Fogelson is the Vice President of VENN Construction and a resident of District 3. She replaces Paul Magallanez and will fulfill his term to expire November 19, 2021.

Phoenix Aviation Advisory Board

I recommend the following for appointment:

Valencia “Lindy” Fisker

Ms. Fisker is a retired attorney and a resident of District 6. She fills a vacancy for a term to expire March 17, 2025.



Liquor License - Special Event - M.U.S.I.C. Foundation of Arizona, Inc.

Request for a Series 15 - Special Event liquor license for the temporary sale of all liquors.

Summary

Applicant

Bradley Laughlin

Location

5410 E. High St.
Council District: 2

Function

Food and Music Festival

Date(s) - Time(s) / Expected Attendance

May 8, 2021 - 2:00 p.m. to 10:30 p.m. / 2,450 attendees

May 9, 2021 - 12:00 Noon to 8:30 p.m. / 2,450 attendees

Staff Recommendation

Staff recommends approval of this application noting that approval of this application is based on criteria set forth in Title IV of the Arizona Revised Statutes and noting that the applicant has agreed to adhere to the implementation and enforcement of safety precautions consistent with the guidance issued by both the Centers for Disease Control and Prevention and the Arizona Department of Health Services.

Responsible Department

This item is submitted by Deputy City Manager Toni Maccarone and the City Clerk Department.



Liquor License - Longshots Bar & Grill

Request for a liquor license. Arizona State License Application 136550.

Summary

Applicant

Jeffrey Miller, Agent

License Type

Series 12 - Restaurant

Location

13610 N. Scottsdale Road, Ste. 28-31

Zoning Classification: C-2

Council District: 2

This request is for a new liquor license for a restaurant. This location was previously licensed for liquor sales and does not have an interim permit.

The 60-day limit for processing this application is March 29, 2021.

Pursuant to A.R.S. 4-203, a spirituous liquor license shall be issued only after satisfactory showing of the capability, qualifications and reliability of the applicant and that the public convenience and the best interest of the community will be substantially served by the issuance. If an application is filed for the issuance of a license for a location, that on the date the application is filed has a valid license of the same series issued at that location, there shall be a rebuttable presumption that the public convenience and best interest of the community at that location was established at the time the location was previously licensed. The presumption shall not apply once the licensed location has not been in use for more than 180 days.

Other Active Liquor License Interest in Arizona

This applicant does not hold an interest in any other active liquor license in the State of Arizona.

Public Opinion

No protest or support letters were received within the 20-day public comment period.

Applicant's Statement

The applicant submitted the following statement in support of this application. Spelling, grammar and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability and qualifications to hold a liquor license because:
"We will train all of our employees in responsible liquor service."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:
"We would like the opportunity to sell adult beverages to clients of age."

Staff Recommendation

Staff recommends approval of this application.

Attachments

Liquor License Data - Longshots Bar & Grill

Liquor License Map - Longshots Bar & Grill

Responsible Department

This item is submitted by Deputy City Manager Toni Maccarone and the City Clerk Department.

Liquor License Data: LONGSHOTS BAR & GRILL

Liquor License

Description	Series	1 Mile	1/2 Mile
Bar	6	1	1
Beer and Wine Bar	7	1	0
Beer and Wine Store	10	2	1
Restaurant	12	18	7

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	42.36	11.01	17.83
Violent Crimes	7.67	0.50	0.53

*Citywide average per square mile **Average per square mile within 1 mile radius ***Average per square mile within 1/2 mile radius

Property Violation Data

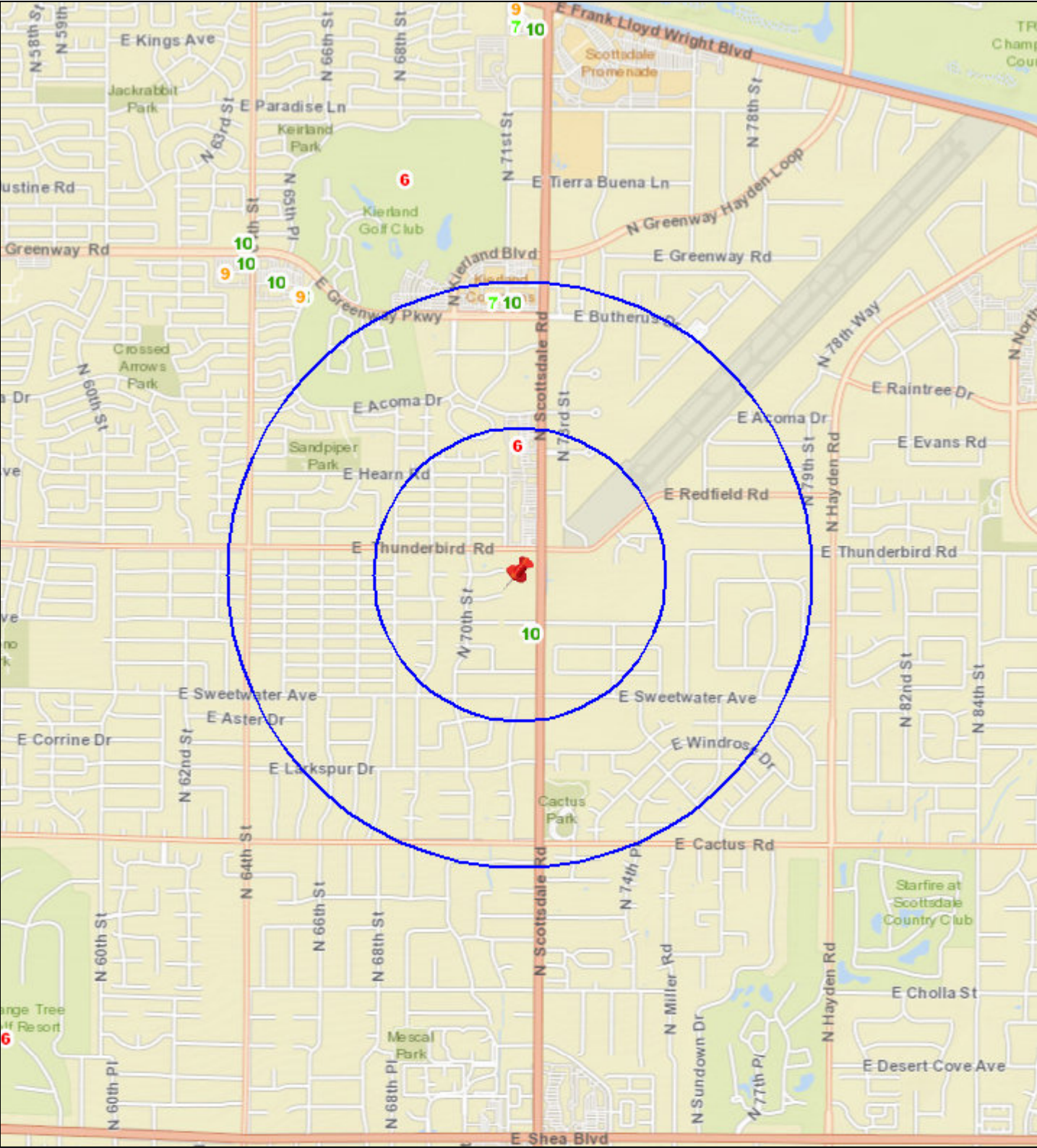
Description	Average	1/2 Mile Average
Parcels w/Violations	61	33
Total Violations	102	47

Census 2010 Data 1/2 Mile Radius

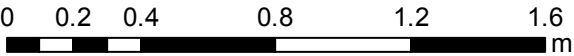
BlockGroup	2010 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1032071	1171	81 %	2 %	3 %
1032072	1401	93 %	2 %	0 %
1032201	1364	95 %	15 %	3 %
1032202	513	51 %	32 %	4 %
2168161	1812	95 %	0 %	4 %
Average		61 %	13 %	19 %

Liquor License Map: LONGSHOTS BAR & GRILL

13610 N SCOTTSDALE RD



Date: 1/29/2021





Liquor License - 810 Billiards & Bowling

Request for a liquor license. Arizona State License Application 06075009.

Summary

Applicant

Amy Nations, Agent

License Type

Series 6 - Bar

Location

50 W. Jefferson St., Ste. 240

Zoning Classification: DTC - Business Core

Council District: 7

This request is for an ownership transfer of a liquor license for a bar. This location was previously licensed for liquor sales and may currently operate with an interim permit.

The 60-day limit for processing this application was Feb. 27, 2021. However, the applicant submitted a written request for more time.

Pursuant to A.R.S. 4-203, a spirituous liquor license shall be issued only after satisfactory showing of the capability, qualifications and reliability of the applicant and that the public convenience and the best interest of the community will be substantially served by the issuance. If an application is filed for the issuance of a license for a location, that on the date the application is filed has a valid license of the same series issued at that location, there shall be a rebuttable presumption that the public convenience and best interest of the community at that location was established at the time the location was previously licensed. The presumption shall not apply once the licensed location has not been in use for more than 180 days.

Other Active Liquor License Interest in Arizona

This applicant does not hold an interest in any other active liquor license in the State of

Arizona.

Public Opinion

No protest or support letters were received within the 20-day public comment period.

Applicant's Statement

The applicant submitted the following statement in support of this application. Spelling, grammar and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability and qualifications to hold a liquor license because: "The founder of 810 Billiards & Bowling left a career in finance to open his first location in South Carolina. That location opened in 2015 and he added 2 additional locations also in South Carolina. The owner has decided to open this new location and his first in Arizona. He is an experienced operator in this business and his background in finance helps also. His staff will attend liquor law training to ensure liquor laws are strictly followed."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:

"810 Billiards & Bowling is an upscale entertainment, dining and bar experience that focuses on bringing family and friends together for social interaction, friendly competition and great food. This location is family friendly and they strive to provide the most relaxing and fun experience possible to their patrons. This location has been sitting empty for some time. 810 Billiards & Bowling are looking forward to opening in the downtown area and for the neighborhood to come in and have a great time."

Staff Recommendation

Staff recommends approval of this application.

Attachments

Liquor License Data - 810 Billiards & Bowling

Liquor License Map - 810 Billiards & Bowling

Responsible Department

This item is submitted by Deputy City Manager Toni Maccarone and the City Clerk Department.

Liquor License Data: 810 BILLIARDS & BOWLING

Liquor License

Description	Series	1 Mile	1/2 Mile
Microbrewery	3	2	1
Wholesaler	4	1	0
Government	5	7	5
Bar	6	40	28
Beer and Wine Bar	7	13	7
Liquor Store	9	3	2
Beer and Wine Store	10	9	1
Hotel	11	6	4
Restaurant	12	76	37
Club	14	3	1

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	42.36	140.89	172.50
Violent Crimes	7.67	40.71	42.99

*Citywide average per square mile **Average per square mile within 1 mile radius ***Average per square mile within 1/2 mile radius

Property Violation Data

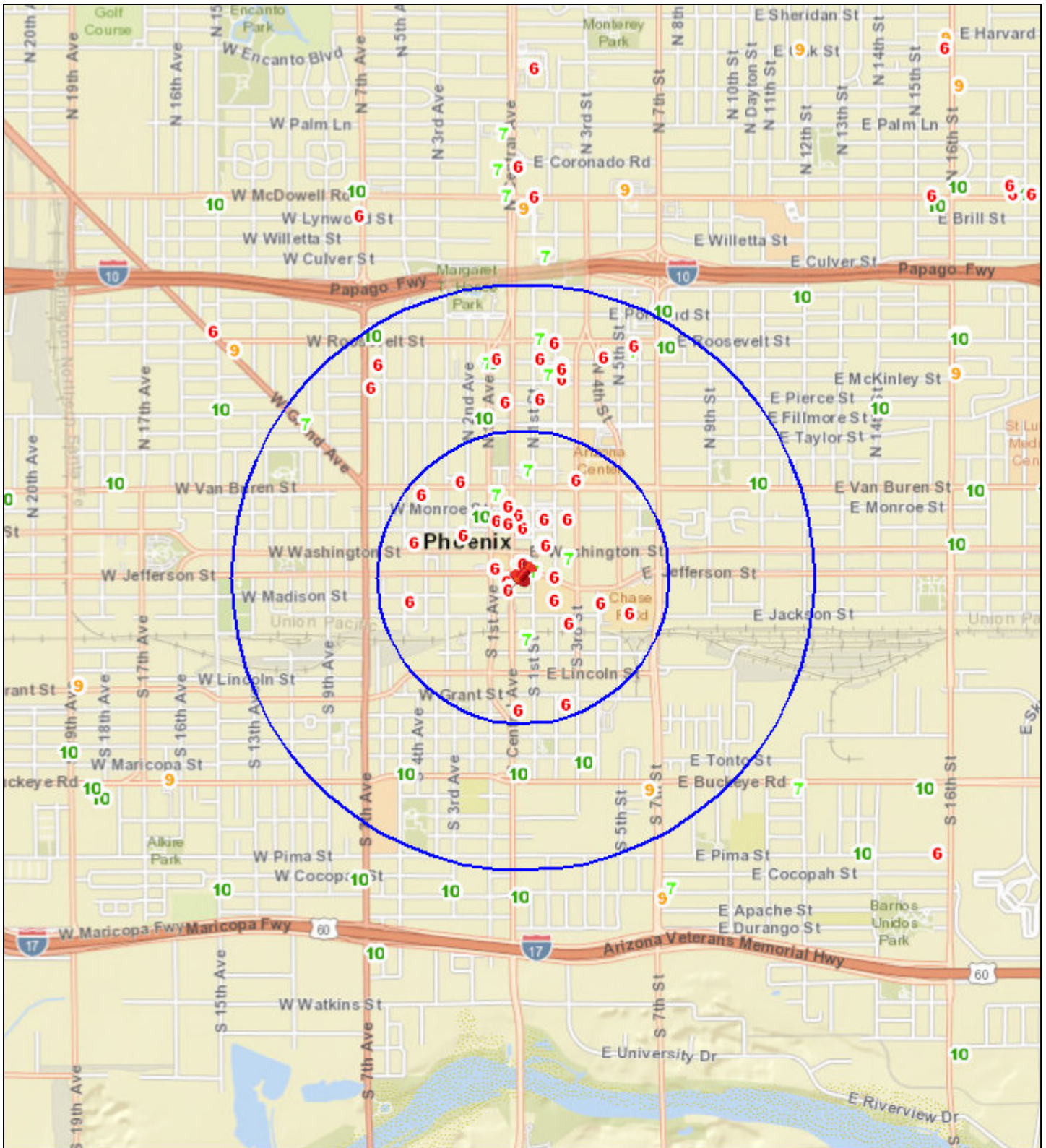
Description	Average	1/2 Mile Average
Parcels w/Violations	60	32
Total Violations	100	48

Census 2010 Data 1/2 Mile Radius

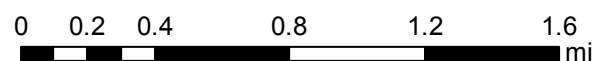
BlockGroup	2010 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1131001	1015	7 %	8 %	28 %
1131002	1242	3 %	7 %	33 %
1140001	1831	25 %	20 %	47 %
1140002	78	77 %	0 %	32 %
1141001	2299	16 %	37 %	44 %
1142001	1321	36 %	22 %	50 %
Average		61 %	13 %	19 %

Liquor License Map: 810 BILLIARDS & BOWLING

50 JEFFERSON ST



Date: 2/1/2021





Liquor License - Carioca Shell #68

Request for a liquor license. Arizona State License Application 137282.

Summary

Applicant

Howard Magee, Agent

License Type

Series 10 - Beer and Wine Store

Location

6711 W. Broadway Road

Zoning Classification: C-1

Council District: 7

This request is for a new liquor license for a beer and wine store. This location was not previously licensed for liquor sales and does not have an interim permit. This location requires a Use Permit to allow package liquor sales.

The 60-day limit for processing this application is April 4, 2021.

Pursuant to A.R.S. 4-203, a spirituous liquor license shall be issued only after satisfactory showing of the capability, qualifications and reliability of the applicant and that the public convenience and the best interest of the community will be substantially served by the issuance. If an application is filed for the issuance of a license for a location, that on the date the application is filed has a valid license of the same series issued at that location, there shall be a rebuttable presumption that the public convenience and best interest of the community at that location was established at the time the location was previously licensed. The presumption shall not apply once the licensed location has not been in use for more than 180 days.

Other Active Liquor License Interest in Arizona

This information is not provided due to the multiple ownership interests held by the

applicant in the State of Arizona.

Public Opinion

No protest or support letters were received within the 20-day public comment period.

Applicant's Statement

The applicant submitted the following statement in support of this application. Spelling, grammar and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability and qualifications to hold a liquor license because:
"The Carioca Company currently operates 40 convenience store gas stations in the State of AZ. The Carioca Company has been operating in the State of Arizona since the 1970's. The Carioca Company has several stations in the City of Phoenix that have a series 10 with the State of Arizona and the City of Phoenix."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:
"The Carioca Company has always acted in manner that is beneficial to the City of Phoenix and will continue this the addition of a new location at 67th Ave and Broadway Rd."

Staff Recommendation

Staff recommends approval of this application noting the applicant must resolve any pending City of Phoenix building and zoning requirements, and be in compliance with the City of Phoenix Code and Ordinances.

Attachments

Liquor License Data - Carioca Shell #68

Liquor License Map - Carioca Shell #68

Responsible Department

This item is submitted by Deputy City Manager Toni Maccarone and the City Clerk Department.

Liquor License Data: CARIOCA SHELL #68

Liquor License

There are no active liquor licenses with one mile of the proposed location.

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	42.36	14.64	4.24
Violent Crimes	7.67	2.52	0.31

*Citywide average per square mile **Average per square mile within 1 mile radius ***Average per square mile within ½ mile radius

Property Violation Data

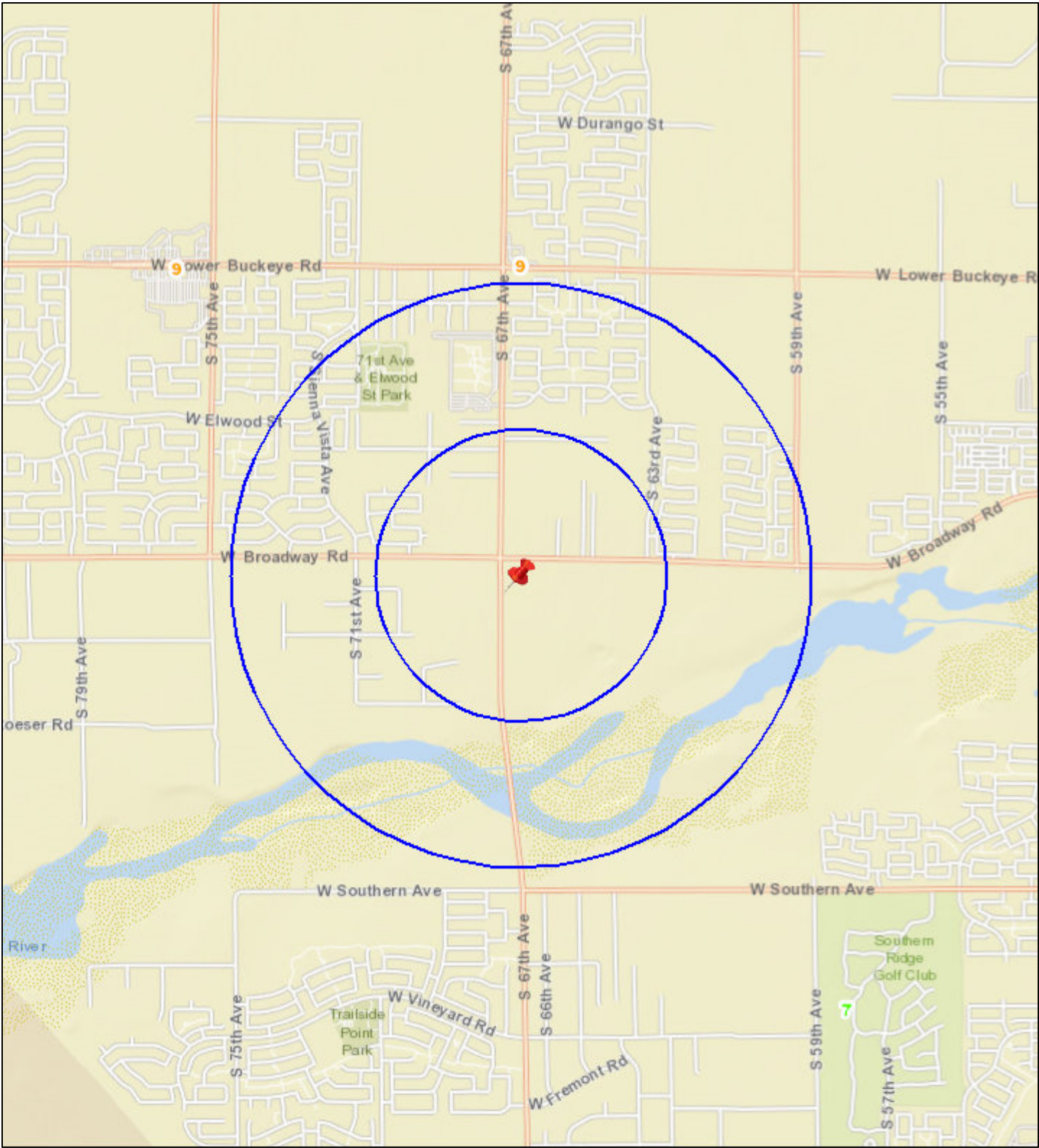
Description	Average	1/2 Mile Average
Parcels w/Violations	59	2
Total Violations	98	2

Census 2010 Data 1/2 Mile Radius

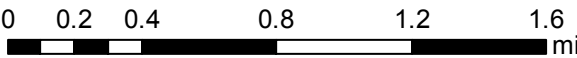
BlockGroup	2010 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1125111	2081	76 %	7 %	11 %
1125113	1068	84 %	1 %	50 %
1125133	2068	77 %	9 %	28 %
1125134	2479	75 %	16 %	0 %
1125141	2161	76 %	17 %	16 %
Average		61 %	13 %	19 %

Liquor License Map: CARIOCA SHELL #68

6711 W BROADWAY RD



Date: 2/18/2021





Liquor License - Morning Squeeze

Request for a liquor license. Arizona State License Application 136933.

Summary

Applicant

Amy Nations, Agent

License Type

Series 12 - Restaurant

Location

1 N. 1st St., Ste. 100

Zoning Classification: DTC - Business Core

Council District: 7

This request is for a new liquor license for a restaurant. This location was previously licensed for liquor sales and does not have an interim permit.

The 60-day limit for processing this application is April 2, 2021.

Pursuant to A.R.S. 4-203, a spirituous liquor license shall be issued only after satisfactory showing of the capability, qualifications and reliability of the applicant and that the public convenience and the best interest of the community will be substantially served by the issuance. If an application is filed for the issuance of a license for a location, that on the date the application is filed has a valid license of the same series issued at that location, there shall be a rebuttable presumption that the public convenience and best interest of the community at that location was established at the time the location was previously licensed. The presumption shall not apply once the licensed location has not been in use for more than 180 days.

Other Active Liquor License Interest in Arizona

The ownership of this business has an interest in other active liquor license(s) in the State of Arizona. This information is listed below and includes liquor license violations

on file with the AZ Department of Liquor Licenses and Control and, for locations within the boundaries of Phoenix, the number of aggregate calls for police service within the last 12 months for the address listed.

Morning Squeeze (Series 12)
4233 N. Scottsdale Road, Scottsdale
Calls for police service: N/A - not in Phoenix
Liquor license violations: None

Morning Squeeze (Series 12)
690 S. Mill Ave., Ste. 110, Tempe
Calls for police service: N/A - not in Phoenix
Liquor license violations: None

Public Opinion

No protest or support letters were received within the 20-day public comment period.

Applicant's Statement

The applicant submitted the following statement in support of this application. Spelling, grammar and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability and qualifications to hold a liquor license because:
"We train all of our employees in responsible liquor service. We also conduct regular audits to ensure they comply."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:
"We would like the ability to offer our patrons of legal age an adult beverage with their meal if they choose to have one."

Staff Recommendation

Staff recommends approval of this application.

Attachments

Liquor License Data - Morning Squeeze
Liquor License Map - Morning Squeeze

Responsible Department

This item is submitted by Deputy City Manager Toni MacCarone and the City Clerk Department.

Liquor License Data: MORNING SQUEEZE

Liquor License

Description	Series	1 Mile	1/2 Mile
Microbrewery	3	2	1
Wholesaler	4	1	0
Government	5	8	5
Bar	6	40	26
Beer and Wine Bar	7	13	7
Liquor Store	9	3	2
Beer and Wine Store	10	10	2
Hotel	11	6	4
Restaurant	12	76	37
Club	14	3	0

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	42.36	142.78	182.48
Violent Crimes	7.67	41.66	43.94

*Citywide average per square mile **Average per square mile within 1 mile radius ***Average per square mile within 1/2 mile radius

Property Violation Data

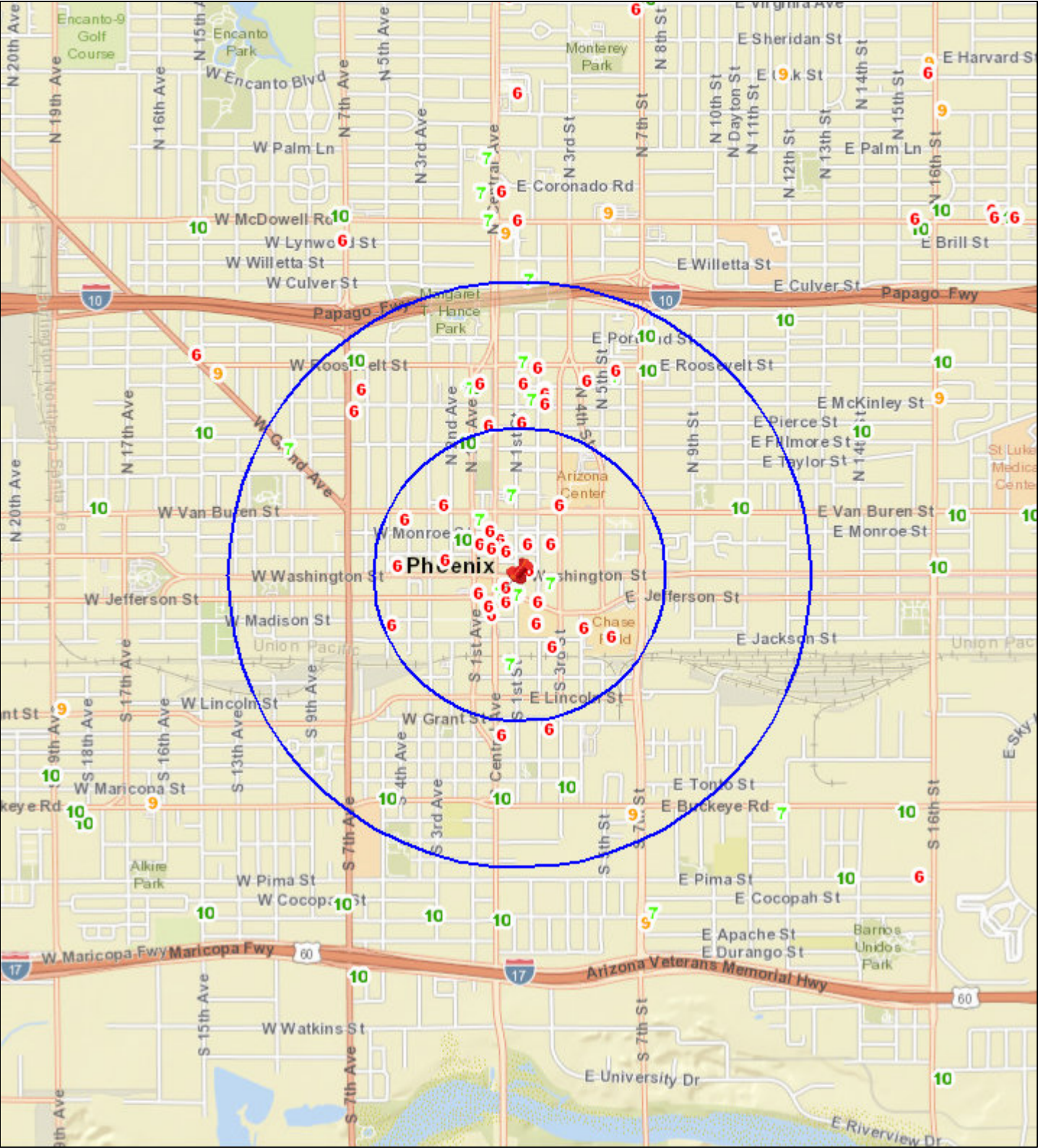
Description	Average	1/2 Mile Average
Parcels w/Violations	60	26
Total Violations	100	36

Census 2010 Data 1/2 Mile Radius

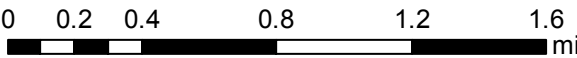
BlockGroup	2010 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1131001	1015	7 %	8 %	28 %
1131002	1242	3 %	7 %	33 %
1132022	1257	47 %	29 %	55 %
1140001	1831	25 %	20 %	47 %
1140002	78	77 %	0 %	32 %
1141001	2299	16 %	37 %	44 %
1142001	1321	36 %	22 %	50 %
Average		61 %	13 %	19 %

Liquor License Map: MORNING SQUEEZE

1 N 1ST ST



Date: 2/5/2021





Liquor License - Gary's Smoke Gift & More

Request for a liquor license. Arizona State License Application 010070011174.

Summary

Applicant

Mars Askar, Agent

License Type

Series 10 - Beer and Wine Store

Location

2843 N. 24th St.

Zoning Classification: C-2

Council District: 8

This request is for an acquisition of control of an existing liquor license for a beer and wine store. This location is currently licensed for liquor sales with a Series 10 - Beer and Wine Store, liquor license.

The 60-day limit for processing this application is March 27, 2021.

Pursuant to A.R.S. 4-203, consideration should be given only to the applicant's personal qualifications.

Other Active Liquor License Interest in Arizona

This applicant does not hold an interest in any other active liquor license in the State of Arizona.

Public Opinion

No protest or support letters were received within the 20-day public comment period.

Applicant's Statement

The applicant submitted the following statement in support of this application. Spelling,

grammar and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability and qualifications to hold a liquor license because: "I have good experience in retail setting including the sale of liquor. I passed the Basic Liquor Law Training and Title 4 Management Liquor Law Training. I have Full Knowledge of Laws and regulations regarding sale of liquor and alcoholic beverages. In addition, I am an excellent manager that can run retail setting in professional manner. I am a good citizen and never been convicted for a felony or a civil crime. I always make sure that our store is always clean and safe for our customers."

Staff Recommendation

Staff recommends approval of this application.

Responsible Department

This item is submitted by Deputy City Manager Toni Maccarone and the City Clerk Department.



Liquor License - Il Bosco Pizza

Request for a liquor license. Arizona State License Application 136543.

Summary

Applicant

Jeffrey Miller, Agent

License Type

Series 12 - Restaurant

Location

918 N. 5th St., Ste. A

Zoning Classification: DTC - East Evans Churchill

Council District: 8

This request is for a new liquor license for a restaurant. This location was previously licensed for liquor sales and may currently operate with an interim permit.

The 60-day limit for processing this application is March 29, 2021.

Pursuant to A.R.S. 4-203, a spirituous liquor license shall be issued only after satisfactory showing of the capability, qualifications and reliability of the applicant and that the public convenience and the best interest of the community will be substantially served by the issuance. If an application is filed for the issuance of a license for a location, that on the date the application is filed has a valid license of the same series issued at that location, there shall be a rebuttable presumption that the public convenience and best interest of the community at that location was established at the time the location was previously licensed. The presumption shall not apply once the licensed location has not been in use for more than 180 days.

Other Active Liquor License Interest in Arizona

The ownership of this business has an interest in other active liquor license(s) in the State of Arizona. This information is listed below and includes liquor license violations

on file with the AZ Department of Liquor Licenses and Control and, for locations within the boundaries of Phoenix, the number of aggregate calls for police service within the last 12 months for the address listed.

IL Bosco Pizza (Series 12)
7120 E. Becker Lane, Scottsdale
Calls for police service: N/A - not in Phoenix
Liquor license violations: None

Public Opinion

No protest or support letters were received within the 20-day public comment period.

Applicant's Statement

The applicant submitted the following statement in support of this application. Spelling, grammar and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability and qualifications to hold a liquor license because:
“We currently own another location in Scottsdale and will continue to abide by the liquor laws.”

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:
“We would like to offer our patrons a place to sit down relax and enjoy some amazing food.”

Staff Recommendation

Staff recommends approval of this application noting the applicant must resolve any pending City of Phoenix building and zoning requirements, and be in compliance with the City of Phoenix Code and Ordinances.

Attachments

Liquor License Data - Il Bosco Pizza
Liquor License Map - Il Bosco Pizza

Responsible Department

This item is submitted by Deputy City Manager Toni MacCarone and the City Clerk Department.

Liquor License Data: IL BOSCO PIZZA

Liquor License

Description	Series	1 Mile	1/2 Mile
Microbrewery	3	2	1
Wholesaler	4	1	0
Government	5	8	3
Bar	6	39	11
Beer and Wine Bar	7	15	5
Liquor Store	9	4	0
Beer and Wine Store	10	9	2
Hotel	11	6	3
Restaurant	12	87	34
Club	14	1	0

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	42.36	161.35	166.45
Violent Crimes	7.67	36.06	37.47

*Citywide average per square mile **Average per square mile within 1 mile radius ***Average per square mile within 1/2 mile radius

Property Violation Data

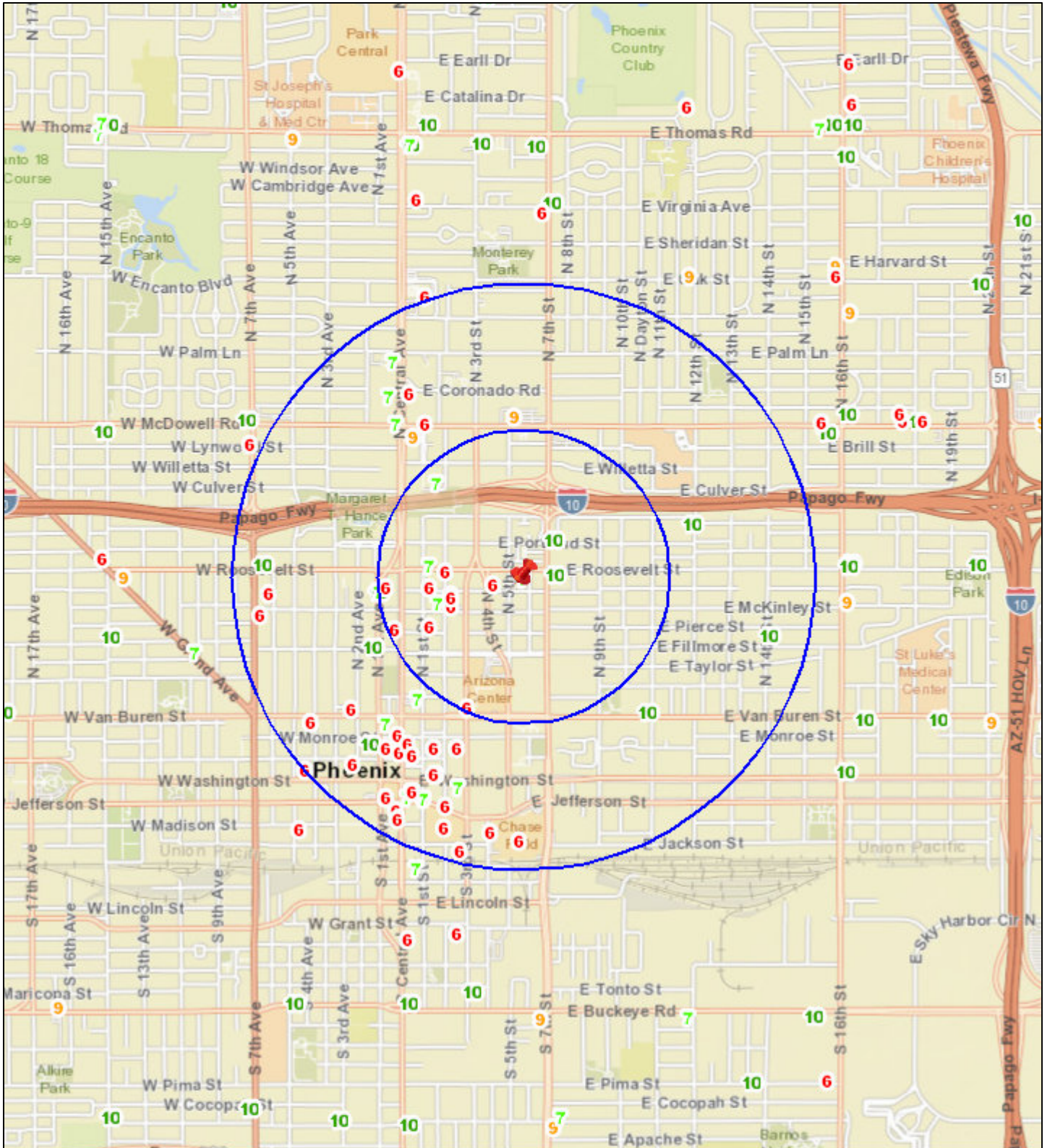
Description	Average	1/2 Mile Average
Parcels w/Violations	58	147
Total Violations	96	258

Census 2010 Data 1/2 Mile Radius

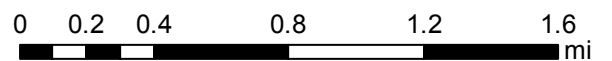
BlockGroup	2010 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1130001	1218	23 %	16 %	11 %
1130002	873	29 %	21 %	38 %
1131002	1242	3 %	7 %	33 %
1132021	731	33 %	20 %	74 %
1132022	1257	47 %	29 %	55 %
1132031	1473	30 %	20 %	57 %
1132032	638	28 %	7 %	70 %
1140001	1831	25 %	20 %	47 %
1141001	2299	16 %	37 %	44 %
Average		61 %	13 %	19 %

Liquor License Map: II BOSCO PIZZA

918 N 5TH ST



Date: 1/29/2021





Liquor License - QuikTrip #1441

Request for a liquor license. Arizona State License Application 136349.

Summary

Applicant

Perry Huellmantel, Agent

License Type

Series 10 - Beer and Wine Store

Location

1420 N. 24th St.

Zoning Classification: C-1

Council District: 8

This request is for a new liquor license for a convenience store that sells gas. This location was previously licensed for liquor sales and does not have an interim permit.

The 60-day limit for processing this application is April 4, 2021.

Pursuant to A.R.S. 4-203, a spirituous liquor license shall be issued only after satisfactory showing of the capability, qualifications and reliability of the applicant and that the public convenience and the best interest of the community will be substantially served by the issuance. If an application is filed for the issuance of a license for a location, that on the date the application is filed has a valid license of the same series issued at that location, there shall be a rebuttable presumption that the public convenience and best interest of the community at that location was established at the time the location was previously licensed. The presumption shall not apply once the licensed location has not been in use for more than 180 days.

Other Active Liquor License Interest in Arizona

This information is not provided due to the multiple ownership interests held by the applicant in the State of Arizona.

Public Opinion

No protest or support letters were received within the 20-day public comment period.

Applicant's Statement

The applicant submitted the following statement in support of this application. Spelling, grammar and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability and qualifications to hold a liquor license because:
“At QuikTrip, we have a demonstrated record of our ability and commitment to act as a reliable and capable retailer. I currently serve as the agent on more 100 liquor licenses in Arizona for QuikTrip Stores. Since I began acting as the agent on QuikTrip liquor licenses in Arizona, we have not received a single citation for a violation of liquor laws. We ensure all store managers have current liquor training and maintain strict standards to ensure all our employees comply with state laws. QuikTrip has proven that it is a responsible operator and our record demonstrates that I - as an applicant - and QuikTrip - as an organization - have the capability, reliability and qualifications to hold a liquor license.”

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:

“The public convenience requires and the best interest of the community will be substantially served by the issuance of the requested liquor license because this location will provide consumers in the immediate neighborhood competitively priced market-style items at a location where they can purchase necessities (everything from milk to Band-Aids) including extensive beverage offerings beyond beer and wine. Allowing customers to purchase alcohol while shopping for fuel or other items, including food, saves times, reduces road congestion, and the additional competition in the area lowers prices and ensures a high level of services for customers. QuikTrip's clean and modern design offers an experience consistent with the redevelopment of this area and will provide an additional option for gasoline and convenience. The best interest of the community will further be served because QuikTrip is a reliable operator with a demonstrated ability to responsibly sell alcohol in its stores and it will provide consumers in the area with more options and better pricing.”

Staff Recommendation

Staff recommends approval of this application.

Attachments

Liquor License Data - QuikTrip #1441

Liquor License Map - QuikTrip #1441

Responsible Department

This item is submitted by Deputy City Manager Toni Maccarone and the City Clerk Department.

Liquor License Data: QUIKTRIP #1441

Liquor License

Description	Series	1 Mile	1/2 Mile
Microbrewery	3	1	1
Wholesaler	4	1	0
Bar	6	4	0
Beer and Wine Bar	7	1	1
Liquor Store	9	4	3
Beer and Wine Store	10	11	4
Restaurant	12	9	3
Craft Distiller	18	1	0

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	42.36	95.32	121.23
Violent Crimes	7.67	32.43	38.21

*Citywide average per square mile **Average per square mile within 1 mile radius ***Average per square mile within 1/2 mile radius

Property Violation Data

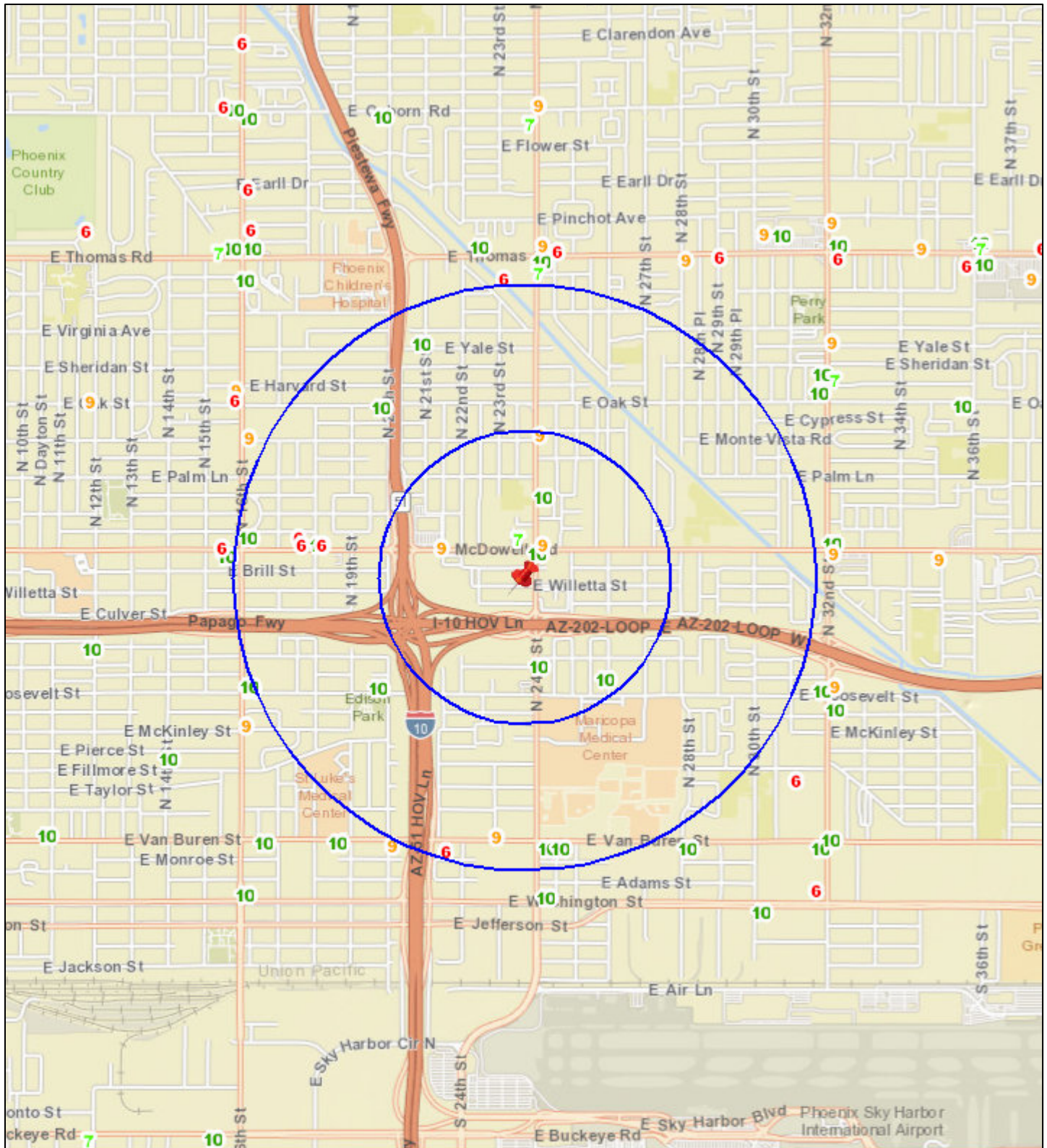
Description	Average	1/2 Mile Average
Parcels w/Violations	60	150
Total Violations	100	285

Census 2010 Data 1/2 Mile Radius

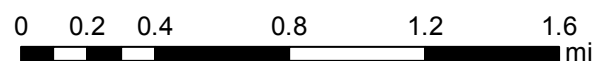
BlockGroup	2010 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1115011	2020	44 %	16 %	43 %
1116012	1200	65 %	11 %	40 %
1116022	2607	54 %	9 %	61 %
1133001	2490	40 %	12 %	49 %
1133003	901	22 %	23 %	72 %
1134001	589	0 %	0 %	100 %
1135011	2332	25 %	12 %	55 %
1135012	1738	41 %	26 %	36 %
Average		61 %	13 %	19 %

Liquor License Map: QUIKTRIP #1441

1420 N 24TH ST



Date: 2/5/2021



City Clerk Department



Liquor License - Sabertooth Astrobar

Request for a liquor license. Arizona State License Application 132738.

Summary

Applicant

Alex Li, Agent

License Type

Series 12 - Restaurant with Growler Privileges

Location

509 E. Roosevelt St.

Zoning Classification: DTC - East Evans Churchill

Council District: 8

This request is for a new liquor license for a restaurant. This location was not previously licensed for liquor sales and does not have an interim permit.

The 60-day limit for processing this application is March 26, 2021.

Pursuant to A.R.S. 4-203, a spirituous liquor license shall be issued only after satisfactory showing of the capability, qualifications and reliability of the applicant and that the public convenience and the best interest of the community will be substantially served by the issuance. If an application is filed for the issuance of a license for a location, that on the date the application is filed has a valid license of the same series issued at that location, there shall be a rebuttable presumption that the public convenience and best interest of the community at that location was established at the time the location was previously licensed. The presumption shall not apply once the licensed location has not been in use for more than 180 days.

Other Active Liquor License Interest in Arizona

The ownership of this business has an interest in other active liquor license(s) in the State of Arizona. This information is listed below and includes liquor license violations

on file with the AZ Department of Liquor Licenses and Control and, for locations within the boundaries of Phoenix, the number of aggregate calls for police service within the last 12 months for the address listed.

Bar Axiom (Series 6)
922 N. 6th St., Phoenix
Calls for police service: 6
Liquor license violations: None

Public Opinion

No protest or support letters were received within the 20-day public comment period.

Applicant's Statement

The applicant submitted the following statement in support of this application. Spelling, grammar and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability and qualifications to hold a liquor license because:
“Our group has the business acumen and financial means to manage and support our proposed project on Roosevelt Row. Our group has a background in managing similar projects and currently operate another business on Roosevelt Row. We intend to do our best to adhere to the rules and regulations set in place by the City of Phoenix, County of Maricopa and State of Arizona.”

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:

“The license will be used to operate a restaurant/bar concept in a currently empty building unit. We hope that opening more hospitality concepts in Roosevelt Row will drive more people and revenue into the community. The space is currently sitting empty, and we believe a restaurant & bar will help liven up the community with additional options for food and entertainment.”

Staff Recommendation

Staff recommends approval of this application noting the applicant must resolve any pending City of Phoenix building and zoning requirements, and be in compliance with the City of Phoenix Code and Ordinances.

Attachments

Liquor License Data - Sabertooth Astrobar
Liquor License Map - Sabertooth Astrobar

Responsible Department

This item is submitted by Deputy City Manager Toni Maccarone and the City Clerk Department.

Liquor License Data: SABERTOOTH ASTROBAR

Liquor License

Description	Series	1 Mile	1/2 Mile
Microbrewery	3	2	1
Wholesaler	4	1	0
Government	5	8	3
Bar	6	39	11
Beer and Wine Bar	7	15	6
Liquor Store	9	4	0
Beer and Wine Store	10	9	3
Hotel	11	6	3
Restaurant	12	85	32
Club	14	1	0

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	41.88	26.77	32.27
Violent Crimes	7.59	4.83	4.03

*Citywide average per square mile **Average per square mile within 1 mile radius ***Average per square mile within 1/2 mile radius

Property Violation Data

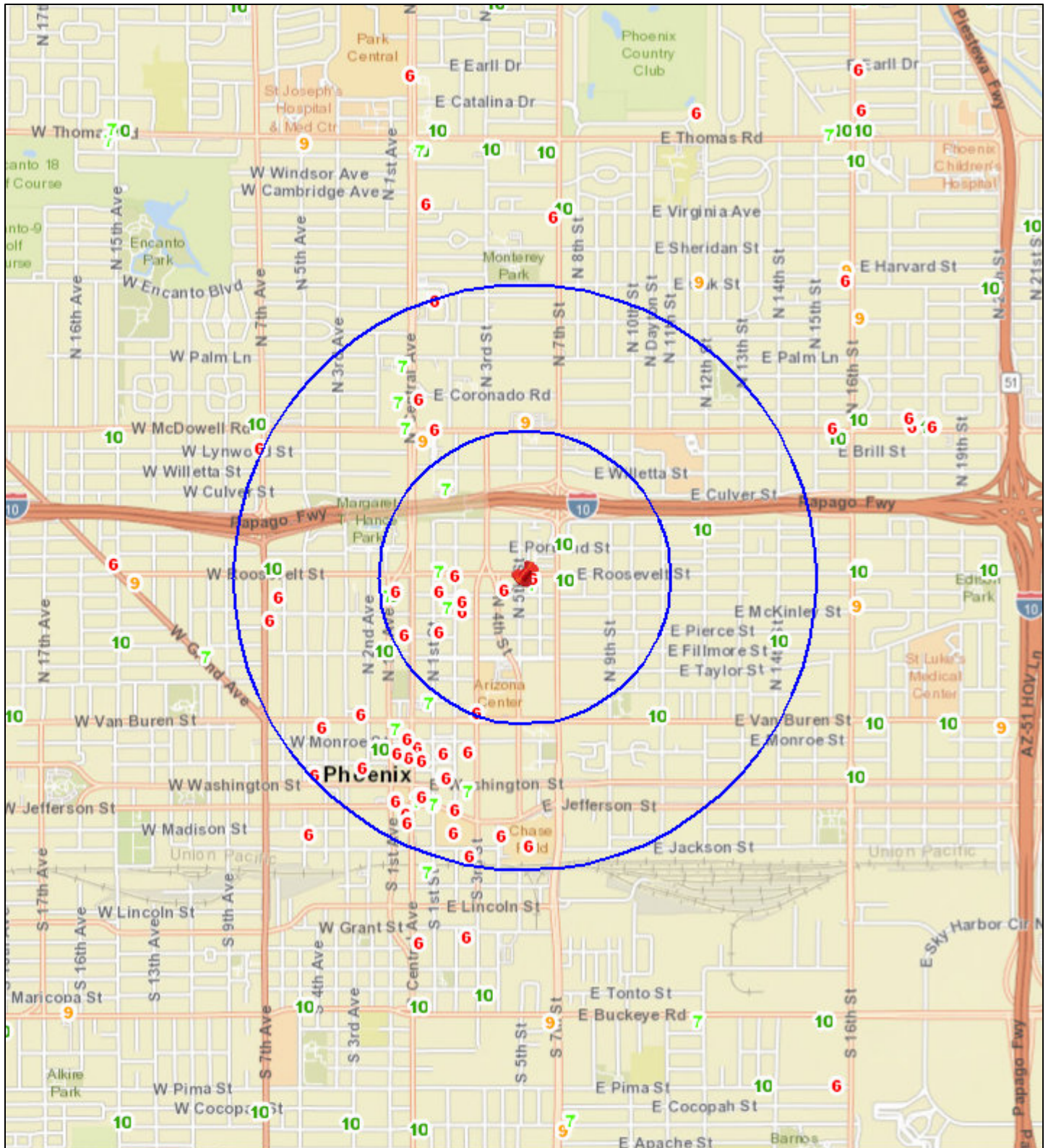
Description	Average	1/2 Mile Average
Parcels w/Violations	61	140
Total Violations	102	236

Census 2010 Data 1/2 Mile Radius

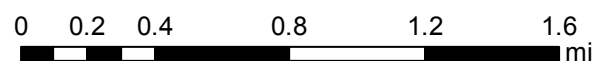
BlockGroup	2010 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1118004	671	62 %	6 %	6 %
1130001	1218	23 %	16 %	11 %
1130002	873	29 %	21 %	38 %
1131002	1242	3 %	7 %	33 %
1132021	731	33 %	20 %	74 %
1132022	1257	47 %	29 %	55 %
1132031	1473	30 %	20 %	57 %
1132032	638	28 %	7 %	70 %
1141001	2299	16 %	37 %	44 %
Average		61 %	13 %	19 %

Liquor License Map: SABERTOOTH ASTROBAR

509 E ROOSEVELT ST



Date: 1/28/2021



City Clerk Department



Liquor License - The Vault

Request for a liquor license. Arizona State License Application 06070652.

Summary

Applicant

Johnwick Nathan, Agent

License Type

Series 6 - Bar

Location

3845 E. University Drive

Zoning Classification: A-1

Council District: 8

This request is for an ownership transfer a liquor license for a topless bar. This location was previously licensed for liquor sales and may currently operate with an interim permit.

The 60-day limit for processing this application is March 27, 2021.

Pursuant to A.R.S. 4-203, a spirituous liquor license shall be issued only after satisfactory showing of the capability, qualifications and reliability of the applicant and that the public convenience and the best interest of the community will be substantially served by the issuance. If an application is filed for the issuance of a license for a location, that on the date the application is filed has a valid license of the same series issued at that location, there shall be a rebuttable presumption that the public convenience and best interest of the community at that location was established at the time the location was previously licensed. The presumption shall not apply once the licensed location has not been in use for more than 180 days.

Other Active Liquor License Interest in Arizona

This applicant does not hold an interest in any other active liquor license in the State of

Arizona.

Public Opinion

No protest or support letters were received within the 20-day public comment period.

Applicant's Statement

The applicant submitted the following statement in support of this application. Spelling, grammar and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability and qualifications to hold a liquor license because:
"I have completed all training for state such as liquor management ,and have passed a background check and currently hold a finger print clearance card. Personally I have over 5 years of working in my family's restaurant managing over 20 employees."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:

"To provide a safe environment for the community to be able to come together and enjoy themselves."

Staff Recommendation

Staff recommends approval of this application.

Attachments

Liquor License Data - The Vault

Liquor License Map - The Vault

Responsible Department

This item is submitted by Deputy City Manager Toni Maccarone and the City Clerk Department.

Liquor License Data: THE VAULT

Liquor License

Description	Series	1 Mile	1/2 Mile
Wholesaler	4	4	1
Bar	6	2	1
Beer and Wine Bar	7	1	1
Beer and Wine Store	10	5	3
Hotel	11	2	0
Restaurant	12	12	0
Club	14	1	0

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	43.40	38.42	19.21
Violent Crimes	7.97	2.78	2.97

*Citywide average per square mile **Average per square mile within 1 mile radius ***Average per square mile within 1/2 mile radius

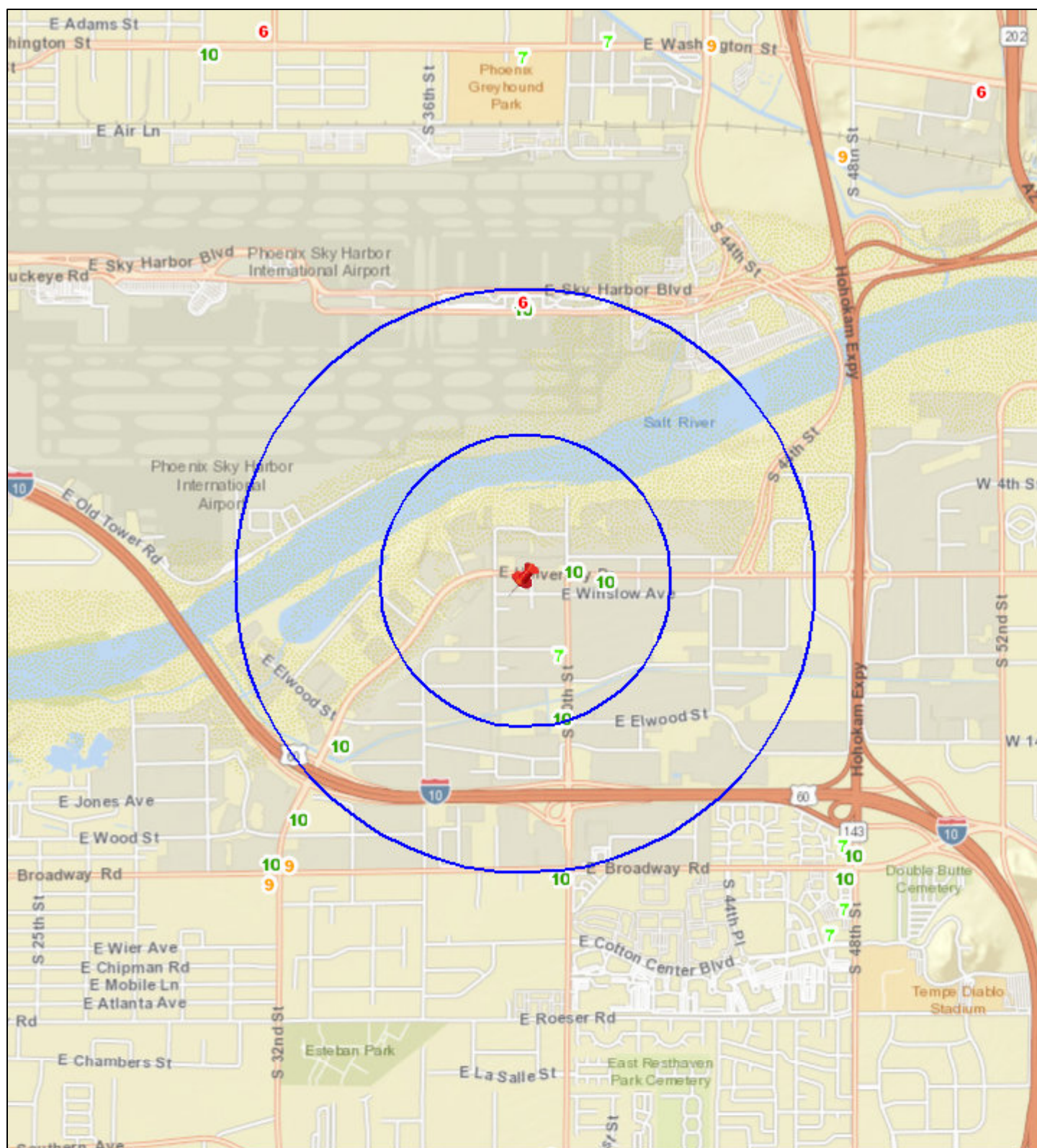
Property Violation Data

Description	Average	1/2 Mile Average
Parcels w/Violations	58	16
Total Violations	95	25

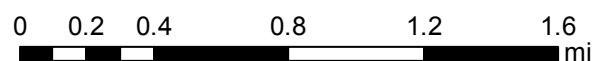
Census 2010 Data 1/2 Mile Radius

BlockGroup	2010 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1138021	0	0 %	0 %	0 %
1152003	546	8 %	44 %	45 %
Average		61 %	13 %	19 %

3845 E UNIVERSITY DR



Date: 1/28/2021



City Clerk Department



*****REQUEST TO WITHDRAW (SEE ATTACHED MEMO)*** (CONTINUED FROM FEB. 17 AND MARCH 3, 2021) Liquor License - El Pueblo Restaurant**

Request for a liquor license. Arizona State License Application 128136.

Summary

Applicant

Amanda Arriaza, Agent

License Type

Series 12 - Restaurant

Location

2270 N. 75th Ave., Ste. 101

Zoning Classification: C-2

Council District: 7

This request is for a new liquor license for a restaurant. This location was not previously licensed for liquor sales and does not have an interim permit.

The 60-day limit for processing this application was Feb. 1, 2021. However, the applicant submitted a written request for more time.

Pursuant to A.R.S. 4-203, a spirituous liquor license shall be issued only after satisfactory showing of the capability, qualifications and reliability of the applicant and that the public convenience and the best interest of the community will be substantially served by the issuance. If an application is filed for the issuance of a license for a location, that on the date the application is filed has a valid license of the same series issued at that location, there shall be a rebuttable presumption that the public convenience and best interest of the community at that location was established at the time the location was previously licensed. The presumption shall not apply once the licensed location has not been in use for more than 180 days.

Other Active Liquor License Interest in Arizona

This applicant does not hold an interest in any other active liquor license in the State of Arizona.

Public Opinion

No protest or support letters were received within the 20-day public comment period.

Applicant's Statement

The applicant submitted the following statement in support of this application. Spelling, grammar and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability and qualifications to hold a liquor license because:
"I Amanda consider myself a very responsible, honest person with good moral standings, and I believe that I have the ability to handle a liquor license."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:
"They will have more options for alcoholic beverage with their meals."

Staff Recommendation

Staff recommends disapproval of this application based on a Police Department recommendation for disapproval. The Police Department disapproval is based on possible hidden ownership concerns, falsifying information on both City and State questionnaires, and concerns associated with financing of the business. The applicant has not demonstrated the capability, qualifications and reliability to hold and control a liquor license.

Attachments

Liquor License Data - El Pueblo Restaurant

Liquor License Map - El Pueblo Restaurant

Liquor License Police Department Recommendation - El Pueblo Restaurant

Responsible Department

This item is submitted by Deputy City Manager Toni Maccarone and the City Clerk Department.



City of Phoenix

To: Toni Maccarone
Deputy City Manager

Date: March 15, 2021

From: Denise Archibald
City Clerk

A handwritten signature in black ink, appearing to be 'DA' or similar initials.

Subject: REQUEST TO WITHDRAW ITEM 12, LIQUOR LICENSE – EL PUEBLO RESTAURANT, FROM THE MARCH 17, 2021, FORMAL CITY COUNCIL AGENDA

The City Clerk Department requests to withdraw Item 12, Liquor License – El Pueblo Restaurant, from the March 17, 2021, Formal agenda. Staff recommended disapproval of this application, which was continued from the Feb. 17 and March 3, 2021 Formal agendas. The applicant has formally withdrawn their application with the State of Arizona, therefore a City recommendation is no longer required.

Approved by:

A handwritten signature in black ink, appearing to be 'Toni Maccarone'.

Toni Maccarone
Deputy City Manager

Mar 16, 2021

Date

Liquor License Data: EL PUEBLO RESTAURANT

Liquor License

Description	Series	1 Mile	1/2 Mile
Bar	6	1	0
Beer and Wine Bar	7	1	1
Liquor Store	9	3	2
Beer and Wine Store	10	4	1
Restaurant	12	17	11

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	42.36	181.15	278.76
Violent Crimes	7.67	26.56	25.47

*Citywide average per square mile **Average per square mile within 1 mile radius ***Average per square mile within ½ mile radius

Property Violation Data

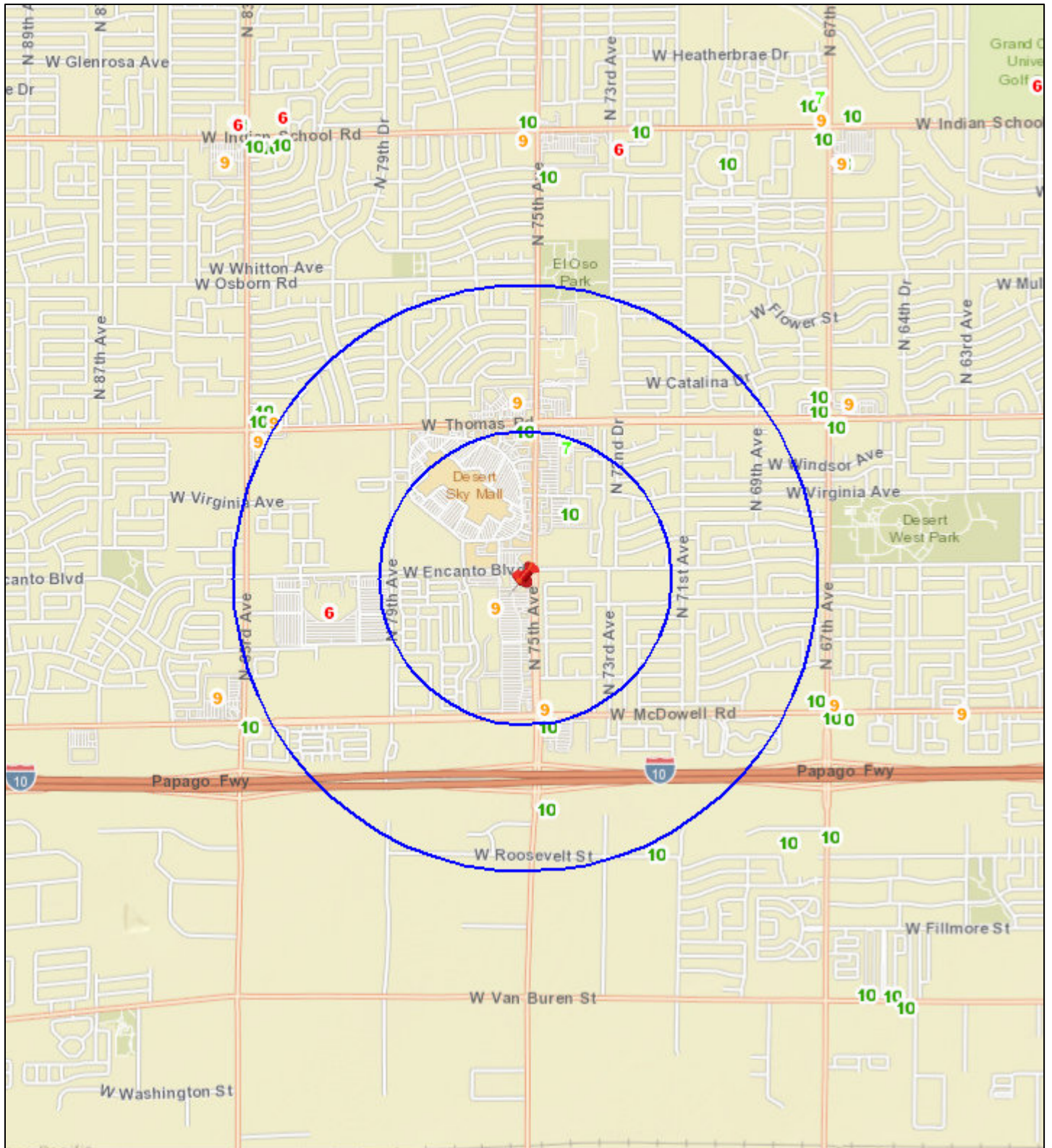
Description	Average	1/2 Mile Average
Parcels w/Violations	60	87
Total Violations	100	143

Census 2010 Data 1/2 Mile Radius

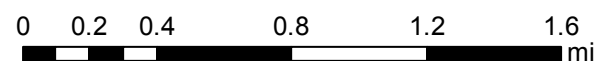
BlockGroup	2010 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1125033	1448	67 %	6 %	8 %
1125034	1913	70 %	12 %	32 %
1125091	1905	0 %	15 %	22 %
1125092	1564	47 %	23 %	9 %
1125093	2841	0 %	14 %	49 %
Average		61 %	13 %	19 %

Liquor License Map: EL PUEBLO RESTAURANT

2270 N 75TH AVE



Date: 12/7/2020



City Clerk Department

Police Department Liquor License Disapproval Recommendation

Application Information

Business Name	EL PUEBLO RESTAURANT	District	7
Business Location	2270 N. 75th Avenue, Suite 101		
Applicant Name	Amanda Elena Arriaza	Series Type	12

The Police Department recommends disapproval of this liquor license application for the following reasons:

There are possible hidden ownership concerns:

The State application and City of Phoenix Questionnaire indicate that Amanda Arriaza is the sole owner of El Pueblo Restaurant LLC. This is also supported by research and documentation filed with the Arizona Corporation Commission. Ms. Arriaza listed no other persons as having ownership or financial interest in the business. In a recorded interview on Jan. 15, 2021, Mr. & Mrs. Arriaza were asked what Mr. Arriaza's role would be in the operation of El Pueblo Restaurant. Ms. Arriaza responded saying Mr. Arriaza would be responsible for "everything". Both stated that Mr. Arriaza intends to act as an owner of the restaurant and make business and financial decisions related to El Pueblo Restaurant. Officer James Rodriguez provided Spanish to English translation during this interview and is a certified translator for the City of Phoenix.

During their interview on Jan. 15, 2021, it was discovered that funds from a Small Business Association (SBA) loan obtained by Mr. Arriaza for his trucking company, Tahuapa Express DBA, were used to cover building renovation costs, application fees, and other start-up costs associated with El Pueblo Restaurant.

In an amendment of her Liquor License Application Questionnaire filed with the City of Phoenix on Jan. 18, 2021, Ms. Arriaza listed herself as having sole ownership interest in the business. She also indicated for a second time that there is no outstanding debt associated with the business, but made a hand-written note stating that her spouse, Mr. Arriaza, is "financing everything" for her business because he "owns a business".

The application was falsified in the following manner:

The applicant stated on the City Questionnaire and State application that she paid \$25,000 from her personal savings for the business. This statement is false. Ms. Arriaza stated in a recorded interview on Jan. 15, 2021, that this was merely her contribution to the start-up costs. The remainder of the start-up costs derived from an SBA loan (COVID relief) in the amount of \$150,000 obtained by her husband, Enrique Arriaza Esquivel, to offset losses incurred by his trucking business, Tahuapa Express DBA. This was not indicated on the State application, the City of Phoenix Questionnaire or any amendments.

The applicant stated on the State application and City of Phoenix Questionnaire that she owes \$0 in outstanding debt associated with the "purchase or start-up" of the business. This is also a false statement. Ms. Arriaza's actual start-up costs were approximated by her and her husband Mr. Arriaza to be over \$100,000 as

Police Department Liquor License Disapproval Recommendation

Application Information

Business Name	EL PUEBLO RESTAURANT	District	7
Business Location	2270 N. 75 th Avenue, Suite 101		
Applicant Name	Amanda Elena Arriaza	Series Type	12

stated in a recorded interview with Detective Falcone on Jan. 15, 2021. The misused funds were provided by the US SBA in the form of an EIDL loan (COVID relief) that were intended to relieve losses incurred by Mr. Arriaza's trucking company.

The applicant indicated on the State Application that the licensed premises was not closed due to "construction, renovation or redesign or rebuild". Detective Falcone met the applicant and her husband at the restaurant and noted that the proposed licensed premises was in fact under renovation. This was also acknowledged by the applicant and her husband when Mr. Arriaza indicated that he used his SBA loan to pay for "all of this" as he physically gestured to the surroundings.

There is possible fraud associated with the financing of the business:

As part of the administrative investigation process the applicant, Amanda Arriza, was asked to provide documentation of any loans associated with her business, El Pueblo Restaurant. She provided an SBA Loan Authorization and Agreement for SBA EDIL (COVID relief) loan number 17322688100 in the amount of \$150,000 naming her husband Enrique Arriaza Esquivel as the borrower dated 07/10/2020. When asked where they acquired the funds to renovate the restaurant in a recorded interview with Detective Falcone 9549 on Jan. 15, 2021 Mr. & Mrs. Arriaza stated that the funds provided by the SBA loan were used to cover start-up and operational costs of establishing El Pueblo Restaurant including building renovations and application fees. Mr. Arriaza stated that he understood that the loan was intended to cover operating costs associated with his trucking company, Tahuapa Express DBA but stated he changed his mind once the funds were received and decided to use the funds to help his wife establish El Pueblo Restaurant.

The above stated use of this SBA loan is fraudulent due to the following: Within the Loan Authorization and Agreement document provided by Ms. Arriaza it states in the "Use of Loan Proceeds" section that the borrower, Mr. Arriaza, "will use all the proceeds of this Loan solely as working capital to alleviate economic injury caused by disaster...". The document also states in section titled "Limits on Distribution of Assets" that the borrower, Mr. Arriaza, will not "without the prior written consent of SBA, make any distribution of Borrower's assets, or give any preferential treatment, make any advance, directly or indirectly, by way of loan, gift, bonus, or otherwise, to any owner or partner or any of its employees, or to any company directly or indirectly controlling or affiliated with or controlled by Borrower, or any other company". These sections clearly indicate that the funds provided are to used solely to cover capital needed for the borrowers business and not to establish new businesses. The proceeds provided to Mr. Arriaza associated with this loan were misused and the loan was possibly obtained under fraudulent pretext.

Police Department Liquor License Disapproval Recommendation

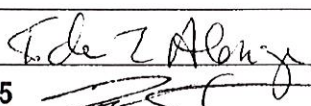
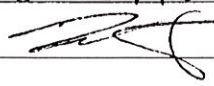
Application Information

Business Name	EL PUEBLO RESTAURANT	District	7
Business Location	2270 N. 75th Avenue, Suite 101		
Applicant Name	Amanda Elena Arriaza	Series Type	12

The applicant did not exhibit an understanding of basic business practices and therefore does not meet the Capable, Qualified, and Reliable standard for the following reasons:

1. The applicant did not have an established business plan and furthermore did not know what liquor beverages she intended to serve at her restaurant
2. The applicant's husband answered many of the questions during an interview with Detective Falcone on Jan. 15, 2021. At one-point Detective Falcone had to ask Mr. Arriaza to allow Ms. Arriaza to answer questions at which point it was apparent that Ms. Arriaza did not know what her expectation were for her business.
3. Ms. Arriaza indicated in an interview that she would need only ten employees to run her restaurant seven days a week for thirteen hours a day. Ms. Arriaza took several minutes to answer this question and did not seems to know how many employees were necessary to run her restaurant. She indicated on her State application that twenty-five employees were necessary.
4. When asked if they would have a bar area in the restaurant the couple looked around the restaurant as Mr. Arriaza stated "yes" after several seconds and pointed to the corner area that looked to be set up as a serving line.
5. When asked about a discrepancy regarding the documented rent amount of \$9,500 and the graduated amounts indicated on their lease agreement the couple stated that the landlord had told them \$9,500. It appeared that they were unfamiliar with the lease and they were unable to show or explain the graduated table indicated rent amount increases over time.
6. The applicant had no plan for accounting associated with the restaurant.

This recommendation for disapproval is submitted by: **Det. Leonard Falcone 9549**

SIGNATURES	
Administrative Licensing Investigator	I. Alonge A4289 
Liquor Enforcement Detail Supervisor	Sgt. M. Doty 5785 



City Council Formal Meeting

Agenda Date: 3/17/2021, Item Nos. 13-22

PAYMENT ORDINANCE (Ordinance S-47364) (Items 13-22)

Ordinance S-47364 is a request to authorize the City Controller to disburse funds, up to amounts indicated below, for the purpose of paying vendors, contractors, claimants and others, and providing additional payment authority under certain existing city contracts. This section also requests continuing payment authority, up to amounts indicated below, for the following contracts, contract extensions and/or bids awarded. As indicated below, some items below require payment pursuant to Phoenix City Code Section 42-13.

13 Settlement of Claim(s) Zarr v. City of Phoenix

To make payment of up to \$60,000.00 in settlement of claim(s) in *Zarr v. City of Phoenix*, CV2018-012105, 17-0787-001, GL, BI, for the Finance Department pursuant to Phoenix City Code chapter 42. This is a settlement of a bodily injury claim against the Street Transportation Department arising from a motor vehicle accident on Sept. 24, 2017, based on alleged negligent roadway design.

14 Kenneth A. Pavlick doing business as Pacific Coast K9

For \$15,000.00 in payment authority to purchase one Explosive Detection Canine for the Police Department. The Homeland Defense Bureau's Bomb Squad works with the Explosive Detection Canines to provide sweeps of various venues for dignitary visits, high-profile events, and other Bomb Squad related activities to mitigate hazards. The Bomb Squad asks for a new Explosive Detection Canine to replace a canine that is now retired due to age. The vendor will provide two canines for evaluation by the Bomb Squad and a week of training to the new handler. The Bomb Squad will choose one canine that best meets the department's need, and the selected canine will have a one-year working ability guarantee. Other costs included in the purchase are travel, rental vehicle, and accommodation fees. The Homeland Defense Bureau's

operating budget will fund this purchase.

15 Various Vendors for Carrier and Broadband Provider Services

For \$1,825,000.00 in payment authority to continue to pay for carrier and broadband provider services for departments citywide through May 31, 2021. The additional funds are needed to pay monthly charges while new agreements are established from the State of Arizona's new cooperative agreement. City departments utilize carrier and broadband provider services for telecommunication lines, circuits, and services used across the City of Phoenix. Services include internet, phone lines, data circuits, and distributed denial of service protection. The usage of these technologies is critical to the operation of all City departments.

AT&T Corporation
CenturyLink Communications LLC
Lumen Technologies Group
Cox Arizona Telecom, LLC
Cox Communications
Level 3 Communications, LLC
Zayo Group

16 West Publishing Corporation, doing business as Thomson Reuters Elite

For \$43,000.00 in additional payment authority for Contract 105718, through April 30, 2022, for the Law Department. The additional funds are needed for the annual software maintenance and support plan for the Law Department's ProLaw software, which is the Civil Division's case management and client billing system. The services will continue the annual maintenance plan, which provides ongoing software updates and technical support.

17 Various Vendors for Advertising and Video Publication Services

For \$80,000.00 in payment authority for various vendors, including Facebook and Instagram, for advertising, recruiting, and video publication services for the Employment Services Bureau (ESB) for the Police Department. The ESB is responsible for monitoring, updating, and

creating content to be placed on social media platforms. Social media platforms have proven to be an effective tool for recruitment purposes to attract a diverse pool of applicants for vacant police officer positions within the Police Department.

18 Arizona Blue Stake Inc. doing business as Arizona 811

For \$9,000.00 in payment authority for Contract 134365, from July 1, 2021 through June 30, 2022 for annual membership payments for the Public Transit Department. The membership is a requirement by State law and is needed to continue to locate and mark City underground facilities prior to disturbance of earth surface.

19 Haydon Building Corporation

For \$113,337.00 in additional payment authority for Contract 151798, for Change Order 1 for Project PA75200553 for the Margaret T. Hance Park Phase 1A Improvements for the Parks and Recreation Department. The Change Order will provide irrigation and sod for two new lawn areas, known as Priority Areas 1 and 2 within Phase 1A, and will also provide a new concrete curb in Priority Area 2. The items are enhancements to the original design and are deemed necessary. As a result of public input, the park improvements will provide more open turf space for the community. The project will use Parks and Recreation Department funds.

20 Brown and Caldwell, Inc.

For \$79,982.00 in additional payment authority for Contract 146648, for Change Order 5 for Project WS90160095 for the Sub-Regional Operating Group Salt River Outfall Sanitary Sewer Rehabilitation Project E for the Water Services Department. The Change Order is needed for an emergency repair that was required for manhole 6-22-309 at 27th Avenue and Lower Buckeye Road. The manhole was to be assessed as part of the rehabilitation project but was found to have a critical structural defect. The repair requires extensive work to be completed, which resulted in Brown and Caldwell providing additional structural engineering, project management, and daily inspections to support the repair.

21 T & T Construction, Inc.

For \$314,214.00 in additional payment authority for Contract 149487, for Change Order 1 for Project WS90500276 for the West Anthem Gravity

Sewer Improvements Phase 1 for the Water Services Department. The Change Order is for asphalt replacement that is required for the project and the differing subsurface conditions that were encountered by the Contractor north of Cloud Road. Additional time is required for the differing subsurface conditions and the extension of the jack and bore operations at Carefree Highway due to a utility conflict. The work is not included as part of the original bid. The project will use funds from the Water Services Department's Capital Improvement budget.

22 A&H Painting, Inc.

For \$35,250.00 in payment authority to re-paint a perimeter concrete wall and wrought iron fence adjacent to the Bethany Home Drainage Channel for the Street Transportation Department. The wall and fence have been severely defaced by blight. The City of Phoenix is bound by an intergovernmental agreement with Maricopa County Flood Control District to maintain the Bethany Home Drainage Channel. A&H Painting, Inc. was the lowest responsive and responsible bidder.



Settlement of City's Claim Against Compass Airlines for Fuel Spill at Phoenix Sky Harbor International Airport

Request to authorize the City Manager, or his designee, to enter into a settlement agreement with Compass Airlines and accept payment in the amount of \$150,000 to remediate a fuel spill at Phoenix Sky Harbor International Airport, along with indemnification of Compass, its parent, and Delta Airlines for further liability related to the fuel spill. Further request to authorize the City Treasurer to accept all funds related to this item.

Summary

Compass Airlines was flying regional routes for Delta Airlines from Phoenix Sky Harbor International Airport until April 1, 2020, when it ceased operations. On Feb. 14, 2019, Compass accidentally released 1,000 gallons of jet fuel due to a faulty fueling valve. The fuel spill damaged airfield pavement and contaminated subsurface soils. Under its contract with the City, Compass is liable for the fuel spill.

Compass Airlines has agreed to settle the matter by paying the City \$150,000 for costs associated with removal and replacement of the pavement, and remediation of the soil contamination. The City will agree to release and indemnify Compass, its parent, and Delta Airlines for further liability for Compass's fuel spill.

Financial Impact

Compass Airlines will pay the City \$150,000 to settle the matter. The City will use this money to remove and replace the pavement and remediate the contaminated soil.

Location

Phoenix Sky Harbor International Airport - 3400 E. Sky Harbor Blvd.
Council District: 8

Responsible Department

This item is submitted by Deputy City Manager Mario Paniagua and the Aviation Department.



Canvass of Vote - March 9, 2021 Runoff Election

Canvass of the vote for the Tuesday, March 9, 2021 Runoff Election for the City Council to canvass the votes and announce and declare the results of the election.

Summary

On Tuesday, March 9, 2021, the City of Phoenix held a Runoff Election for council members in City Council Districts 3 and 7. The Runoff Election for Districts 3 and 7 was conducted because no candidate received a majority of the votes cast in the Nov. 3, 2020 Mayor and Council Election. The elected District 3 and District 7 Council Members in the Runoff Election will take office for a four-year term beginning April 19, 2021.

Citizen Notification

Voters on the Permanent Early Voting List (PEVL) received notification of the election from the City of Phoenix in December 2020 and early ballots were mailed approximately 27 days before the election. The City mailed a Sample Ballot Pamphlet in early February, before early ballots were mailed, to each household with an eligible registered voter. The Pamphlet contained general information about the election, including the deadline to return early ballots by mail, in-person voting options, and voter identification requirements. The Pamphlet also contained a list of names of the qualified candidates for District 3 and District 7. Election information was available at phoenix.gov/elections. Additionally, information was provided through multiple publications, news releases, and the official Phoenix election Twitter account, @PHXClerk. All election information was provided in English and Spanish.

Concurrence

As required by law, the Accuracy Certification Board has certified the results of the election and that the election was conducted according to law.

Responsible Department

This item is submitted by Deputy City Manager Toni Maccarone and the City Clerk Department.



Third-Party Assessment of Phoenix Police Department Demonstration and Protest Response (Ordinance S-47415)

Request authorization for the City Manager, or his designee, to enter into a contract with 21CP Solutions, LLC to provide a comprehensive and independent assessment of the Phoenix Police Department's (PPD) Tactical Response Unit's training and response to First Amendment-related activities, including but not limited to demonstrations and protests. The comprehensive and independent assessment will also focus on the PPD's Field Training Officer program. The aggregate contract value will not exceed \$250,000. Further request the City Controller to disburse all funds related to this item.

Summary

The Phoenix Police Department has an immediate and critical operational need to conduct a comprehensive and independent review of the department's response to First Amendment-related activities, including but not limited to protests and demonstrations. An essential function of the Phoenix Police Department is to ensure public safety while protecting the right to assemble and protest. Several recent incidents have demonstrated gaps where the Phoenix Police Department can improve its ability to perform this essential function. This is a challenge that has been identified in numerous local police departments across the United States. As a result, local law enforcement entities have sought to improve their responses to protests and demonstrations by engaging with independent experts to conduct a comprehensive review of practices and policies, actively solicit stakeholder feedback and community input, and provide recommendations for improvement. Specific policies and procedures that require an independent review include the Downtown Operations Unit and the Tactical Response Unit's training and practices used for protests, public demonstrations and critical incidents.

The Phoenix Police Department also has an immediate need for an independent review to analyze the effectiveness of the Field Training Officer (FTO) program. This analysis will include the selection process of FTO's, training, instruction, education as well as policies and procedures of the FTO program.

The goal of the third-party, independent review is to develop a detailed report of findings and recommendations for a Corrective Action Plan (CAP) that addresses both the Phoenix Police Department's response to First Amendment-related activities and the FTO program.

Procurement Information

In accordance with Administrative Regulation 3.10, an alternative method of competition was used in lieu of normal competition as a result of a Special Circumstance Determination Memo citing the immediate and critical operational need to conduct a comprehensive and independent review of the department's response to First Amendment-related activities. Based on the Finance Department's analysis, 21CP Solutions, LLC was deemed to be a responsive and responsible offeror with extensive experience in reviewing large city police departments' responses to First Amendment-related activities and the capacity to respond quickly. The Deputy Finance Director recommends the proposal from 21CP Solutions, LLC be accepted.

Contract Term

The contract term is six months, with one additional six-month option to extend, and will begin on or about March 18, 2021.

Financial Impact

The aggregate contact value will not exceed \$250,000. Funds are available in the Police Department's budget.

Responsible Department

This item is submitted by Assistant City Manager Jeff Barton and the Finance Department and recommended by City Manager Ed Zuercher.



Bloomberg Philanthropies 2021 Global Mayors Challenge Application

Request to authorize the City Manager, or his designee, to apply for the Bloomberg Philanthropies 2021 Global Mayors Challenge. Further request to authorize the City Treasurer accept all funds related to this item. If awarded, the City would receive \$1 million in funding.

Summary

The Bloomberg Philanthropies 2021 Global Mayors Challenge invites cities across the world to think big and uncover innovative solutions to today's most pressing problems.

The application deadline is March 21, 2021. In the spring, 50 Champion Cities will be identified to test and refine their ideas. 2021 Mayors Challenge winners will be announced later this year, with 15 cities being awarded \$1 million to develop, implement, scale and share their winning ideas.

In 2017, Phoenix was one of 35 Champion Cities (from 320 applicant cities) awarded \$100,000 to test and implement solutions to the most pressing issues facing cities. Phoenix and its partners at Arizona State University continue to develop and implement its solution to the threat of rising urban temperatures, HeatReadyPHX.

Phoenix is focusing the 2021 application on a solution to workforce development challenges exacerbated by the pandemic. In the past year, the city has experienced an increase of 311 percent in the number of dislocated workers who are ready to return to the workforce. Employers are experiencing challenges connecting to these candidates, who may lack access to transportation and technology. The interdepartmental team is currently working with Bloomberg Philanthropies to identify and refine innovative solutions that are unique, measurable and replicable in other cities.

Financial Impact

If awarded, the City would receive \$1 million in funding.

Responsible Department

This item is submitted by Deputy City Manager Karen Peters and the City Manager's Office.



Grant of Public Utility Easement on City-owned Property for Construction of Well 304 (Ordinance S-47373)

Request City Council to grant a public utility easement, for consideration of \$1.00 and/or other valuable consideration, for electrical facilities and installation of a transformer on City-owned property within the Salt River Project (SRP) service area; and further ordering the Ordinance recorded.

Summary

This public utility easement will be for the area more fully described in the legal description to be recorded with the Ordinance ("Easement Premises") and will be granted to all public service corporations, agricultural improvement districts, and telecommunication corporations providing utility service (collectively "Grantee") to Well 304 in perpetuity so long as Grantee uses the Easement Premises for the purposes herein specified for an indefinite period, subject to the following terms and conditions:

- A. Grantee is hereby granted the right to construct, reconstruct, replace, repair, operate and maintain utility facilities together with appurtenant fixtures for use in connection therewith (collectively "Grantee Facilities") to, through, across and beyond Grantor's property within the Easement Premises. Subject to the notice requirements provided in paragraph "I," Grantee shall at all times have the right of full and free ingress and egress to and along the Easement Premises for the purposes herein specified. Grantee acknowledges and accepts that Grantee shall share the Easement Premises with other Grantees and shall use such Easement Premises with other Grantees in accordance with and consistent with industry standards and customs for shared use. Grantor agrees to coordinate the location of Grantee's Facilities within the Easement Premises and to pay costs for relocation of Grantee's Facilities as provided in paragraph "F."
- B. Grantor shall not locate, erect or construct, or permit to be located or erected or constructed, any building or structure within the limits of the Easement Premises. However, Grantor reserves all other rights, interests, and uses of the Easement Premises that are not inconsistent with Grantee's easement rights herein conveyed and which do not interfere with or endanger any of the Grantee Facilities. Notwithstanding the foregoing, Grantor shall not have the right to lower by more than one foot or raise by more than two feet the surface grade of Easement

Premises without the prior written consent by the Grantee whose facilities will be affected by the change of elevation.

- C. Grantee shall not have the right to use the Easement Premises to store gasoline or petroleum products, hazardous or toxic substances, or flammable materials; provided however, that this prohibition shall not apply to any material, equipment or substance contained in, or a part of, the Grantee Facilities, provided that Grantee must comply with all applicable federal, state and local laws and regulations in connection therewith. Additionally, the Easement Premises may not be used for the storage of construction-related materials or to park or store construction-related vehicles or equipment except on a temporary basis to construct, reconstruct, replace, repair, operate or maintain the Grantee Facilities.
- D. Grantor shall maintain an appropriate three-foot clear area around all edges of all equipment pads for Grantee Facilities in addition to a clear operational area that extends 12 feet immediately in front of all transformer or switching cabinet openings, within the Easement Premises. No obstruction, trees, shrubs, fixtures or permanent structures shall be placed or permitted by Grantor within said areas. Grantee is hereby granted the right to trim, prune, cut, and clear away trees, brush, shrubs or other obstruction within said areas.
- E. Grantee shall exercise reasonable care to avoid damage to the Easement Premises and all improvements thereon and agrees that following any work or use by Grantee within the Easement Premises, the affected area, including without limitation, all pavement, landscaping, concrete and other improvements permitted within the Easement Premises pursuant to this easement will be restored by Grantee to as close to original condition as is reasonably possible, at the expense of Grantee.
- F. Grantor reserves the right to require the relocation of Grantee Facilities to a new location within Grantor's property; provided however, that: (1) Grantor pays the entire cost of redesigning and relocating existing Grantee Facilities to the new location; and (2) Grantor provides Grantee with a new and substantially similar public utility easement at no cost to Grantee. After relocation of Grantee Facilities to the new easement area, Grantee shall abandon its rights to use the Easement Premises granted in this easement without cost or consequence to Grantor.
- G. Each public service corporation and telecommunication services corporation as a Grantee shall coordinate and work with other Grantees in the use of the Easement Premises. In the event that a third party or other Grantee requests the relocation of existing Grantee Facilities to a new location (whether or not) within the Easement Premises, the requesting party shall pay the entire cost of redesigning and relocating the existing Grantee Facilities.
- H. Grantee shall not have the right to transfer, convey or assign its interests in this easement to any individual, corporation or other entity without the prior written consent of Grantor, which consent shall not be unreasonably withheld. Grantee shall notify Grantor of any proposed transfer, conveyance or assignment of any

rights granted herein at address listed below.

- I. Except in emergencies or exigent circumstances such as service restoration, Grantee agrees to contact Grantor at least one business day prior to Grantee's entrance onto the Easement Premises where the Easement Premises are located: (1) on a site that includes Aviation Department facilities; (2) water and wastewater treatment facilities; (3) Police Department headquarters located at 620 W. Washington St.; (4) Fire Department headquarters located at 150 S. 12th St.; (5) City Hall located at 200 W. Washington St.; (6) City Court Building located at 300 W. Washington St.; (7) Calvin C. Goode Building located at 251 W. Washington St.; (8) Transit Operations Center located at 320 N. 1st Ave. or West Transit Facility located at 405 N. 79th Ave.; or (9) in a secured or fenced area.

Location

Near 29th and Dunlap avenues
Council District: 1

Responsible Department

This item is submitted by Deputy City Manager Karen Peters and the Water Services and Finance departments.



Acceptance and Dedication of Deeds and Easements for Public Utility, Roadway and Sidewalk Purposes (Ordinance S-47370)

Request for the City Council to accept and dedicate deeds and easements for public utility, roadway, and sidewalk purposes; further ordering the ordinance recorded.

Summary

Accepting the property interests below will meet the Planning and Development Department's Single Instrument Dedication Process requirement prior to releasing any permits to applicants.

Easement (a)

Applicant: Stephen Eugene Pharr, its successor and assigns

Purpose: Public Utility

Location: 18434 N. 42nd Place

File: FN 200627

Council District: 2

Easement (b)

Applicant: Bronsky Mulay Property Holdings LLC, its successor and assigns

Purpose: Public Utility

Location: 18444 N. 42nd Place

File: FN 200627

Council District: 2

Deed (c)

Applicant: Virginia B. Jontes Foundation, its successor and assigns

Purpose: Roadway

Location: 600 N. 40th St.

File: FN 200635

Council District: 4

Deed (d)

Applicant: Southwest Contracting (AZ), L.P., its successor and assigns

Purpose: Roadway

Location: 8849 S. 7th St.
File: FN 200626
Council District: 8

Easement (e)

Applicant: Southwest Contracting (AZ), L.P., its successor and assigns
Purpose: Sidewalk
Location: 8849 S. 7th St.
File: FN 200626
Council District: 8

Responsible Department

This item is submitted by the Deputy City Manager Mario Paniagua and the Planning and Development and Finance departments.



Acceptance of Easements for Drainage Purposes (Ordinance S-47371)

Request for the City Council to accept easements for drainage purposes; further ordering the ordinance recorded.

Summary

Accepting the property interests below will meet the Planning and Development Department's Single Instrument Dedication Process requirement prior to releasing any permits to applicants.

Easement (a)

Applicant: PHCN One LLC, its successor and assigns

Purpose: Drainage

Location: 6000 E. Camelback Road

File: FN 200631

Council District: 6

Easement (b)

Applicant: Southwest Contracting (AZ), L.P., its successor and assigns

Purpose: Drainage

Location: 8849 S. 7th St.

File: FN 200626

Council District: 8

Responsible Department

This item is submitted by the Deputy City Manager Mario Paniagua, and the Planning and Development and Finance departments.



**Acceptance of Easements for Vehicular Non-Access and Drainage Purposes
(Ordinance S-47377)**

Request for the City Council to accept easements for vehicular non-access and drainage purposes; further ordering the ordinance recorded.

Summary

Accepting the property interests below will meet the Planning and Development Department's Single Instrument Dedication Process requirement prior to releasing any permits to applicants.

Easement (a)

Applicant: PHCN ONE LLC, its successor and assigns

Purpose: Vehicular Non-Access

Location: 6000 E. Camelback Road

File: FN 210001

Council District: 6

Easement (b)

Applicant: Host Camelback I LLC, its successor and assigns

Purpose: Drainage

Location: 6301 E. Phoenician Blvd.

File: FN 200630

Council District: 6

Responsible Department

This item is submitted by the Deputy City Manager Mario Paniagua, and the Planning and Development and Finance departments.



Acceptance and Dedication of Easements and Deeds for Public Utility and Roadway Purposes (Ordinance S-47378)

Request for the City Council to accept and dedicate easements and deeds for public utility and roadway purposes; further ordering the ordinance recorded.

Summary

Accepting the property interests below will meet the Planning and Development Department's Single Instrument Dedication Process requirement prior to releasing any permits to applicants.

Easement (a)

Applicant: Anthony Marsellus Hooks, its successor and assigns

Purpose: Public Utility

Location: 2502 E. Paradise Lane

File: FN 200616

Council District: 2

Deed (b)

Applicant: HonorHealth, its successor and assigns

Purpose: Roadway

Location: 306, 312, 316, 320 & 334 E. Caron St.

File: FN 210003

Council District: 3

Easement (c)

Applicant: Habitat for Humanity Central Arizona, its successor and assigns

Purpose: Public Utility

Location: 1601 N. 57th Ave.

File: FN 200632

Council District: 4

Deed (d)

Applicant: Jose Meraz and Veronica Meraz, its successor and assigns

Purpose: Roadway

Location: 2121 E. South Mountain Ave.
File: FN 200629
Council District: 8

Deed (e)

Applicant: North American Islamic Trust, Inc., its successor and assigns
Purpose: Roadway
Location: 1818 N. 32nd St.
File: FN 210009
Council District: 8

Responsible Department

This item is submitted by the Deputy City Manager Mario Paniagua and the Planning and Development and Finance departments.



Property Management Services Agreement for Village Shopping Center - Amendment 1 (Ordinance S-47376)

Request to authorize the City Manager, or his designee, to execute an amendment to Agreement 142612 with Newmark Knight Frank Management (Newmark) for property management services to provide additional funding and time to the agreement to extend the term and increase the management fee. Further request to authorize the City Controller to disburse all funds related to this item. The total agreement value will not to exceed \$21,000.

Summary

In April 2016, a property management services agreement was awarded via a Request for Proposals (RFP) process to Newmark for the Village Shopping Center (VSC), a City-owned multi-use shopping center located at 1945 W. Dunlap Ave. The agreement expires April 13, 2021, with no remaining options to extend.

VSC is owned by the Public Transit Department (PTD), which seeks to consolidate property management of VSC and the Public Transit Building, located at 302 N. 1st Ave., under a single agreement for greater efficiency. RFP PTD20-009 was issued in January 2021, and a new agreement is expected to be in place on or about July 1, 2021. This extension would allow sufficient time to complete that RFP process, execute a new agreement, and ensure seamless customer service for tenants at VSC and the Public Transit Building.

Procurement Information

The initial agreement with Newmark was procured in accordance with Phoenix City Code Chapter 43 and Administrative Regulation 3.10.

Contract Term

The extension will be for the period from April 14, 2021, to June 30, 2021, with three one-month options to extend.

Concurrence/Previous Council Action

The City Council approved Property Management Services Agreement 142612 (Ordinance S-42427) on April 6, 2016.

Financial Impact

The initial agreement was authorized for an expenditure not-to-exceed \$175,000. This amendment will increase the authorization for the agreement's cost by an additional \$21,000, for a new total not-to-exceed agreement value of \$196,000. Newmark's current monthly management fee of \$2,500 has not been adjusted since 2016 and would increase to \$3,500 under this amendment. It is anticipated that lease revenues from the Village Shopping Center will offset all expenses associated with this amendment. Funds exceeding those generated are available in the Public Transit Department's Operating budget.

Location

1945 W. Dunlap Ave.
Council District: 5

Responsible Department

This item is submitted by Deputy City Manager Mario Paniagua and the Finance and Public Transit departments.



Cooling Tower Water Treatment Services - IFB 16-118B (Ordinance S-47379)

Request to authorize the City Manager, or his designee, to extend and allow additional expenditures under Contract 143012 with Western Water Technologies, LLC, for the supply and service of Cooling Tower Water Treatment Services for Public Works, Water Services, and Phoenix Convention Center departments. Further request authorization for the City Controller to disburse all funds related to this item. The additional expenditures will not exceed \$169,149.

Summary

This contract is used to maintain mandatory monthly testing and water treatment programs for City-owned chillers and boilers that are in operation. The chillers and boilers are components of heating, ventilation, and air conditioning (HVAC) systems. The water treatment program prevents fouling of the systems due to scale formation, limits corrosion, biological growth, slime and other general fouling of all water surfaces, passages, storage tanks, basins, heat exchangers, piping, and associated equipment. The user Departments are responsible for City-owned HVAC systems and this contract provides required maintenance to the components of those systems.

The City is working to competitively re-solicit the contract to ensure the City receives the services at the best possible value. An extension is necessary in order to ensure City services are not interrupted during the re-solicitation process.

Contract Term

Upon approval, the contract term will be extended through May 31, 2022.

Financial Impact

Upon approval of \$169,149 in additional funds, the revised aggregate value of the contract will not exceed \$829,149. Funds are available in the various Department's budgets.

Concurrence/Previous Council Action

This contract was originally approved by City Council on June 1, 2016 and additional expenditures were approved by City Council on Oct. 21, 2020.

Responsible Department

This item is submitted by City Manager Ed Zuercher and the Finance Department.



Generator Maintenance, Inspection, and Repair - IFB 16-110A (Ordinance S-47381)

Request to authorize the City Manager, or his designee, to extend and allow additional expenditures under Contract 143011 with The W.W. Williams Company, LLC, for the supply and service of generator maintenance, inspection, and repair for the Fire, Aviation, Public Works, Water Services, and Phoenix Convention Center departments. Further request authorization for the City Controller to disburse all funds related to this item. The additional expenditures will not exceed \$486,149.

Summary

This contract provides preventative maintenance and repairs to more than 80 generators, power systems and associated engines, to ensure continuity of equipment performance at various City locations including critical water and wastewater facilities, Public Works locations and Convention Center venues. Services under this contract include load bank and transfer switch testing, annual mechanical inspections and repair services.

The City is working to competitively re-solicit the contract to ensure the City receives the services at the best possible value. An extension is necessary in order to ensure City services are not interrupted during the re-solicitation process.

Contract Term

Upon approval, the contract term will be extended through May 31, 2022.

Financial Impact

Upon approval of \$486,149 in additional funds, the revised aggregate value of the contract will not exceed \$1,236,149. Funds are available in the various departments' budgets.

Concurrence/Previous Council Action

This contract was originally approved by City Council on June 15, 2016.

Responsible Department

This item is submitted by City Manager Ed Zuercher and the Finance Department.



Amend and Allow Additional Expenditures for the City of Mesa Contract for Pawnshop Web-based Application Services (Ordinance S-47386)

Request to authorize the City Manager, or his designee, to amend and allow additional expenditures under Contract 147014 with LeadsOnline, LLC, for the purchase of the Real Time Crime System application for the Police Department. Further request authorization for the City Controller to disburse all funds related to this item. The additional expenditures will not exceed \$105,000.

Summary

The City of Phoenix Police Department Pawnshop Detail has been using the Pawnshop application with much success for the past three years and the supplier has a new application that will benefit all investigative bureaus within the department. The Real Time Crime application is an extension of the Pawn Shop Detail System. It utilizes information entered into the Records Management System, other law enforcement agencies and various private retail and social media platforms. The application identifies links and commonalities of criminal activity needed for investigative follow-up, as well as suspect information. The application instantaneously provides investigators with images and videos collected and it will also provide staff with a prioritized list of cases based on solvability factors between suspects, accomplices, evidence, vehicles and other relevant data. The Real Time Crime System will result in greater productivity within the various Police Department investigative bureaus.

This item has been reviewed and approved by the Information Technology Services Department.

Procurement Information

The City of Mesa contract was awarded through a competitive process consistent with the City's procurement processes, as set forth in the Phoenix City Code, Chapter 43. In accordance with Administrative Regulation 3.10, a participating agreement was signed between LeadsOnline, LLC and the City.

Contract Term

The contract term is from Feb. 1, 2018 to Jan. 31, 2023.

Financial Impact

Upon approval of \$105,000 in additional funds, the revised aggregate value of the contract will not exceed \$748,000 (including applicable taxes). Funds are available in the Police Department's budget.

Concurrence/Previous Council Action

The contract was originally approved by City Council on Feb. 21, 2018.

Responsible Department

This item is submitted by Assistant City Manager Jeff Barton and the Police Department.



**Motorola Regional Wireless Cooperative Service Agreement - RFA 16-130B
(Ordinance S-47394)**

Request to authorize the City Manager, or his designee, to allow additional expenditures and to extend Contract 142345 with Motorola Solutions Inc., for the purchase of continued Motorola maintenance and support services for the Regional Wireless Cooperative (RWC). Further request authorization for the City Controller to disburse all funds related to this item. The additional expenditures will not exceed \$2,549,882.

Summary

The Regional Wireless Cooperative (RWC) is a state-of-the-art, 700MHz radio system managed as a partnership of 20 cities and other government agencies to provide region wide, seamless, effective radio communication for public safety first responders across the Phoenix Metropolitan and Central Arizona region. Public safety personnel's safety and ability to respond to calls for service and critical incidents in a coordinated, safe and timely manner is heavily dependent upon the RWC's robust radio and data communications system. This contract provides quarterly preventative maintenance on infrastructure equipment, which can include operational tests, repairs, and software updates to the Key Management Facility (KMF) to facilitate compatibility and functionality with the network equipment.

The City is working on a new procurement process to ensure the City receives the services at the best possible value. An extension is necessary in order to ensure the City services are not interrupted during the new procurement process.

Contract Term

Upon approval, the contract term will be extended through June 30, 2022.

Financial Impact

Upon approval of \$2,549,882 in additional funds, the revised aggregate value of the contract will not exceed \$12,978,472. Funds are available in the various departments' budgets.

Concurrence/Previous Council Action

This contract was originally approved by the City Council on March 23, 2016, and additional expenditures were approved by the City Council on April 5, 2017.

Responsible Department

This item is submitted by City Manager Ed Zuercher and the Office of Government Relations on behalf of the Regional Wireless Cooperative.



Laboratory Equipment and Supplies Cooperative Contract Agreements - Amendment 1 (Ordinance S-47395)

Request to authorize the City Manager, or his designee, to execute amendments to Agreement 145692 with VWR International, LLC, and Agreement 145861 with Fisher Scientific Company, LLC, to provide additional time and funding to the agreements and allow additional expenditures for purchase of laboratory equipment and supplies essential for the Water Services and Police departments' business continuity. Further request to authorize the City Controller to disburse all funds related to this item. The additional expenditures will not exceed \$1.1 million.

Summary

The agreements for laboratory equipment and supplies are vital for daily operations at the Water Services and Police departments. The NASPO ValuePoint Cooperative was adopted to obtain best value, and in some cases achieve more favorable pricing than what is obtainable by an individual state or local government entity.

The agreement extensions and additional funds are a direct result of the COVID-19 pandemic. The NASPO lead agency, the State of Idaho, received emergency approval to extend the current master agreement for one additional year. The new solicitation planning is underway by the lead State of Idaho and the sourcing team. This will allow the Finance Department sufficient time to review newly-awarded agreements and compare pricing discounts for the high volume of items purchased to ensure City services are not interrupted and to ensure the City receives the goods at the best possible value.

Contract Term

Upon approval, the contract term will be extended through March 31, 2022.

Financial Impact

The initial agreements were authorized for an aggregate expenditure not-to-exceed \$4.4 million. The amendments will increase the agreements' authorization by an additional \$1.1 million, for a new aggregate total not-to-exceed agreement value of \$5.5 million. Funding is available in the Water Services and Police departments' budgets.

Concurrence/Previous Council Action

The City Council approved Laboratory Equipment and Supplies Cooperative Contract Agreements 145692 and 145861 (Ordinance S-43659) on June 21, 2017.

Responsible Department

This item is submitted by Assistant City Manager Jeff Barton, Deputy City Manager Karen Peters, and the Water Services and Police departments.



**Acquisition, Relocation, and Related Real Estate Services - Requirements
Contract - RFQu 21-022 (Ordinance S-47392)**

Request to authorize the City Manager, or his designee, to enter into contracts with Acquisition Sciences, Ltd., Consultant Engineering, Inc., Overland Pacific & Cutler, LLC, and Tierra Right of Way Services, Ltd., to provide as-needed acquisition, relocation, and related real estate services for the Finance Department, Real Estate Division. Further request authorization for the City Controller to disburse all funds related to this item. The aggregate contract value will not exceed \$10,000,000.

Summary

The Real Estate Division requires these services to serve multiple City departments including Water Services, Street Transportation, Fire, Police, Public Works, Neighborhood Services, Parks and Recreation, Public Transit and Aviation for requests related to real property conveyances and management. The Real Estate Division takes all acts necessary to acquire, manage and dispose of real property in compliance with the Uniform Relocation Act for City projects. The Real Estate Division will use these vendors for acquisition, relocation, and related real estate services necessary to acquire, manage and dispose of real property for City projects.

Procurement Information

RFQu 21-022 was conducted in accordance with Administrative Regulation 3.10. There were seven offers received by the Procurement Division on Oct. 23, 2020. The solicitation was publicly posted and available for download from the City's website. Offers were evaluated by a three-member evaluation panel based on minimum qualification criteria.

The Deputy Finance Director recommends award to the firms listed below, as responsive and responsible offerors who met the established criteria, be accepted and placed on the Qualified Vendor List (QVL).

Acquisition Sciences, Ltd.
Consultant Engineering, Inc.
Overland Pacific & Culture, LLC
Tierra Right of Way Services, Ltd.

Contract Term

The two-year initial contract term will begin on or about April 1, 2021. The agreement includes an option to extend the term up to three additional years, in one-year increments.

Financial Impact

The aggregate contract value will not exceed \$10,000,000. Funds are available in various departments' budgets.

Responsible Department

This item is submitted by City Manager Ed Zuercher and the Finance Department.



Acquisition of Real Property from Arizona State Land Department for Public Infrastructure Near I-17 from Carefree Highway to Loop 303 / Sonoran Desert Drive (Ordinance S-47402)

Request to authorize the City Manager, or his designee, to acquire all real property and related property interests required for public infrastructure near Interstate 17 from State Route Loop 303 / Sonoran Desert Drive to Carefree Highway, voluntarily from Arizona State Land (ASLD) at a purchase price and upon such other terms as are established at ASLD's public auction. Further request authorization to accept and grant all easements, and to execute all necessary licenses and agreements in furtherance of the development agreement between Taiwan Semiconductor Manufacturing Company (TSMC) and the City as authorized by Ordinance S-47129. Further request to authorize dedication of land with roadway and/or public improvements to public use via separate recording instrument. Further request to authorize the City Controller to disburse, and the City Treasurer to accept, all funds related to this item. No additional funding is being requested as part of this item.

Additionally request the City Council to grant an exception pursuant to Phoenix City Code § 42-20 to authorize inclusion in the documents pertaining to this transaction of indemnification and assumption of liability provisions that otherwise would be prohibited by Phoenix City Code § 42-18, as ASLD's form documents include such provisions.

Summary

The development agreement between the City and TSMC is a joint effort to design and construct approximately three miles of full arterial streets including curb, gutter, sidewalk, streetlights and landscaping, and traffic signals that will serve the TSMC campus and surrounding region. The City will also construct new regional public water and wastewater infrastructure including a pressure reducing station, 30- to 54-inch diameter water transmission mains, booster pump station upgrades, 18- to 60-inch diameter gravity sewer mains, lift station(s) and associated force mains. This project requires the City to enter into licenses and agreements and acquire property rights from ASLD to complete infrastructure improvements.

Financial Impact

The cost of this item is expected not to exceed \$12 million, which was included within the total City cost authorized in the Development Agreement on Nov. 18, 2020. Funding is available in the Street Transportation and Water Services Department Capital Improvement Program budgets.

Concurrence/Previous Council Action

The City Council approved a Development Agreement with Taiwan Semiconductor Manufacturing Company (Ordinance S-47129) on Nov. 18, 2020.

Location

Near I-17 from State Route Loop 303 / Sonoran Desert Drive to Carefree Highway.
Council Districts: 1 and 2

Responsible Department

This item is submitted by Deputy City Managers Mario Paniagua and Karen Peters and the Street Transportation, Water Services Department and Finance departments.



Rescue Hoist System - EXC 21-086 (Ordinance S-47411)

Request to authorize the City Manager, or his designee, to purchase a Rescue Hoist System from Breeze-Eastern LLC for use on the Police Department's twin-engine rescue helicopter. Further request authorization for the City Controller to disburse all funds related to this item. This one-time expenditure will not exceed \$165,000.

Summary

The Phoenix Police Department (PPD) currently operates a twin-engine rescue helicopter that performs emergency rescues and evacuations throughout the greater Phoenix area. While PPD pilots the helicopter, the Phoenix Fire Department (PFD) operates the helicopter's hoist system which allows for the insertion of rescuers, extraction of victims, and the hoisting of equipment in emergency scenarios. The PFD is currently operating on a backup rescue hoist system due to the primary rescue hoist system being in long-term repair. An additional rescue hoist system is required to maintain adequate contingency plans. If the current backup rescue hoist system were to be damaged, the helicopter would be deemed non-deployable for rescue missions.

The purchase of the rescue hoist system from Breeze-Eastern is essential to maintain consistency, familiarity with equipment, and the safety of operations. Additionally, continuity of equipment will streamline maintenance and ordering of parts. This will also ensure that the aircraft will not need to be modified or altered in any way to mount the hoist assembly. This purchase is critical to preserve the Fire Department's ability to conduct rescue operations.

Procurement Information

In accordance with Administrative Regulation 3.10, normal competition was waived as a result of an approved determination memo citing Breeze-Eastern LLC as the only manufacturer of the rescue hoist system.

The Deputy Finance Director recommends that the contract with Breeze-Eastern LLC be accepted.

Contract Term

This is for a one-time purchase and the contract shall begin on or about March 17,

2021.

Financial Impact

Funds in the amount of \$165,000 are available in the Fire Department's budget.

Responsible Department

This item is submitted by Assistant City Manager Jeff Barton and the Fire Department.



Bluebeam Software, Maintenance, and Virtual Training - Requirements Contract - EXC 21-077 (Ordinance S-47413)

Request to authorize the City Manager, or his designee, to enter into an agreement with Bluebeam, Inc. to purchase software, maintenance, and virtual training for the Planning and Development Department. Request a waiver from the indemnification and liability provisions of section 42-18 of the City Code. Further request to authorize the City Controller to disburse all funds related to this item. The aggregate agreement value will not exceed \$183,423.80.

Summary

The Planning and Development Department (PDD) is in the process of implementing a new land management system (SHAPE PHX) that will replace all PDD core business applications. Bluebeam is a separate application that is a critical component to support PDD business processes. The integration of the SHAPE PHX Clariti software with Bluebeam provides a virtual one-stop-shop for applicants to securely and electronically submit and manage plans and associated files (photos, videos, GIS maps, CAD drawings, text documents, electronic forms, etc.) which are required for the plan review application. Electronic plan review is an important component of the SHAPE PHX project. Bluebeam is a markup tool that will be integrated with the SHAPE PHX system. This new software will better serve future customers as staff anticipates continued electronic plan submittal as a long-term tool to facilitate more timely development submittal reviews. Further request waiver and exemption from the indemnification and liability provisions of section 42-18 of the City Code.

This item has been reviewed and approved by the Information Technology Services Department.

Procurement Information

In accordance with Administrative Regulation 3.10, normal competition was waived as a result of an approved determination memo which stated that a gap was identified with the current PDD electronic plan review system during design of the project. The project integrator working with the PDD team, identified Bluebeam as the only viable solution.

The Deputy Finance Director recommends that the agreement with Bluebeam, Inc. be accepted.

Contract Term

The five-year agreement term will begin on or about April 1, 2021.

Financial Impact

The aggregate agreement value will not exceed \$183,423.80. Funding is available in the Planning and Development Department's budget.

Responsible Department

This item is submitted by Deputy City Manager Mario Paniagua and the Planning and Development Department.



Contract for Classification and Compensation Study (Ordinance S-47375)

Request to authorize the City Manager, or his designee, to enter into a contract with Kaneko and Krammer Corp. dba Koff & Associates, Inc. to provide Classification and Compensation Study services in an amount not to exceed \$775,000 over a five-year period. Further request authorization for the City Controller to disburse all funds related to this item.

Summary

The Classification and Compensation Study agreement is needed to assess the City's current compensation and classification structure, conduct job analyses to support classification specifications revisions, review minimum qualifications to facilitate recruitment of talent, identify paths for career progression, conduct a comprehensive internal and external comparability study, and recommend revisions for compensation.

Deliverables are divided into two Phases. Phase One, Classification includes studying all job classifications, reviewing job architecture to ensure alignment of employees with specific jobs based on requirements, competencies and responsibilities; and, creating a career path resource. Phase Two, Compensation includes benchmarking and alignment of salary structures.

Procurement Information

RFP HR 20-111 was conducted in accordance with Administrative Regulation 3.10. The Human Resources Department received nine responsive proposals. The Notice of Solicitation was emailed to 479 vendor emails registered in ProcurePHX. The offers were scored on the following criteria: Qualifications and Experience (400 points), Method of Approach (350 points) and Price (250 points). Evaluation occurred by a five-person panel. The evaluation committee determined that three offers were within the competitive range, and those offerors participated in Finalists Interviews and Best and Final Offers (BAFO) process. It was the consensus of the evaluation committee to recommend awarding the contract to Kaneko and Krammer Corp. dba Koff & Associates, Inc.

The following are the scores:

Koff & Associates, Inc.	808.49
Mercer (US) Inc.	723.49
The Segal Company (Western States), Inc.	679.17
Public Sector Personnel Consultants, Inc.	606.88
Gallagher Benefit Services, Inc.	603.20
HR Know, LLC	587.50
MGT of America Consulting, LLC	391.06
Evergreen Solutions, LLC	334.84
Cooperative Personnel Services dba CPS HR	309.84

The Human Resources Director recommends the offer from Koff & Associates, Inc. be accepted as the highest-scored, responsive, and responsible offeror.

Contract Term

The five-year contract shall begin on or about March 17, 2021.

Financial Impact

The aggregate five-year contract value for these services shall not exceed \$775,000. Funds are available in the Human Resources Department budget.

Responsible Department

This item is submitted by Deputy City Manager Toni Maccarone and the Human Resources Department.



Family and Medical Leave Act Administration Services (Ordinance S-47384)

Request to authorize the City Manager, or his designee, to enter into a contract with FMLASource, Inc. to provide Family and Medical Leave Act (FMLA) Administration Services in an amount not to exceed \$1,300,000 for a five-year period. Further request authorization for the City Controller to disburse all funds related to this item.

Summary

This contract is needed to provide expert FMLA administration services including claims management, documentation, reporting, and compliance with FMLA regulations. Deliverables include reviewing applications, determining eligibility, verifying medical certification, case management, tracking absences, transmitting leave records to the City, and ensuring fair and consistent application of FMLA requirements. The Contractor will be responsible for ensuring the City maintains compliance with state and federal FMLA laws and HIPAA privacy requirements.

Procurement Information

RFP HR 20-125 was conducted in accordance with Administrative Regulation 3.10. The Human Resources Department received four offers; one was deemed non-responsive. The Notice of Solicitation was emailed to 545 vendors registered in ProcurePHX.

The offers were scored on the following criteria: Qualifications and Experience (400 points), Method of Approach (400 points) and Price (200 points). Evaluation occurred by a four-person panel. The evaluation committee determined that one offer was within the competitive range. The Offeror moved forward to the Best and Final Offer (BAFO) process. After reviewing the BAFO response, it was the consensus of the evaluation committee to recommend awarding the contract to FMLASource, Inc.

The scores were as follows:

- FMLASource, Inc. 910.00
- Workpartners 605.57
- CompOne Administrators 584.19

The Human Resources Director recommends the offer from FMLASource, Inc. be accepted as the highest scored, responsive, and responsible Offeror.

Contract Term

The five-year contract shall begin on or about Nov. 1, 2021.

Financial Impact

The aggregate five-year contract value for these services shall not exceed \$1,300,000. Funds are available in the Human Resources Department's budget.

Responsible Department

This item is submitted by Deputy City Manager Toni Maccarone and the Human Resources Department.



Professional Services for Mandatory Payment Card Industry Compliance (Ordinance S-47412)

Request to authorize the City Manager, or his designee, to amend the term of Agreement 142524 and to authorize additional expenditures for professional services related to the mandatory payment card industry compliance services with RiskSense, Inc., in an amount not to exceed \$374,000 for the Information Technology Services Department in support of all citywide departments. Further request authorization for the City Controller to disburse all funds related to this item.

Summary

RiskSense, Inc. provides penetration testing services to ensure compliance with regulatory requirements for Payment Card Industry (PCI) Data Security Standards and Health Insurance Portability and Accountability Act (HIPAA). This service evaluates the efficacy of controls in place to protect the City's systems and data from unauthorized access. This service also helps to ensure the security of the City's network, and failure to continue with penetration testing would result in non-compliance with PCI regulations.

The increase in funding is needed to pay for the additional year of services.

Contract Term

The term of this contract with RiskSense, Inc. will be extended through March 31, 2022.

Financial Impact

With the \$374,000 (including taxes) in additional spending authority, the contract's revised aggregate value is approximately \$1,729,000. Funds are available in the Information Technology Services Department's budget.

Responsible Department

This item is submitted by Deputy City Manager Toni Maccarone and the Information Technology Services Department.



Document Retrieval Services - Requirements Contract for Litigation and Claims (Ordinance S-47400)

Request to authorize the City Manager, or his designee, to ratify an agreement with Compex Legal Services, Inc. (Compex) to provide document retrieval services, such as medical bills and other records related to litigation or notice of claims for the Law Department. The aggregate amount will not exceed \$98,000 for a two year agreement. Further request authorization for the City Controller to disburse all funds related to this item.

Summary

The purpose of this agreement is for a document retrieval service that pulls all relevant documents for litigation and notice of claims such as medical, hospital, billing, payroll, personnel, insurance claims, Medicare, VA, Social Security, police departments, fire departments, OSHA, employment and educational records. Those records are provided to the Law Department as related to cases in litigation, or where the City has received a Notice of Claim, to assist in evaluation of the case and for discovery purposes. The City has an agreement with a paralegal service that was providing this document retrieval service. The paralegal not only obtained the documents, but organized and summarized them for the file. Cost cutting measures were taken last Fall to pilot a program for obtaining these document services directly. Based on a few months of using document retrieval services, the Law Department concluded over \$100,000 could be saved by using the document retrieval in lieu of using the paralegal contract for obtaining documents. Therefore, the Law Department requests approval to continue using this agreement to continue the pilot until Nov. 15, 2022.

Legal services are exempt from the Procurement Code, nevertheless, the City obtained quotes from four vendors: DocuTrak, AZ D3, ABI Document Support Services and Compex Legal Services, Inc. Compex was the lowest bid with volume discount pricing for record retrieval charges per document copies, with assorted preparation charges, services fees and field trip charges where applicable.

Contract Term

The agreement began on Nov. 16, 2020, and is effective until Nov. 15, 2022, for a two year aggregate term with no options to extend.

Financial Impact

Funds are not anticipated to exceed \$98,000.

Responsible Department

This item is submitted by City Manager Ed Zuercher and the Law Department.



Ordinance Establishing New City Code Sections, Chapter 36, Sections 36-70.01 Through 36-70.04, for Impoundment of Vehicles Cited for Racing or Reckless Driving (Ordinance G-6822)

This Ordinance creates City Code sections to allow for impoundment of vehicles for up to 30 days for violations of Arizona Revised Statutes (A.R.S.), sections 28-708 (street racing) or section 28-693 (reckless driving), and a process for post-impoundment storage hearings, and allowing earlier release for exceptions for non-owner drivers, rentals and stolen vehicles.

Summary

The proposed City Code sections will authorize police to impound vehicles for up to 30 days when the driver is cited under A.R.S. section 28-708 (street racing) and A.R.S. section 28-693 (reckless driving). The Police Department has revised Operations Order 6.6, Towing and Wreckers, to address situations which involve these citations, and specifically to address situations encountered by the Street Racing Task Force. This Ordinance is not intended to apply to single vehicle speeding, but instead instances involving competition or spectators.

The proposed City Code provisions further provide for post-impoundment storage hearings and exceptions for early release of impounded vehicles. Vehicles may be released to owners showing proof of title who were not present or driving the impounded vehicle. Exceptions also include owners with proof of rented or stolen vehicles.

Concurrence/Previous Council Action

The Public Safety and Justice Subcommittee approved presentation of an Ordinance establishing new City Code provisions for 30-day impoundment and post storage processes at the Dec. 9, 2020 meeting by a vote of 3-1.

Responsible Department

This item is submitted by City Manager Ed Zuercher and the Law Department.

ATTACHMENT A

**THIS IS A DRAFT COPY ONLY AND IS NOT AN OFFICIAL COPY OF THE
FINAL, ADOPTED ORDINANCE.**

ORDINANCE G-_____

**AN ORDINANCE AMENDING THE PHOENIX CITY CODE,
CHAPTER 36, VEHICLES AND TRAFFIC, ARTICLE VII,
MISCELLANEOUS TRAFFIC AND VEHICLE REGULATIONS,
DIVISION 1. MOVING REGULATIONS, BY ADDING NEW
SECTIONS 36-70.01 THROUGH 36-70.04.**

**BE IT ORDAINED BY THE COUNCIL OF THE CITY OF PHOENIX AS
FOLLOWS:**

**SECTION 1. CHAPTER 36, PHOENIX CITY CODE, SECTION
36-70.01, IMPOUNDMENT OF VEHICLES USED FOR PURPOSES OF RACING OR
RECKLESS DRIVING, IS ADDED IN ITS ENTIRETY AS FOLLOWS:**

Sec. 36-70.01. Impoundment of vehicles used for purposes of racing or reckless driving.

A. A motor vehicle used to violate Section 28-708 or 28-693, Arizona Revised Statutes, constitutes a nuisance and is subject to impoundment for a period of thirty days.

B. A Peace Officer may cause the removal and either immobilization or impoundment of a vehicle if the Peace Officer determines that the motor vehicle was used to violate Section 28-708 or 28-693, Arizona Revised Statutes.

C. This Section shall apply if a person is arrested for using a motor vehicle to violate Section 28-708 or 28-693, Arizona Revised Statutes.

D. Except as provided in Section 36-72, the registered owner or lessee of a vehicle impounded under this Section is responsible for the towing and storage charges of the impoundment in amounts as set forth in the applicable current tow service contract between the City and the tow contractor providing the tow service and any administrative charges established pursuant to Section 36-70.04.

**SECTION 2. CHAPTER 36, PHOENIX CITY CODE, SECTION
36-70.02, IMPOUNDMENT OF VEHICLES USED FOR PURPOSES OF RACING OR
RECKLESS DRIVING, PROCEDURES, IS ADDED IN ITS ENTIRETY AS FOLLOWS:**

Sec. 36-70.02. Impoundment of vehicles used for purposes of racing or reckless driving; procedures.

A. If a Peace Officer removes and either immobilizes or impounds a vehicle pursuant to Section 36-71, the Police Department will provide the owner, the spouse of the owner identified on the Department of Transportation Motor Vehicle Division record, the operator of the vehicle, and any person who establishes a possessory interest in the vehicle with the opportunity for an immobilization or post-storage hearing to determine the validity of the immobilization or storage of the vehicle.

1. The Phoenix Police Department shall serve the operator of the vehicle at the time of immobilization or impoundment with the notice of immobilization or storage.
2. Within two business days after immobilization or impoundment, excluding weekends and holidays, the Police Department shall send a notice of immobilization or storage by first class mail to each owner identified on the Department of Transportation Motor Vehicle Division record and to any person known to the Police Department to have a possessory interest in the vehicle or who has provided the department with indicia of ownership or other interest in the vehicle that exists immediately before the immobilization or impoundment.
3. Service of notice of immobilization or storage is complete on mailing.

B. The notice of immobilization or storage shall include all of the following information:

1. A statement that the vehicle was immobilized or impounded.
2. The address and telephone number of the Phoenix Police Department location where the immobilization or post-storage hearing will be held.
3. The location of the place of storage and a description of the vehicle, including, if available, the manufacturer, model, and license plate number.
4. A statement that in order to receive an immobilization or post-storage hearing a request must be made within ten business days after the date on the notice, by contacting the Police Department and requesting a hearing.

C. The immobilization or post-storage hearing shall be conducted by the Phoenix Police Department within two business days, excluding weekends and holidays, after receipt of the request.

1. At the hearing, the City shall have the burden of establishing by a preponderance of the evidence that the vehicle is subject to impoundment under Section 36-71.
2. The hearing shall be informal, and the formal rules of evidence shall not apply. The post-storage Hearing Officer may admit any reliable relevant evidence.
3. A hearing provided under this Section shall not determine the sufficiency of the grounds for the probable cause underlying the arrest that was a predicate to the impoundment.
4. The results of a hearing under this Section shall not be admissible in any criminal proceeding.

D. Failure to request an immobilization or post-storage hearing within ten days after the date on the notice prescribed in Subsection B of this Section, or to attend a scheduled hearing, is considered a waiver of the right to a hearing.

E. The City is responsible for the costs incurred for immobilization, towing and storage if it is determined in the immobilization or post-storage hearing that grounds for the immobilization or impoundment and storage are not established.

F. A vehicle shall not be released at the conclusion of the thirty-day impoundment unless all the following are presented to the Phoenix Police Department:

1. The owner's, owner's spouse's, or possessory interest holder's current valid driver license issued by the State of the person's state of domicile.
2. Proof of current vehicle registration.
3. Proof that the vehicle is in compliance with the financial responsibility requirements of A.R.S. Title 28, Chapter 9, Article 4.
4. If the person is required by the Department of Transportation Motor Vehicle Division to install a certified ignition interlock device on the vehicle, proof of installation of a functioning certified ignition interlock device in the vehicle. The impounding agency, storage yard, facility, person or agency having physical possession of the vehicle shall allow access during normal business hours to the impounded vehicle for the purpose of installing a certified ignition interlock device. The impounding agency, storage yard, facility, person or agency having physical possession of the vehicle shall not charge any fee or require compensation for providing access to the vehicle or for the installation of the certified ignition interlock device.
5. Payment of an administrative fee for costs relating to the removal, immobilization, impoundment, storage or release of the vehicle pursuant to Section 36-70.04.

SECTION 3. CHAPTER 36, PHOENIX CITY CODE, SECTION 36-70.03, EARLY RELEASE OF VEHICLE, IS ADDED IN ITS ENTIRETY AS FOLLOWS:

Sec. 36-70.03. Early release of vehicle.

A. The Phoenix Police Department shall release a vehicle to the registered owner, owner's spouse, or owner's agent before the end of the thirty-day immobilization or impoundment period without a hearing under any of the following circumstances:

1. If the vehicle is a stolen vehicle.

2. If the vehicle was subject to bailment and was driven by an employee of a business establishment, including a parking service or repair garage.

3. All the following apply:

- a. The owner, owner's spouse, or owner's agent was not present at the time of impoundment and was not the person arrested or cited pursuant to Section 28-708 or 28-693, Arizona Revised Statutes.
- b. The owner or the owner's agent is in the business of renting motor vehicles without drivers.
- c. The vehicle is registered pursuant to Section 28-2166, Arizona Revised Statutes.
- d. There was a rental agreement in effect at the time of the immobilization or impoundment.

4. The Owner can establish they were not the driver and the driver did not have the Owner's permission, and the Owner's name was on the title prior to the immobilization or impoundment.

B. A vehicle shall not be released pursuant to Subsection A of this Section unless all the following are presented to the Phoenix Police Department:

- 1. The owner's or owner's spouse's current valid driver license issued by this State of the owner's or owner's spouse's state of domicile.
- 2. Proof of current vehicle registration or a valid salvage or dismantle certificate of title.
- 3. Proof that the vehicle is in compliance with the financial responsibility requirements of Title 28, Chapter 9, Article 4, Arizona Revised Statutes.
- 4. If the person is required by the Department of Transportation Motor Vehicle Division to install a certified ignition interlock device on the vehicle, proof of installation of a functioning certified ignition interlock device in the vehicle. The Phoenix Police Department, storage yard, facility, person or agency having physical possession of the vehicle shall allow access during normal business hours to the impounded vehicle for the purpose of installing a certified ignition interlock device. The Phoenix Police Department, storage

yard, facility, person or agency having physical possession of the vehicle shall not charge any fee or require compensation for providing access to the vehicle or for the installation of the certified ignition interlock device.

- C. The registered owner or the owner's spouse if the vehicle is released to the owner's spouse is responsible for paying all immobilization, towing and storage charges related to the immobilization or impoundment of the vehicle and any administrative charges established pursuant to Section 36-72.02, unless the vehicle is stolen and the theft was reported to the appropriate law enforcement agency or if the vehicle was subject to bailment.
- D. The Phoenix police Department shall release a vehicle to a person, other than the owner, identified on the Department of Transportation Motor Vehicle Division record as having an interest in the vehicle, before the end of the thirty day immobilization or impoundment period if all of the following conditions are met:
 - 1. The person requesting the vehicle release is either of the following:
 - a. in the business of renting motor vehicles without drivers and the vehicle is registered pursuant to Section 28-2166, Arizona Revised Statutes.
 - b. The person requesting the vehicle release is a motor vehicle dealer, bank, credit union or acceptance corporation or any other licensed financial institution legally operating in this State or is another person who is not the owner and who holds a security interest in the vehicle.
 - 2. The person must pay all immobilization, towing and storage charges related to the immobilization or impoundment of the vehicle and any administrative charges established pursuant to Section 36-70.04 unless the vehicle is stolen and the theft was reported to the appropriate law enforcement agency or if the vehicle was subject to bailment.
 - 3. The person presents foreclosure documents or an affidavit of repossession of the vehicle.
 - 4. The person requesting release of the vehicle was not present at the time of the removal and immobilization or impoundment and was not

the person arrested or cited pursuant to Section 28-708 or 28-693, Arizona Revised Statutes.

E. For the purposes of this Section, "certified ignition interlock device" has the same meaning prescribed in Section 28-1301, Arizona Revised Statutes.

SECTION 4. CHAPTER 36, PHOENIX CITY CODE, SECTION 36-70.04, ADMINISTRATIVE CHARGES, IS ADDED IN ITS ENTIRETY AS FOLLOWS:

Sec. 36-70.04. Administrative charges.

- A. The Phoenix Police Department shall establish procedures consistent with Sections 36-70.01 through 36-70.03 for an immobilization or post-storage hearing, for the release of property and immobilized or impounded vehicles and for imposition of a charge for administrative costs relating to the removal, immobilization, impoundment, storage or release of a vehicle that reflects actual costs, but not to exceed one hundred fifty dollars.
- B. The Phoenix Police Department shall collect any administrative charges at the time of the release of the vehicle unless the vehicle is stolen, and the theft was reported to the appropriate law enforcement agency or if the vehicle was subject to bailment.
- C. The administrative charges established pursuant to this Section are in addition to any other immobilization, impoundment or storage charges.
- D. The storage charges relating to the impoundment of a vehicle pursuant to this Section shall be subject to a contractual agreement between the City and a towing firm for storage services, but shall not exceed fifteen dollars for each day of storage, including any time the vehicle remains in storage after the end of the thirty day impoundment period.

**PASSED by the Council of the City of Phoenix this 17 day of March,
2021.**

MAYOR

ATTEST:

Denise Archibald, City Clerk

APPROVED AS TO FORM:
Cris Meyer, City Attorney

By: _____
Julie Kriegh, Chief Assistant Chief Counsel

REVIEWED BY:

Ed Zuercher, City Manager

JK: dh:LF_____:2236060v2



Amend Contract with Central Arizona Shelter Services for COVID-19 Emergency Shelter and Rapid Re-housing Services (Ordinance S-47390)

Request authorization for the City Manager, or his designee, to amend Contract 152439 with Central Arizona Shelter Services, Inc. to extend the term of the contract through Sept. 30, 2021 and increase the contract amount by \$1,317,522 in order for CASS to continue to provide emergency shelter services, permanent supportive housing and rapid re-housing services. The original term of this contract was June 5, 2020 through June 30, 2021. The contract total will not exceed \$5,922,127 over the life of the contract. Further request authorization for the City Controller to disburse all funds related to this item. Funding is one-time Emergency Solutions Grant monies from the U.S. Department of Housing and Urban Development. There is no impact to the General Fund.

Summary

Central Arizona Shelter Services (CASS) provides emergency shelter, permanent supportive housing and rapid re-housing services to vulnerable seniors at-risk for COVID-19. Shelter services include, but are not limited to, the provision of security, meals and case management.

As part of the services provided, CASS has entered into a Facilities Use Agreement (FUA) to house vulnerable seniors at Best Western Inn Suites Hotel (Best Western) located at 1615 E. Northern Ave., Phoenix, AZ 85020. Best Western requested that the City provide a payment guaranty for the FUA should CASS not fulfill its contractual obligation to provide payment. This guaranty was granted by City Council on June 17, 2020.

Procurement Information

The City of Phoenix has obtained all necessary federal waivers to alleviate the need to comply with federal procurement guidelines.

Contract Term

The new term of this contract will be from June 5, 2020 through Sept. 30, 2021 and may be extended based on continuous need and available funding. Any extension term may be exercised by the City Manager or designee.

Financial Impact

The aggregate value of this contract shall not exceed \$5,922,127. Funding is one-time Emergency Solutions Grant funds through the U.S. Department of Housing and Urban Development. There is no impact to the General Fund.

Concurrence/Previous Council Action

On May 6, 2020, City Council authorized staff to enter into a contract with CASS to provide emergency shelter, permanent housing and rapid re-housing services; and authorizing the City Controller to disburse funds with Ordinance S-46598.

On June 17, 2020, City Council approved the payment guaranty of the FUA between CASS and Best Western with Ordinance S-46598.

On Sept. 2, 2020, City Council approved additional funding in the amount of \$12,927 for hotel lease payments to Best Western with Ordinance S-46898.

On Nov. 18, 2020, City Council approved additional payment authority and additional beds to expand operations with Ordinance S-47118.

Responsible Department

This item is submitted by Deputy City Manager Inger Erickson and the Human Services Department.



Authorization to Enter Into Contract with Central Arizona Shelter Services for COVID-19 Rapid Rehousing Case Management Services (Ordinance S-47401)

Request authorization for the City Manager, or his designee, to enter into contract with Central Arizona Shelter Services, Inc. to provide rapid rehousing case management services to vulnerable individuals at-risk for COVID-19. The term of this contract will begin on or about Oct. 1, 2021 through March 31, 2022. The contract total will not exceed \$367,870 over the life of the contract. Further request authorization for the City Controller to disburse all funds related to this item. Funding is one-time Emergency Solutions Grant monies from the U.S. Department of Housing and Urban Development. There is no impact to the General Fund.

Summary

Central Arizona Shelter Services, Inc. will provide rapid rehousing case management services to vulnerable individuals at-risk for COVID-19. These services include housing relocation and stabilization services and/or short- and/or medium-term rental assistance to help individuals or families living in shelters or in places not meant for human habitation to move into permanent housing and achieve stability in that housing.

Procurement Information

The City of Phoenix has obtained all necessary federal waivers to alleviate the need to comply with federal procurement guidelines.

Contract Term

The term of this contract will begin on or about Oct. 1, 2021 through March 31, 2022.

Financial Impact

The total value of this contract shall not exceed \$367,870. Funding is one-time Emergency Solutions Grant monies through the U.S. Department of Housing and Urban Development. There is no impact to the General Fund.

Responsible Department

This item is submitted by Deputy City Manager Inger Erickson and the Human Services Department.



*****REQUEST TO WITHDRAW (SEE ATTACHED MEMO)*** Authorization to Enter into Contracts with Central Arizona Shelter Services and the Human Services Campus (Ordinance S-47414)**

Request to authorize the City Manager, or his designee, to enter into contracts with Central Arizona Shelter Services, Inc. for COVID-19 related essential services, facility improvements, operations and homeless support activities; and also with the Human Services Campus for COVID-19 related essential services, operations and/or facility improvements. The term for each contract will begin on or about April 1, 2021 and end on Sept. 30, 2022. The aggregate value of the contracts will not exceed \$4 million over the life of the contracts. Further request authorization for the City Controller to disburse all funds related to this item. Funding is one-time monies from a combination of Emergency Solutions Grant and Community Development Block Grant funds. There is no impact to the General Fund.

Summary

On Feb. 3, 2021 City Council approved an increase in the amount of shelter beds at the Human Services Campus (HSC) with Ordinance G-6799. Services are provided by Central Arizona Shelter Services, Inc. (CASS) to adults ages 18 years and older. Utilizing the Trauma-Informed Care model, services are provided 24 hours a day, 7 days a week, 365 days a year.

On Feb. 17, 2021 City Council approved a \$4 million allocation of funds for CASS and HSC to fund homeless support activities to prevent, prepare for and respond to the COVID-19 pandemic in one of the City's most vulnerable populations and allow them to move into shelters at a much quicker pace. CASS requires funding for essential services, facility improvements, operations and homeless support activities. The HSC requires funding for essential services, operations and/or facility improvements. The funding distribution is as follows:

- CASS: \$2.4 million
- Human Services Campus: \$1.6 million

Procurement Information

Due to the need for an emergency response during the COVID-19 pandemic, the City of Phoenix has obtained all necessary federal waivers to enter into these emergency agreements.

Contract Term

The term of this contract will begin on or about April 1, 2021 and end on Sept. 30, 2022.

Financial Impact

The aggregate contract value will not exceed \$4 million over the life of the contracts. Funding is one-time monies from a combination of Emergency Solutions Grant (ESG) and Community Development Block Grant funds. There is no impact to the General Fund.

Concurrence/Previous Council Action

On Jan. 21, 2021 the Land Use and Livability Subcommittee recommended City Council approval of broad allocations of ESG-CV2 funds to prevent, prepare for and respond to the COVID-19 pandemic, focusing on individuals and families who are experiencing homelessness or receiving homeless assistance, and to support homelessness prevention activities to mitigate the impacts of COVID-19.

On Feb. 3, 2021 City Council approved the increase of the amount of shelter beds at the Human Services Campus with Ordinance G-6799.

On Feb. 17, 2021 City Council approved a Substantial Amendment to the 2015-2020 Consolidated Plan's 2019-2020 Annual Action Plan with Ordinance S-47330 and directed a \$4 million allocation from those funds to go to CASS and the HSC.

Responsible Department

This item is submitted by Deputy City Manager Inger Erickson and the Human Services Department.



City of Phoenix

To: Inger Erickson
Deputy City Manager

Date: March 16, 2021

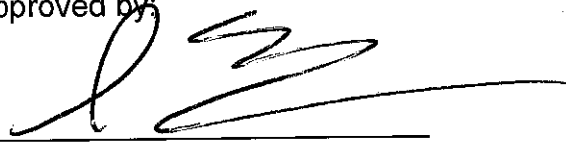
From:  Marchelle Franklin
Human Services Director

Subject: REQUEST TO WITHDRAW ITEM 49, AUTHORIZATION TO ENTER INTO CONTRACTS WITH CENTRAL ARIZONA SHELTER SERVICES AND THE HUMAN SERVICES CAMPUS, FROM THE MARCH 17, 2021 FORMAL AGENDA

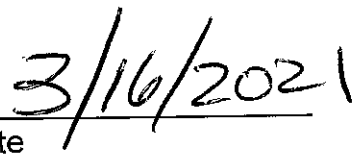
The Human Services Department requests approval to withdraw Item 49, Authorization to Enter into Contracts with Central Arizona Shelter Services and the Human Services Campus, from the March 17, 2021 formal agenda.

Staff is requesting this item be withdrawn to further define the scope of service to meet the direction of mayor and council.

Approved by:



Inger Erickson
Deputy City Manager


Date



Lifeguard Uniforms for Aquatic Programs - Requirements Contract - IFB 21-018 (Ordinance S-47366)

Request to authorize the City Manager, or his designee, to enter into a contract with Ski Pro, Inc. to purchase lifeguard uniforms for the Parks and Recreation Department. Further request authorization for the City Controller to disburse all funds related to this item. The aggregate contract value will not exceed \$475,000.

Summary

Lifeguard uniforms are utilized by the Parks and Recreation Department staff in aquatics programs. The department hires approximately 650 employees during summer months and these uniforms are needed for the staff at the public pools throughout the City.

Procurement Information

IFB 20-018 was conducted in accordance with Administrative Regulation 3.10. There was one offer received by the Procurement Division on Dec. 4, 2020, which was evaluated on price, responsiveness to specifications and responsibility to provide the required goods and services. The bid notification was sent to 98 suppliers and was publicly posted and available for download from the City's website. The price was determined to be fair and reasonable based on a review of list pricing for the contract items in various websites.

The Deputy Finance Director recommends that the offer from Ski Pro, Inc. be accepted as the lowest priced, responsive and responsible offer.

Contract Term

The five-year contract term will begin on or about March 22, 2021.

Financial Impact

The aggregate contract value will not exceed \$475,000. Funds are available in the Parks and Recreation Department's budget.

Responsible Department

This item is submitted by Deputy City Manager Inger Erickson and the Parks and Recreation Department.



Amendment to Uniformed Unarmed Security Guard Services Contract Adding Hotel for U.S. Vets and Additional Downtown Facility (Ordinance S-47391)

Request to authorize the City Manager, or his designee, to amend Contract 145500 with IPSA Security Services to add additional funds in the amount of \$150,000 for a total contract amount not to exceed \$8,360,149.16. Further request authorization for the City Controller to disburse all funds related to this item.

Summary

The Phoenix Convention Center contract provides licensed security guard service, 24 hours a day. The City recently acquired the property at 12027 N. 28th Drive and needs security during the night shift while the property is being prepared for the transition to U.S. Vets. In addition, security guard services will be provided at an additional downtown facility during business hours to verify the secure access to the building, log in of visitors, and provide physical checks of the facility.

Financial Impact

With the \$150,000 in additional funds, the contract's revised total contract value is now \$8,360,149.16 (including applicable taxes). Funds are available in the Housing Department and Information Technology Services Department budgets.

Concurrence/Previous Council Action

The Security Guard Services Contract was approved by Formal Council Action on May 31, 2017 with an original contract value of \$8,210,149.16 with Ordinance S-43585. The voluntary acquisition of property located at 12027 N. 28th Drive was approved by Formal Council Action on Dec. 16, 2020 with Ordinance S-47175.

Responsible Department

This item is submitted by Deputy City Managers Inger Erickson and Toni Maccarone, and the Housing and Information Technology Services departments.



Amend Ordinance to Revise Contract Term with State of Arizona, Office of Attorney General (Ordinance S-47389)

Request authorization for the City Manager, or his designee, to revise the contract term in Ordinance S-46936 to include an extension period with the State of Arizona, Office of the Attorney General. The new term of the contract will be Oct. 15, 2020 through June 30, 2021, with an option to extend through Dec. 31, 2021. Further request authorization for the City Treasurer to accept, and the City Controller to disburse, all funds related to this item.

Summary

The Human Services Department executed a contract with the State of Arizona, Office of the Attorney General (OAG) to receive Child and Family Advocacy Center grant funds. This funding provides essential assistance to victims of crime who are in dangerous, emergency situations. Assistance may include providing the victim with clothing, hygiene items, and gift cards for food and/or gas. In addition, the funding may be used to improve space within the Family Advocacy Center such as waiting areas, restrooms, and forensic medical exam rooms.

Contract Term

The term of the grant period is from Oct. 15, 2020 through June 30, 2021, with an option to extend through Dec. 31, 2021. The option may be exercised in the discretion of the City Manager or his designee.

Financial Impact

The contract amount shall not exceed \$600,000. There is no impact to the General Fund. Funding is provided by the State of Arizona and does not have a match requirement.

Concurrence/Previous Council Action

City Council approved Contract 153282 on Sept. 16, 2020 with Ordinance S-46936.

Responsible Department

This item is submitted by Deputy City Manager Inger Erickson and the Human Services Department.



Authorization to Enter into Contract for Comprehensive Community Needs Assessment (Ordinance S-47396)

Request authorization for the City Manager, or his designee, to enter into contract with Burns & Associates, a division of Health Management Associates, Inc., to conduct a Comprehensive Community Needs Assessment for the City of Phoenix Human Services Department. The contract term will begin on or about July 1, 2021, through June 30, 2022, with two one-year options to extend. The total contract amount will not exceed \$135,000 over the life of the contract. Further request authorization for the City Controller to disburse all funds related to this item for the life of the contract. Funding is available from a combination of the U.S. Department of Health and Human Services Head Start and Community Services Block Grant funds. There is no impact to the General Fund.

Summary

As a requirement of receiving U.S. Department of Health and Human Services Head Start and Community Services Block Grant funds, grantees must conduct periodic community needs assessments every three years that provide information regarding service data and gaps in the Phoenix area.

Health Management Associates, Inc. (HMA), will be required to compile demographic and service area data by census tract, zip code, village level, and school district. In addition, HMA must conduct focus groups and survey low-income families, seniors, HS parents, and community partners to determine the needs of the families. The data must be analyzed to identify trends, including areas of strength and need. A comprehensive report is completed in the first year with updates completed in the subsequent two years.

Procurement Information

Request for Proposals, RFP-20-CSSD-38, was conducted in accordance with the City of Phoenix Administrative Regulation 3.10. The Human Services Department received six offers on Oct. 8, 2020 and four were determined responsive and responsible to the solicitation requirements.

The Evaluation Committee evaluated all proposals based on the evaluation criteria, responsiveness to all the specifications, terms and conditions, and responsibility to provide the required service. The Evaluation Criteria was as follows:

Criteria and Possible Points:

- Method of Approach - 450 possible points
- Experience of Key Personnel and Sub-Consultants - 300 possible points
- Cost/Budget - 250 possible points

Evaluation Committee Scoring Consensus:

- Health Management Associates, Inc.: 866 points
- Thomas P. Miller & Associates: 700 points
- Rounds Consulting Group, Inc.: 684 points
- Kulik Strategic Advisers: 381 points

The Evaluation Committee recommended Health Management Associates, Inc. for contract award.

Contract Term

The contract term will begin on or about July 1, 2021 through June 30, 2022, with two one-year options to extend, for a total contract term of three years. Each extension option may be exercised at the discretion of the City Manager or designee.

Financial Impact

Expenditures are not to exceed \$135,000 over the life of the contract. Funding is available from a combination of the U.S. Department of Health and Human Services Head Start and Community Services Block Grant funds. No additional General Funds are required.

Concurrence/Previous Council Action

The Land Use and Livability Subcommittee approved the award recommendation on Feb. 17, 2021 by a vote of 4-0.

Responsible Department

This item is submitted by Deputy City Manager Inger Erickson and the Human Services Department.



Youth Workforce Development Services Request for Proposals Contract Awards (Ordinance S-47403)

Request authorization for the City Manager, or his designee, to enter into contracts with Chicanos Por La Causa, Inc., Jewish Family & Children's Service, Inc., Neighborhood Ministries, Inc., and Valley of the Sun Young Men's Christian Association to provide youth workforce development services. The term of the initial contract will be for approximately 15 months beginning on or about April 1, 2021 through June 30, 2022, with four one-year options to extend beginning on July 1, 2022. The aggregate value for all contracts will not exceed \$5,300,000 over the life of the contracts. Further request authorization for the City Controller to disburse all funds related to this item. Funding is available from the Workforce Innovation and Opportunity Act (WIOA) grant. There is no impact to the General Fund.

Summary

The City of Phoenix Human Services Department will contract with proposers to provide Youth Workforce Development Services through the WIOA. Successful proposers will support the delivery of innovative and comprehensive workforce development services to out-of-school youth, ages 16-24, and in-school youth, ages 14-21, who are experiencing significant barriers to education, training and employment. Services will be provided in compliance with all WIOA regulations. The successful proposers will assist youth with obtaining employment, re-engaging in school, preparing for postsecondary education, connecting to industry-focused education and training programs, and/or providing career pathways that lead to long-term career development opportunities.

Procurement Information

Solicitation RFP-CED20-YWS, Youth Workforce Development Services, was issued on Oct. 6, 2020 and conducted in accordance with the City's Administrative Regulation 3.10 for procurement. The City received eight proposals, seven of which were responsive to the RFP's requirements. An evaluation panel reviewed the responsive proposals, interviewed the seven responsive proposers, and recommended the City contract with the following four proposers: Chicanos Por La Causa, Inc., Jewish Family & Children's Service, Inc., Neighborhood Ministries, Inc., and Valley of the Sun Young

Men's Christian Association.

Contract Term

The initial term of each contract will be for approximately 15 months beginning on or about April 1, 2021 through June 30, 2022, with four one-year renewal options beginning on July 1, 2022, which may be exercised at the discretion of the City Manager or his designee. The purpose of the 15-month initial term is to align the contract with the City's fiscal year which begins on July 1, 2021 and ends on June 30, 2022.

Financial Impact

The aggregate value of the Youth Workforce Development Services to be provided through these contracts shall not exceed \$5,300,000. WIOA grant funds are available in the Human Services Department budget.

Concurrence/Previous Council Action

The Phoenix Business and Workforce Development Board Executive Leadership Committee approved this item on Feb. 11, 2021.

The Workforce and Economic Development Subcommittee approved this item on Feb. 24, 2021 by a vote of 4-0.

Responsible Department

This item is submitted by Deputy City Manager Inger Erickson and the Human Services Department.



Authorization to Amend Contract with Plaza Del Rio Management Corporation dba Plaza Companies (Ordinance S-47410)

Request authorization for the City Manager, or his designee, to amend Contract 152663 with Plaza Del Rio Management Corporation dba Plaza Companies (Plaza) for property management services for the 2120 N. Central Ave. building, to add additional funding to support Common Area Maintenance (CAM) expenses for suites occupied by the Police Department, in an amount not to exceed \$212,000 for the initial nine-month term of the contract and \$282,378 for each extension option. The initial term of the contract is from Sept. 30, 2020 through June 30, 2021, with four, one-year options to extend through June 30, 2025. Further request authorization for the City Controller to disburse all funds related to this item for the life of the contract. Funding is available in the Police Department's General Fund budget.

Summary

Plaza provides property management services in connection with the continued operations of the building located at 2120 N. Central Ave. Plaza is responsible for property management of the entire campus, which includes the collection of operation and maintenance (O&M) fees and non-city tenant rent. O&M fees are used to pay CAM expenses such as utilities, janitorial services, security, general maintenance and capital improvement projects.

Ordinance S-47208 was approved by City Council at the Jan. 6, 2021 meeting. This ordinance added funding for property management fees to the contract for the suites occupied by the Human Services Department in an amount not to exceed \$1,074,180 over the life of the contract. The funding for the property management fees for the Police Department were not included. The total amount of funding required for the term of the contract for the Police Department is \$1,341,512. The revised aggregate value of the contract for the Police Department and the Human Services Department is \$2,415,692.

Contract Term

The initial term of this contract is from Sept. 30, 2020 through June 30, 2021, with four, one-year options to extend through June 30, 2025, which may be exercised by the City Manager or his designee.

Financial Impact

The aggregate value of this agreement will not exceed \$2,415,692 over the life of the contract. Funding is available in the Human Services and Police departments' budgets.

Concurrence/Previous Council Action

On June 17, 2020, City Council authorized staff to enter into a contract with Plaza to provide property management services, and authorized the City Controller to disburse funds with Ordinance S-46724.

Location

2120 N. Central Ave.

Council District: 4

Responsible Department

This item is submitted by Assistant City Manager Jeff Barton and the Police and Human Services departments.



Management Technical Assistance Program Qualified Vendors List - NSD-RFQu-21-003 (Ordinance S-47382)

Request to authorize the City Manager, or his designee, to enter into contracts with offerors to the Request for Qualifications NSD-RFQu-21-003 for the Neighborhood Services Department Management Technical Assistance Program to provide free consulting services and technical assistance to local Phoenix small businesses, and request approval to issue future RFQ's to add additional consultants during the contract term. Further request authorization for the City Controller to disburse all funds related to this item. The aggregate contract value will not exceed \$650,000 over the life of the contracts.

Summary

The Management Technical Assistance (MTA) Program provides free consulting services and technical assistance to small businesses through instructional and curriculum-based, one-on-one meetings or group workshops focused on topics including, but not limited to, branding, marketing, accounting, finance and loan packaging, and other needed business services.

Procurement Information

The Neighborhood Services Department invited qualified offerors to submit proposals for free consulting services and technical assistance. On Dec. 23, 2020, in accordance with Administrative Regulation 3.10, the Request for Qualification (RFQu) was issued. On Jan. 22, 2021, twenty-two responses were received, and twenty were deemed responsive and responsible to establish a Qualified Vendors List (QVL). Two responses were deemed non-responsive due to incomplete submissions. The Notice of Award Recommendation is included in **Attachment A**.

Contract Term

The contracts will be for a five-year term, commencing on or about April 1, 2021 through March 30, 2026.

Financial Impact

The aggregate value of the contracts will not exceed \$650,000 (including applicable taxes) for the full five-year contract term. The contracts are funded by the U.S.

Department of Housing and Urban Development through the Community Development Block Grant.

Responsible Department

This item is submitted by Deputy City Manager Inger Erickson and the Neighborhood Services Department.



NEIGHBORHOOD SERVICES DEPARTMENT



NOTICE OF AWARD RECOMMENDATION

DATE: February 9, 2021

SOLICITATION: Management Technical Assistance (MTA) Program Qualified Vendors List

The City of Phoenix, Neighborhood Services Department, would like to thank all participants for submitting a proposal for the above-mentioned Request for Qualifications.

Proposals in response to the above referenced request have been evaluated and based on the Proposal Requirements stated in the request the Neighborhood Services Department recommends that the following Consultants be placed on the Qualified Vendors List (QVL).

No.	Consultant
1.	AVID Consulting LLC
2.	CE Wilson Consulting
3.	Denise Meridith Consultants Incorporated (DMCI)
4.	Deveda Russell Enterprises dba Soul Light
5.	Encauzar
6.	FB-3E Consulting Services LLC
7.	Gunn Communications Incorporated (GCI)
8.	Hardwalk LLC dba The Next Step Agency
9.	HMA Public Relations
10.	LMC Enterprises Consulting
11.	Marcos E. Garciaacosta Law Group
12.	MD Consulting LLC
13.	On Advertising Inc
14.	Simplified Photography
15.	SOS Consulting
16.	Taking The Wheel LLC
17.	The Center for Professional Development Inc.
18.	The Idea Gardner
19.	The International Rescue Committee in Phoenix (IRC)
20.	Yurish Associates Incorporated

Solicitation Transparency Policy:

As set forth in the solicitation's requirements, Offerors are reminded that the City's Solicitation Transparency Policy is in effect through the date of City Council Award. Offerors and/or their representatives wishing to communicate with members of the City Council or other City executives regarding this solicitation shall direct all such requests through the Procurement Officer below.

Procurement Officer

Gioia Bufkin, Contracts Specialist II

NSD.Procurement@phoenix.gov



Graffiti Protective Coatings Mobile Field Work Order Application (Ordinance S-47408)

Request to authorize the City Manager, or his designee, to enter into a contract with Graffiti Protective Coatings, dba App-Order, to utilize its mobile field work order application, and all necessary support, maintenance and development services for the Neighborhood Services Department Graffiti Busters team. Further request authorization for the City Controller to disburse all funds related to this item. The contract value will not exceed \$150,000.

Summary

The Neighborhood Services Department (NSD) Graffiti Busters program is responsible for abating graffiti from a variety of surfaces throughout the City of Phoenix. The graffiti removal team, known as the Graffiti Busters, requires a high level of coordination and logistical support to quickly and efficiently respond to reports of graffiti throughout the City. To support these efforts, the Graffiti Busters' operations require the ability to distribute case work resulting from graffiti removal requests, as well as the ability to track all aspects of the team's operations, including, but not limited to, turn-around time, graffiti removal locations, equipment and supply inventory, case management and work log data. The existing application used to accomplish this high level of coordination for the Graffiti Busters team is built on outdated and unsupported technology.

To support the team's operations moving forward, NSD is requesting to contract with the vendor to replace the existing application software with the piloted solution. During the current nine-month pilot program the application has resulted in multiple operational improvements for the Graffiti Busters team and a more efficient delivery of services for residents. In the last phase of the pilot, NSD estimated a 14 percent increase in removals when compared to the prior year, despite reduced staffing levels. New or enhanced features developed within the application include the automatic integration of case photos with time/date stamping to case logs, electronic supply and equipment ordering which provide instant communication for supply clerks and eliminates paper ordering forms, and improved GIS mapping resulting in the more accurate location of graffiti site addresses. Additionally, the requested application solution provides for increased mobile functionality for the field team, as well as the

ability for office and call center staff to utilize the web-interface to enter new cases or edit case details. This additional functionality may allow for another dated application within the department to potentially be retired in the near future.

This item has been reviewed and approved by the Information Technology Services Department.

Procurement Information

In accordance with Administrative Regulation 3.10, normal competition was waived as a result of a Determination Memo citing that App-Order is the sole source provider equipped with meeting the City's technical requirements and providing an application designed for graffiti removal operations.

Contract Term

The contract is for a five-year term beginning on or about May 1, 2021, and will not exceed \$150,000.

Financial Impact

The aggregate contract value will not exceed \$150,000; funds are available in the Neighborhood Services Department's budget.

Responsible Department

This item is submitted by Deputy City Manager Inger Erickson and the Neighborhood Services Department.



Neighborhood Rental Rehabilitation Program Expansion

Request to authorize the City Manager, or his designee, to approve the Neighborhood Services Department's proposed expansion of the Rental Rehabilitation program to focus on anti-displacement, create and preserve affordable housing, and support neighborhood economic development. There is no impact to the General Fund.

Summary

In June 2020, City Council unanimously approved the first-ever Housing Phoenix Plan (Plan) to address housing challenges and needs citywide, and recommend innovative, solution-oriented policies regarding affordability and the preservation of existing housing stock through the Neighborhood Services Department (NSD) administered Rental Rehabilitation Program (Rental Rehab). Rental Rehab facilitates the preservation of naturally-occurring, safe and affordable rental housing for low- and moderate-income tenants by providing financial assistance to rental property owners to complete rehabilitation projects for deteriorating properties. The program focuses on addressing structural and health and safety related standards and criteria to ensure equitable habitability and function of the property, and serves as an anti-displacement tool.

Rental Rehab is funded with Community Development Block Grant (CDBG) dollars and is identified as a primary goal in the 2020-2024 governing Housing and Urban Development (HUD) Consolidated Plan approved by City Council. The recommended expanded Rental Rehab requirements incorporate:

- Single- and multi-family eligible properties, up to 24 units
- Strategically targeted service areas to focus on anti-displacement, create and preserve affordable housing, and support neighborhood economic development
- Affordability periods requiring rents remain at or below Housing and Urban Development's (HUD) fair market level rent for up to 20 years
- Mortgage principal paydown grant to assist property owners meet underwriting criteria
- Increased CDBG project investment limits of \$40,000 per unit / \$400,000 per project
- Property owner match requirement of up to 25 percent
- Prioritization of sustainable locally-owned projects

The expanded program supports the Housing Phoenix Plan goal of creating or maintaining 50,000 affordable homes by 2030.

Financial Impact

This item will be funded with Community Development Block Grant (CDBG) dollars from the U.S. Department of Housing and Development (HUD); there is no financial impact to the General Fund.

Concurrence/Previous Council Action

This item was recommended by the Land Use and Livability Subcommittee at its Feb. 17, 2021 meeting by a vote of 4-0.

Responsible Department

This item is submitted by Inger Erikson and the Neighborhood Services and Housing departments.



Sponsorship to Launch Employee-Owned Sustainable Food Business Incubation Program for Veterans (Ordinance S-47399)

Request to authorize the City Manager, or his designee, to pay a sponsorship fee of \$50,000 to Thrive Consultancy Inc., to support program development and delivery associated with a 10-week employee-owned sustainable food business incubation program that serves Phoenix residents, specifically veterans, women, and people of color. Further request authorization for the City Controller to disburse funds related to this item. Funding is available in the Community and Economic Development Department's budget.

Summary

Thrive Consultancy Inc. (Thrive), is a Benefit Corporation established in 2020 that supports small- to medium-sized enterprises (SMEs) in becoming environmentally responsible, socially empowering, and economically successful. Thrive strives to empower groups and individuals who are often excluded from entrepreneurship and business opportunities, particularly women and people of color, and aims to accelerate the uptake of sustainable business models and practices by start-ups and established businesses. As a startup, Thrive was born out of the Arizona State University School of Sustainability Masters of Sustainability Solutions Program. Some of Thrive's work has included conducting an eight-week incubation program last spring within the City's Eastlake community for entrepreneurs aspiring to create a sustainable employee-owned beverage business. The initial program included eight women entrepreneurs that developed beverage products, program and operational budget, business plan, and pitch. Thrive has also participated in developing and delivering several, full-day training workshops on sustainable cooperative businesses for aspiring entrepreneurs.

The proposed 10-week pilot program will support up to 20 veterans, particularly women and people of color, and will lead to the creation of four to six employee-owned sustainable food businesses in Phoenix. The City's sponsorship will be to support program development and delivery associated with the pilot program. Participants will engage in experiential and online lessons six hours per week over the course of 10 weeks. City of Phoenix residents participating in the program can choose from one of two pathways, including a focus on creating a new, employee-owned sustainable food enterprise or working with existing businesses to grow and transition to employee-

ownership.

Thrive is addressing a critical need: developing, supporting and promoting the growth of veteran entrepreneurs, particularly women and people of color, in building sustainable employee-owned food businesses. The Thrive program will lead to a greater number of quality jobs and business formation among veterans.

Upon completion of the 10-week program, Thrive will provide City staff with a written quarterly report up to one year on the progress of each program participant and status of the employee-owned business. City staff will follow up with Thrive on the status of participants every three months for up to one year. The quarterly report will contain at least the following:

- Number of veteran entrepreneurs starting a sustainable employee-owned food business in Phoenix;
- Number of new sustainable employee-owned food businesses formed in Phoenix;
- Number of quality jobs generated through these businesses; and
- Number of local businesses associated with program transitioning to employee-ownership and adopting practices to benefit employees, community and the environment.

This sponsorship, if approved, supports the City Council's policy direction to help veterans enter the workforce. It also increases the percentage of sustainable employee-owned businesses and increases the percentage of quality jobs in food businesses within the City of Phoenix. Additionally, the sponsorship supports the Community and Economic Development Department's objective to support and promote entrepreneurship across the food system and helps achieve the City of Phoenix Food Action Plan goals.

Financial Impact

The City's one-time sponsorship to Thrive Consultancy Inc. will not exceed \$50,000. Funding is available in the Community and Economic Development Department's budget.

Concurrence/Previous Council Action

This item was recommended for approval by the Workforce and Economic Development Subcommittee at the Feb. 24, 2021 meeting by a vote of 4-0.

Responsible Department

This item is submitted by Interim Deputy City Manager John Chan and the Community and Economic Development Department.



Enter into Memorandum of Understanding and Revocable License Agreement with U.S. Department of Labor for Use of Parking Lot at Phoenix Job Corps Center and Request to Indemnify U.S. Department of Labor (Ordinance S-47406)

Request to authorize the City Manager, or his designee, to enter into a Memorandum of Understanding and Revocable License Agreement, and any other agreements as necessary, with the Employment and Training Administration of the U.S. Department of Labor, or its City-approved designee, for the use of a parking lot of the Phoenix Job Corps Center, located at 518 S. 3rd St. in the Phoenix Warehouse District. Further request authority, pursuant to Phoenix City Code section 42-20(B), to indemnify the U.S. Department of Labor from claims arising out of the use of the parking lot under the Memorandum of Understanding. Additionally, request authority for the City Treasurer to accept, and for the City Controller to disburse, funds if necessary for this item.

Summary

Job Corps is a no-cost education and career technical training program administered by the U.S. Department of Labor (DOL) that helps young people ages 16 to 24 improve the quality of their lives through career technical and academic training. The Phoenix Job Corps (PJC) has been in the Phoenix Warehouse District for decades and provides valuable job training programs to the youth of Phoenix. The City has long been connected to PJC through job training programs, employment placement and through the business community. Additionally, City staff and the PJC work closely together on many other endeavors.

As part of their existing operations, PJC has two surface parking lots that are utilized for their students and staff during weekday operation hours. The PJC has limited use for these parking lots evenings and weekends, when the parking lots usually stand vacant. As new development and redevelopment of the Warehouse District has continued to gain attention, parking for area businesses and special events is extremely challenging. Warehouse District tenants often have speaking events, programs, special events and other evening events that draw significant attendees into the area, causing challenges with the limited public parking that is available in the immediate area for public use.

City staff has been working closely with the DOL to structure an opportunity to utilize one of the PJC's existing parking lots (Lot) for parking when not in use by PJC. In order to use this Lot, the DOL has provided the City with an Memorandum of Understanding (MOU) and Revocable License Agreement (License), for use of the Lot. In order to evaluate any necessary agreements (Agreements), staff has negotiated a six-month License so the DOL and City can determine the value and effectiveness of the Agreements. After the six-month period, the term could be extended, if mutually agreeable.

Subject to City Council approval, the following business terms have been negotiated with the DOL and would be implemented through the Agreements:

- City will not be charged a fee for use of the Lot;
- Lot use would be available daily from 6 p.m. to 11 p.m.;
- City will provide PJC with written notice of its request to use the Lot in 30-day increments, and will provide specific times and events for utilization of the Lot;
- Lot will be utilized for parking for events and facilities located within a two-mile radius of the Lot;
- City may enter into separate sublicenses with third party entities to utilize the Lot during the Use Periods;
- City will pay for the design and fabrication of temporary signage;
- Sublicensee(s) will be responsible for retrieving the temporary sign(s) from the City, posting the temporary sign(s) on the Lot during Use Periods stating parking is at the user's own risk, and shall remove the signs each day after the Use Periods;
- Sublicensee(s) will be responsible for returning the temporary sign(s) to the City at their own expense, upon conclusion of their use;
- Sublicensee(s) will be responsible for the use and maintenance of the Lot during Use Periods including enforcement when the Use Periods expire;
- City assumes all risk of damages or loss, and all claims of property damage. The City will include the Lot under its self-insured liability program in order to meet the requirement to provide an umbrella liability policy in the amount of not less than \$5 million on the Lot during the term of the License;
- City will indemnify the DOL for use of the Lot during the term of the License;
- City shall be required, and shall require its sublicensee(s) to purchase commercial liability insurance with limits of no less than \$5 million covering the use of the Lot during the Use Periods, naming the City and the DOL as additional insured; and
- Agreements may contain other terms and conditions deemed necessary by the City.

As the City continues to revitalize and redevelop the Warehouse District, the use of this Lot is an important economic development opportunity, providing for additional parking that will encourage events and patrons to visit the area.

Contract Term

The Revocable License Agreement will be for an initial term of six-months and can be extended if mutually agreeable.

Financial Impact

The U.S. Department of Labor will not charge a fee to the City for use of the Lot. The Community and Economic Development Department will be responsible for the design and fabrication of the temporary sign(s) and has allocated \$2,000 for this purpose. There is no impact to the General Fund for this expense. Funding is available in the Downtown Community Reinvestment Fund.

Location

Phoenix Job Corps is located at 518 S. 3rd St. and the parking lot is located on three parcels at the northwest corner of 1st Street and Lincoln Street.

Council District: 8

Responsible Department

This item is submitted by Interim Deputy City Manager John Chan and the Community and Economic Development Department.



Issuance of Multifamily Housing Revenue Notes - Mesquite Terrace Apartments Project - Series 2021 (Resolution 21905)

Request City Council approval for the issuance of Multifamily Housing Revenue Notes for the Mesquite Terrace Apartments Project, Series 2021, to be issued in one or more tax-exempt and/or taxable series in an aggregate principal amount not to exceed \$48 million.

Summary

Request City Council adoption of a resolution granting approval of the proceedings under which The Industrial Development Authority of the City of Phoenix (Phoenix IDA) has previously resolved to issue up to \$48 million of Multifamily Housing Revenue Notes (Revenue Notes) for use by Mesquite Terrace Apartments, LLC (Borrower), an Arizona limited liability company, to:

- a. Finance and/or refinance, as applicable, acquisition, construction, development, improvement, equipping, and/or operation of a multifamily residential rental housing facility in Phoenix, Ariz.; and
- b. Pay certain costs related to the issuance of the Revenue Notes.

Concurrence/Previous Council Action

The Phoenix IDA Board previously resolved to issue the Revenue Notes at its meeting held on Feb. 26, 2021.

Location

The Project is located at or near 5033, 5039, 5045, and 5107 N. 19th Ave. in Phoenix, Ariz.

With the exception of certain housing bonds, the Phoenix IDA can finance projects located anywhere in Arizona. In addition, the Phoenix IDA may issue bonds to finance projects outside of Arizona, if the out-of-state project provides a benefit within the State.

Responsible Department

This item is submitted by Interim Deputy City Manager John Chan.



Arizona Governor's Commission on Service and Volunteerism Funding for AmeriCorps Members (Ordinance S-47416)

Request authorization for the City Manager, or his designee, to apply for and, if awarded, accept and enter into an agreement with the Arizona Governor's Commission on Service and Volunteerism for AmeriCorps Program funding through the Corporation for National and Community Service in an amount of up to \$325,000 per year for three years for a contract total not to exceed \$975,000 over the life of the contract. Further request authorization for the City Treasurer to accept and the City Controller to disburse all funds related to this item.

Summary

The Youth and Education Office is seeking to apply to the Governor's Office of Youth, Faith and Family for AmeriCorps State Grant funds provided by the Corporation for National and Community Service (CNCS). Funds will provide AmeriCorps members to assist in the day-to-day operations of city programs, such as Head Start, Experience Corps Tutoring, Reengage Phoenix, College Depot, Library Early Literacy, and other educational programs. The Governor's Office seeks to fund applicants that propose to operate AmeriCorps programs that address areas identified along the educational pipeline that focus on increasing school readiness, early literacy, high school completion, and college and career readiness.

The office intends to seek funding to operate an AmeriCorps Program for the start of the 2021-22 school year. Grant funds will place AmeriCorps Members, 68 AmeriCorps members per year, in various educational programs citywide. The application to apply for funds was opened on Feb. 11, 2021 and the due date to apply for the funds is March 26, 2021.

Financial Impact

The requested grant amount of \$975,000 (\$325,000 per year for three consecutive years) includes staff, volunteer stipends, training, supplies, and site-preparation costs for implementing the proposed program throughout the city.

Responsible Department

This item is submitted by Interim Deputy City Manager John Chan and the Youth and Education Office.



Federal Fiscal Year 2020 Fire Prevention and Safety Grant Program Funds (Ordinance S-47407)

Request to retroactively authorize the City Manager, or his designee, to apply for, and accept, if awarded, up to \$70,048.80 from the federal fiscal year (FFY) 2020 Fire Prevention and Safety (FP&S) Grant Program, to fund Self Contained Breathing Apparatus (SCBA) for Fire Investigators. Further request authorization for the City Treasurer to accept, and for the City Controller to disburse, all funds related to this item. If not approved, the grant would be turned down.

Summary

The FP&S Program, administered through the Federal Emergency Management Agency (FEMA), is intended to help the nation's fire service by providing vital funds to local fire departments across the country. The primary goal of the program is to fund projects that are designed to reach high-risk target groups and mitigate the incidents of death and injuries caused by fire and fire-related deaths by assisting fire prevention programs and supporting firefighter health and safety research and development.

The objective of the FFY 2020 FP&S Grant Program is for grantees to carry out fire prevention education and training, fire code enforcement, fire/arson investigation, firefighter safety and health programming, prevention efforts, and research and development.

This project will provide respiratory protection equipment for Fire Investigators by funding the purchase of specialized SCBA respirators and replacement air cylinders. The total cost for this project is \$70,048.80 with a city match of up to five percent.

Since 2008, the Fire Department has received more than \$200,000 from the FP&S Grant Program. In previous years, these awards have been used to fund Fire Investigator Respirators, High Rise Floor Warden Training, Tablets and Printers for Fire Inspectors and Smoke Detectors for community outreach.

Procurement Information

The Fire Department will administer the grant in accordance with Administrative Regulation 3.10.

Contract Term

The two-year grant Period of Performance is projected to begin on or around July 1, 2021.

Financial Impact

The grant is anticipated to have a up to five percent required cost match; funds are available in the Fire Department's operating budget.

Responsible Department

This item is submitted by Assistant City Manager Jeff Barton and the Fire Department.



Public Hearing - Proposed Water Service Revenue Increase

Request to hold a public hearing to receive comments on proposed amendment to section 37-63 of the Phoenix City Code to provide for an increase in revenues for water service. This hearing is held in accordance with Arizona Revised Statute 9-511.01.

Public Outreach

Information detailing the proposed water revenue increase of 6.5 percent over the two-year period of calendar years 2021 and 2022 is available to the public in the City Clerk Department of the City of Phoenix located at 200 W. Washington St., 15th Floor. Information is also available on the City of Phoenix website: <https://www.phoenix.gov/waterrates>.

Phoenix water rates remain among the most affordable in major cities throughout the Southwest. Nonetheless, the Mayor and Council have approved substantial water equity measures to ensure that low income households maintain access to water services, particularly during the current pandemic. **The proposed increase applies only to the water volume charges assessed on water use above the allowance amount included in the fixed monthly service charge, resulting in no water rate increase at all for households that maintain water use within those allowances.** Currently, approximately 40 percent of households served in Phoenix maintain monthly water use below those allowance levels.

During the month of February 2021, information on the proposed rate increase was mailed to all water account holders through the City Services bill and PHX at your Service (PAYS). Over 20 community outreach meetings and open houses also were held to present information and obtain feedback, and numerous media interviews and social media posts occurred (**Attachment A**). The Citizens' Water and Wastewater Rate Advisory Committee recommended the proposed revenue increase, citing that it would generate the resources necessary to invest in rehabilitation and replacement of critical infrastructure including water pipes, treatment plants, pumps, reservoirs and wells that provide residents with clean, affordable, reliable and sustainable water. (**Attachment B**).

Responsible Department

This item is submitted by Deputy City Manager Karen Peters and the Water Services and Finance departments.

Attachment A
City of Phoenix Water Services Department

Proposed Water Revenues: Outreach and Communication

The Water Services Department conducted extensive public outreach to present information and obtain feedback for the proposed increase to water service revenues.

During the months of January - March 2021, the Water Services Department engaged in the following efforts:

- Four virtual public meetings:
 - January 27 at 6:00 p.m.
 - February 4 at noon
 - February 11 at 3:00 p.m.
 - February 18 at 6:00 p.m. (Information presented in Spanish only)Recordings of the virtual public meetings available on www.phoenix.gov/waterrates
- 16 Presentations and Questions/Answers at Village Planning Committees (VPCs):
 - January 25 – Ahwatukee Foothills VPC
 - January 26 – Alhambra VPC
 - February 1 – Encanto VPC
 - February 1 – Paradise Valley VPC
 - February 2 – Camelback East VPC
 - February 2 – Desert View VPC
 - February 8 – Laveen VPC
 - February 9 – Rio Vista VPC
 - February 9 – South Mountain VPC
 - February 10 – Maryvale VPC
 - February 11 – North Gateway VPC
 - February 17 – North Mountain VPC
 - March 8 – Central City VPC
 - March 9 – South Mountain VPC – Follow-up
 - March 11 – Deer Valley VPC
 - March 16 – Estrella Village Planning Committee
- Four Meetings Requested by City Council Offices:
 - Feb. 10 at 8:00 a.m. – District 4 Community Coffee
 - Feb. 23 at 6:00 p.m. – District 3 Block Watch
 - Feb. 23 at 6:00 p.m. – District 8 Community Meeting (English and Spanish)
 - Feb. 24 at 6:00 p.m. – District 5 Neighborhood Leaders Meeting

Attachment A
City of Phoenix Water Services Department

Proposed Water Revenues: Outreach and Communication

- Additional Community Outreach:
 - Chamber of Commerce – Presentation to Agriculture, Environment, and Water Committee on March 9, 2021.
 - Chicanos Por La Causa
 - American Council of Engineering Companies of Arizona
 - Arizona Chapter Associated General Contractors
 - Greater Phoenix Leadership
 - Local First Arizona
 - Arizona Restaurant Association
 - Greater Phoenix Economic Council Public Affairs Committee
 - Black Chamber of Commerce
 - Hispanic Chamber of Commerce

Outreach:

- An email address (watersmart@phoenix.gov) was advertised to the public for comments and concerns.
- An educational video was created in conjunction with PHXTV in English and Spanish. The videos are airing on PHXTV.
- Educational information was posted on Water Services and City of Phoenix social media accounts (Facebook, Instagram, Twitter and Nextdoor)
- A one-page fact sheet in English and Spanish was posted on www.phoenix.gov/waterrates on Jan. 15, 2021.
- Article appeared in the PAYS newsletter for the months of February and March.
- A button placed on Waterworks.phoenix.gov directing people to www.phoenix.gov/waterrates added on Jan. 15, 2021.
- A newsroom story was posted on phoenix.gov on Jan. 22, 2021.
- The Phoenix.gov homepage slider added on Feb. 4, 2021.
- The Notice of Intent (NOI) to raise Water Rates was posted on the City of Phoenix website, www.phoenix.gov/waterrates.
- Water rates information has been added to the www.phoenix.gov/waterrates website for quick access to information about the recommendation and virtual public meetings. The page has been continuously updated as needed.
- Messaging added to the City Services Bill message for February.
- The water rate calculator was updated on the www.phoenix.gov/waterrates website – recorded nearly 2,400 visitors since Feb. 17, 2021.

Attachment A
City of Phoenix Water Services Department

Proposed Water Revenues: Outreach and Communication

- Water Revenue Increase Survey was available on www.phoenix.gov/waterrates—received 1,342 responses (Feb. 5, 2021 – March 5, 2021 in English and Spanish).

Media promotion:

- Enlace Noticias – radio interview on Jan. 13, 2021.
- Dialogo Comunitario – radio interview on Jan. 20, 2021.
- Telemundo Arizona – television interview on Jan. 25, 2021.
- A 500-word article posted in the February issue of *Prensa Arizona*.
- Facebook Live interview with *Prensa Arizona* on Feb. 4, 2021.
- AZ Republic- newspaper interview on Feb. 4, 2021. Story published on Feb. 10, 2021.
- The Notice of Intent to raise Water Rates published in AZ Republic (English) and *Prensa Arizona* (Spanish).
- KTAR radio interview on Feb. 24, 2021.
- ABC 15 television interview on Feb. 25, 2021.
- A 15 second video in English and Spanish promoting the water revenue increase placed in Food City and Bashas stores (18 locations), with 750,000 impressions Feb. 1, 2021 - March 5, 2021.
- Enlace Noticias – radio interview on March 3, 2021.
- AZ Family interview – scheduled for week of March 15, 2021.

Overall Feedback:

- Reached over 500 participants at public meetings and received nearly 340 comments from public outreach.
 - Based on feedback gained during public outreach efforts, it appears that residents are generally understanding of why the proposed rate increase is needed.
 - Some residents mentioned that the importance of maintaining infrastructure to ensure the delivery of clean water.
 - Many residents expressed concern for residential and business customers during the COVID-19 pandemic and requested additional financial relief. Staff took this opportunity to share with community members the resources available for customers who are struggling.

Attachment A
City of Phoenix Water Services Department

Proposed Water Revenues: Outreach and Communication

At its Jan. 6, 2021 Formal meeting, the City Council heard a report on water resources, infrastructure, and financial plans, and approved a Notice of Intention to consider an increase in water rates and/or rate components and to hold a public hearing on March 17, 2021 to consider the recommendation for an increase to water service revenues.

On Jan. 21, 2021, the citizens' Water/Wastewater Rate Advisory Committee unanimously voted to recommend to the City Council an increase to water service revenues of 3.0 percent effective March 2021, followed by an additional increase of 3.5 percent effective October 2022.

On Feb. 3, 2021, the City Council Transportation, Infrastructure and Innovation Subcommittee heard information on water resources, infrastructure, and financial plans and provided comment to the Water Services and Finance departments.

On Mar. 3, 2021, the City Council Transportation, Infrastructure and Innovation Subcommittee unanimously voted to recommend to the City Council an increase to water service revenues of 3.0 percent effective March 2021, followed by an additional increase of 3.5 percent effective October 2022.

Attachment B

March 5, 2021

Mayor Kate Gallego
City of Phoenix

Dear Mayor Gallego and Members of the City Council:

As Chair, and on behalf of the members of the Water / Wastewater Rate Advisory Committee (WWRAC), I write to express the full committee's support for the proposed water rate increase for the Water Services Department. Specifically, we endorse "Option 2," which recommends a 3.0% rate increase to be implemented October 2021, followed by a 3.5% rate increase to be implemented March 2022. The WWRAC endorses this approach because it fully funds the capital improvement fund, maintains the water equity initiatives, and ensures that all planned capital programs move forward as planned, following the implementation of the new rates. We encourage Mayor and Council to adopt the proposed rate increase to ensure that the Water Services Department has the resources necessary to invest in rehabilitation and replacement of critical infrastructure, including water pipes, treatment plants, pumps, reservoirs and wells that provide residents with clean, affordable, reliable, and sustainable water.

While the committee is sensitive to the impact of the proposed rate increase on residents, we note that the average residential customer utility bill would increase by approximately \$2.40 per month over the next two years or approximately \$0.08 a day. It is worth noting that the City of Phoenix is among the most affordable combined water and sewer rates in the Southwest. By investing now in the Water Services Department, the citizens of Phoenix will manage and reduce the risks of future, more costly and more disruptive repairs.

I would also like to commend the Water Services Department for providing comprehensive and transparent presentations on water resources, infrastructure and financial plans to the WWRAC. The Interim Director and city staff have fully briefed the WWRAC on financial forecasts, answered all questions, and addressed all requests for information. This allowed WWRAC to make to an informed decision to recommend Option 2.

Finally, the Water Services Department should be recognized for conducting a far-reaching public engagement and education strategy despite the challenges presented by the ongoing Covid-19 pandemic response. Outreach efforts included a dedicated website with email address, online survey, FAQs, bill estimator, videos, information on how to understand and lower your water and sewer bill, financial reports, and more; most of this information is available in English and Spanish. Furthermore, the Water Services Department held virtual meetings (and offered recordings of those meetings). This is an impressive effort in participatory and transparent government.

In closing the members of the WWRAC encourage you to adopt "Option 2" of the proposed water rate increase. We thank you for the opportunity to serve our community on this committee. If I can offer any additional comments, please contact me at dave.white@asu.edu or (480) 221-0960.

Sincerely,



Dave D. White, Ph.D.
Chair, Water/Wastewater Rate Advisory Committee

Cc: Ed Zuercher, City Manager
Karen Peters, Deputy City Manager
Eric Froberg, Interim Director, Water Services Department



Amend City Code - Proposed Water Service Revenue Increase (Ordinance G-6826)

Request the City Council amend sections 37-63 of the Phoenix City Code to adjust water service rates to increase rate revenue by 6.5 percent over the next two years.

Summary

The Finance Department, in conjunction with the Water Services Department, develops a Water Financial Plan to determine the revenue requirements that support the capital infrastructure replacement, rehabilitation, and development needs, the operating budget, and the debt service requirements of the water utility. The proposed changes to the water rates planned for October 2021 and March 2022 are estimated to produce \$29.5 million the first full fiscal year after the rates take effect.

The proposed water rate changes for October 2021 will be applied to the low, medium and high seasonal volume charges. On average, customer bills for water will increase 3.0 percent. Depending on the actual water consumption, some customers may pay more or less than this average.

The proposed water rate changes for March 2022 also will be applied to the low, medium and high seasonal volume charges. On average, customer bills for water will increase 3.5 percent. Depending on the actual water consumption, some customers may pay more or less than this average.

An independent rate consultant has reviewed and evaluated the Water Financial Plan and determined that the financial plan information supports rate adjustments that are reasonable and consistent with rating agency standards (**Attachment A**).

There is no proposed increase to wastewater rates in Fiscal Years (FYs) 2021 or 2022.

Concurrence/Previous Council Action

On Jan. 6, 2021, the City Council heard the Notice of Intention to consider an increase in water rates and/or rate components and set a public hearing date to consider the proposed increase.

The Citizens' Water/Wastewater Rate Advisory Committee (WWRAC) recommended:

- A zero percent wastewater revenue increase for FY 2021, based upon the five-year financial plan that includes zero percent wastewater revenue increases in each of FYs 2021-25 on Oct. 20, 2020, by a vote of 6-2; and
- A 3.0 percent water revenue increase effective October 2021 and a 3.5 percent increase in revenue effective March 2022; based upon the five-year financial plan that includes 3.5 percent increases in revenue for each of FYs 2023-25 on Jan. 21, 2021, by a vote of 6-0.

The Transportation, Infrastructure, and Innovation Subcommittee:

- Reviewed the WWRAC recommendation on Dec. 2, 2020, and requested three CIP Plan Alternatives be evaluated;
- Reviewed the three requested CIP Plan Alternatives on Feb. 3, 2021; and
- On March 3, 2021, recommended approval of a 3.0 percent water revenue increase effective October 2021, a 3.5 percent water revenue increase effective March 2022, and zero percent wastewater revenue increases for FYs 2021 and 2022, by a vote of 4-0.

Public Outreach

In accordance with Arizona Revised Statute 9-511.01, the City Council will conduct a public hearing on March 17, 2021, to receive comments on the proposed increase in water rates. Additional information regarding public outreach efforts is detailed in the Council Report for the public hearing agenda item.

Responsible Department

This item is submitted by Deputy City Manager Karen Peters and the Water Services and Finance departments.



February 11, 2021

Mayor and City Council
City of Phoenix
200 West Washington Street
Phoenix, Arizona 85003

Subject: Water Financial Plan Review

Dear Ladies and Gentlemen:

Raftelis Financial Consultants, Inc. ("Raftelis") was retained as an Independent Rate Consultant ("Consultant") to review and evaluate projected near- and longer-term financial projections as prepared by the City of Phoenix ("City") for the City's Water Department ("Department").

FINANCIAL PLAN

Introduction

The Department's fiscal year (FY) 2021-2025¹ Water System Financial Plan ("Financial Plan") estimates the cash-based costs expected to be incurred during a five-year planning or forecast period, the revenues projected to be received based on existing rates during the period, and additional revenues resulting from forecasted revenue/rate increases to balance costs and revenues and conform with or achieve the financial policies of the Department and the City. The Department prepares a rolling five-year plan – when prepared in subsequent years, the first year in the prior plan is removed and a new year is added. The Department's financial planning process is aligned with the City's budget process; the Mayor and City Council are provided with the Financial Plan information, including forecasted revenue increases, to support the Department's capital improvements and operations, prior to the City Council's review of the Department's budgets.

Financial Plan Options

The Department has developed three Financial Plan options that differ based on the timing and level of projected rate increases in FY 2022. Each option assumes no rate increase in FY 2021 and assumes 3.5 percent annual increases effective in March of each year from FY 2023 through FY 2025. The FY 2022 assumed rate revenue increases differ as follows. Option 1 assumes one 6.5 percent rate revenue increase effective March 2022. Option 2 assumes two rate revenue increases in FY 2022, the first a 3.0 percent increase effective October 2021, the second a 3.5 percent increase effective March 2022. Option 3 assumes one 3.5 percent rate revenue increase effective March 2022.

Except where specifically stated, all assumptions other than rate revenue increases and resulting rate revenue from adjustments are identical under each option.

Financial Inputs and Policies

The Department utilized the following data inputs in developing the FY 2021-2025 Financial Plan:

- Forecasts of projected revenues at existing rates and other revenue sources.
- Forecasts of projected operating requirements.

¹ The City's fiscal year is from July 1 to June 30. "FY 2021" refers to the 12 months ending June 30, 2021.

- Estimated Capital Improvement Program (CIP) outlay.

The Financial Plan developed from these inputs reveals if, and in what years, water sales revenue increases (rate adjustments) are needed to meet the Department's annual cash requirements and to conform to the following financial policies:

- All costs associated with the operation of the Water System shall be funded from revenues derived from water rates and other water-related income sources.
- Annual debt service coverage goal at a minimum level of 2.00 times the annual debt service requirement.
- The Department shall maintain available cash reserves at a minimum level of 1.00 times the annual debt service requirement.

Adherence to these policies helps ensure that the Department has ready access to low cost capital and allows them to respond to unforeseen circumstances in a timely manner. These policies are consistent with rating agencies standards and are comparable to other highly rated water utilities.

The Financial Plan developed from these inputs reveals if, and in what years, water sales revenue increases (i.e., rate adjustments) are required to meet the Department's annual cash requirements and achieve established financial planning/performance policies.

Financial Plan Summary

Tables 1 through 3 present the Financial Plan for each option and provides some detail of the revenue and cost estimates. A discussion of the key Financial Plan components follows.

FY 2019 – FY 2023 Revenue Forecast

Potable water sales revenues (i.e., revenues generated from the Metered Water Charge and Environmental Charge) are the largest source of projected operating revenues contained in the Financial Plan. Water sales revenue projections are based on estimated customer accounts and water sales during the five-year planning period.

The Department expects to experience an annual increase in the rate of new accounts connected as the population continues to grow in Phoenix. Additionally, the Department monitors historical temperature and rainfall patterns in the Phoenix service area that drive future consumption per account forecasts. The summer of 2020 was unusually hot and dry resulting in higher than normal per account consumption. The Department projects the higher use per account to continue into the FY 2021 summer months (July and August of 2020), and then to fall to more "normal" levels for the balance of FY 2021 and FY 2022. Additionally, with the economic and societal uncertainty associated with the COVID-19 Pandemic, the Department is projecting a negative impact to FY 2022 use per account. Based on a combination of weather and economic factors considered by the Department, the average use per account experienced in FY 2020 on an annual basis is projected to increase by 2.21 percent in FY 2021, followed by a decrease of 3.30 percent in FY 2022, and then rebound to more "normal" levels in FY 2023 with a projected increase of 2.43 percent. Average use per account is projected to decrease at an annual average of 0.39 percent from the FY 2024-2025 period. These two factors – growth in the number of new accounts and metered water usage per account – are expected to result in an increase in revenue under existing rates of 6.18 percent for FY 2021, a decrease of 4.04 percent in FY 2022, followed by an increase of 5.68 percent in FY 2023, followed by and modest annual increases averaging 0.69 percent in the last two years of the five-year planning period.

Additional water sales revenues will be needed to meet annual operating and maintenance (O&M) expenses and capital costs and to ensure compliance with the Department's financial policies.

Additional revenues are expected to be generated through a series of annual water revenue/rate increases as detailed in the Financial Plan Options sections above.

FY 2021– FY 2025 Operating Requirements

O&M expenses comprise a significant portion of total Department costs or revenue requirements. Total O&M expenses are projected to increase at an annual average rate of approximately 3.9 percent over the forecast period. Increases in O&M are based on customer growth, the rate of inflation, and individualized projections for major line items including electricity, chemicals, raw water, and granular activated carbon.

Table 1
City of Phoenix Water System
FY 2021-2025 Financial Plan Option 1
(millions of dollars)

	2020-21 Forecast	2021-22 Forecast	2022-23 Forecast	2023-24 Forecast	2024-25 Forecast
REVENUES					
Metered Water Charge	328.78	315.06	337.72	339.30	341.17
Environmental Charge	74.46	72.00	72.90	73.81	74.73
Raw Water Charge	37.35	35.74	36.18	36.64	37.09
Rate Revenue	440.59	422.80	446.80	449.75	452.99
Rate Revenue Adjustments	-	9.35	34.71	51.90	69.96
Total Rate Revenue	440.59	432.15	481.51	501.65	522.95
Water Resource Acquisition Fee	2.62	2.54	2.30	2.29	2.33
Development Occupation Fee	5.21	5.22	5.27	5.29	5.37
Other Revenue	31.16	32.61	27.19	25.39	32.47
TOTAL OPERATING REVENUE	479.58	472.51	516.27	534.62	563.12
EXPENDITURES					
Operating & Maintenance	219.57	229.88	248.32	256.15	263.32
Operating Capital (PAYGO)	66.42	120.91	157.07	60.93	53.62
Other Expenses and Transfers	25.89	28.08	29.05	30.09	31.16
Total Operating Expenses	311.88	378.87	434.44	347.17	348.10
Debt Service - Existing	133.29	133.30	133.29	133.30	130.43
Debt Service - Future \$ 800 m	-	6.00	12.00	12.00	24.00
Debt Service - Refunding Saving \$ -23 m	(1.61)	(2.77)	(2.77)	(2.77)	(2.77)
Total Debt Service	131.68	136.53	142.52	142.53	151.66
Net Transfers to/(from) Capital Funds	-	-	-	-	-
TOTAL EXPENDITURES	443.56	515.40	576.96	489.70	499.76
Net Increase/(Decrease)	36.02	(42.89)	(60.69)	44.92	63.36
BEGINNING FUND BALANCE	113.43	149.45	106.56	45.87	90.79
ENDING FUND BALANCE	149.45	106.56	45.87	90.79	154.15
Less: Restricted Funds					
Development Occupation Fund	28.53	31.44	29.81	33.45	38.32
Water Resource Acquisition Fund	23.12	13.06	8.91	11.17	13.50
Total Restricted Funds	51.65	44.50	38.72	44.62	51.82
OPERATING FUND BALANCE	97.80	62.06	7.15	46.17	102.33
Add: Water Reserve Fund	100.00	100.00	100.00	100.00	100.00
AVAILABLE FUND BALANCE	197.80	162.06	107.15	146.17	202.33
Month of Projected Increase	Mar	Mar	Mar	Mar	Mar
Percent Revenue Impact	0.00%	6.50%	3.50%	3.50%	3.50%
Junior Lien Debt Coverage	1.99	1.80	1.91	1.98	2.00
Available Fund Balance to Debt Service	1.5	1.2	0.8	1.0	1.3

Table 2
City of Phoenix Water System
FY 2021-2025 Financial Plan Option 2
(millions of dollars)

	2020-21 Forecast	2021-22 Forecast	2022-23 Forecast	2023-24 Forecast	2024-25 Forecast
REVENUES					
Metered Water Charge	328.78	315.06	337.72	339.30	341.17
Environmental Charge	74.46	72.00	72.90	73.81	74.73
Raw Water Charge	37.35	35.74	36.18	36.64	37.09
Rate Revenue	440.59	422.80	446.80	449.75	452.99
Rate Revenue Adjustments	-	13.57	35.18	52.39	70.48
Total Rate Revenue	440.59	436.37	481.98	502.14	523.47
Water Resource Acquisition Fee	2.62	2.54	2.30	2.29	2.33
Development Occupation Fee	5.21	5.22	5.27	5.29	5.37
Other Revenue	31.16	32.61	27.28	25.49	32.57
TOTAL OPERATING REVENUE	479.58	476.73	516.83	535.21	563.74
EXPENDITURES					
Operating & Maintenance	219.57	229.88	248.32	256.15	263.32
Operating Capital (PAYGO)	66.42	120.91	157.07	60.93	53.62
Other Expenses and Transfers	25.89	28.08	29.05	30.09	31.16
Total Operating Expenses	311.88	378.87	434.44	347.17	348.10
Debt Service - Existing	133.29	133.30	133.29	133.30	130.43
Debt Service - Future \$ 800 m	-	6.00	12.00	12.00	24.00
Debt Service - Refunding Saving \$ -23 m	(1.61)	(2.77)	(2.77)	(2.77)	(2.77)
Total Debt Service	131.68	136.53	142.52	142.53	151.66
Net Transfers to/(from) Capital Funds	-	-	-	-	-
TOTAL EXPENDITURES	443.56	515.40	576.96	489.70	499.76
Net Increase/(Decrease)	36.02	(38.67)	(60.13)	45.51	63.98
BEGINNING FUND BALANCE	113.43	149.45	110.78	50.65	96.16
ENDING FUND BALANCE	149.45	110.78	50.65	96.16	160.14
Less: Restricted Funds					
Development Occupation Fund	28.53	31.44	29.81	33.45	38.32
Water Resource Acquisition Fund	23.12	13.06	8.91	11.17	13.50
Total Restricted Funds	51.65	44.50	38.72	44.62	51.82
OPERATING FUND BALANCE	97.80	66.28	11.93	51.54	108.32
Add: Water Reserve Fund	100.00	100.00	100.00	100.00	100.00
AVAILABLE FUND BALANCE	197.80	166.28	111.93	151.54	208.32
Month of Projected Increase	Mar	Oct & Mar (1)	Mar	Mar	Mar
Percent Revenue Impact	0.00%	3.00% & 3.50%	3.50%	3.50%	3.50%
Junior Lien Debt Coverage	1.99	1.83	1.91	1.98	2.01
Available Fund Balance to Debt Service	1.5	1.2	0.8	1.1	1.4

Note (1): October 2021 increase of 3.0%; March 2022 increase of 3.5%.

Table 3
City of Phoenix Water System
FY 2021-2025 Financial Plan Option 3
(millions of dollars)

	2020-21 Forecast	2021-22 Forecast	2022-23 Forecast	2023-24 Forecast	2024-25 Forecast
REVENUES					
Metered Water Charge	328.78	315.06	337.72	339.30	341.17
Environmental Charge	74.46	72.00	72.90	73.81	74.73
Raw Water Charge	37.35	35.74	36.18	36.64	37.09
Rate Revenue	440.59	422.80	446.80	449.75	452.99
Rate Revenue Adjustments	-	5.03	21.14	37.77	55.23
Total Rate Revenue	440.59	427.83	467.94	487.52	508.22
Water Resource Acquisition Fee	2.62	2.54	2.30	2.29	2.33
Development Occupation Fee	5.21	5.22	5.27	5.29	5.37
Other Revenue	31.16	32.61	22.75	22.71	30.39
TOTAL OPERATING REVENUE	479.58	468.19	498.26	517.81	546.31
EXPENDITURES					
Operating & Maintenance	219.57	229.88	248.32	256.15	263.32
Operating Capital (PAYGO)	66.42	120.91	157.07	60.93	53.62
Other Expenses and Transfers	25.89	28.08	29.05	30.09	31.16
Total Operating Expenses	311.88	378.87	434.44	347.17	348.10
Debt Service - Existing	133.29	133.30	133.29	133.30	130.43
Debt Service - Future \$ 400 m	-	-	-	-	12.00
Debt Service - Refunding Saving \$ -23 m	(1.61)	(2.77)	(2.77)	(2.77)	(2.77)
Total Debt Service	131.68	130.53	130.52	130.53	139.66
Net Transfers to/(from) Capital Funds	-	-	-	-	-
TOTAL EXPENDITURES	443.56	509.40	564.96	477.70	487.76
Net Increase/(Decrease)	36.02	(41.21)	(66.70)	40.11	58.55
BEGINNING FUND BALANCE	113.43	149.45	108.24	41.54	81.65
ENDING FUND BALANCE	149.45	108.24	41.54	81.65	140.20
Less: Restricted Funds					
Development Occupation Fund	28.53	31.44	29.81	33.45	38.32
Water Resource Acquisition Fund	23.12	13.06	8.91	11.17	13.50
Total Restricted Funds	51.65	44.50	38.72	44.62	51.82
OPERATING FUND BALANCE	97.80	63.74	2.82	37.03	88.38
Add: Water Reserve Fund	100.00	100.00	100.00	100.00	100.00
AVAILABLE FUND BALANCE	197.80	163.74	102.82	137.03	188.38
Month of Projected Increase	Mar	Mar	Mar	Mar	Mar
Percent Revenue Impact	0.00%	3.50%	3.50%	3.50%	3.50%
Junior Lien Debt Coverage	1.99	1.85	1.94	2.03	2.05
Available Fund Balance to Debt Service	1.5	1.3	0.8	1.0	1.3

FY 2021 – FY 2025 Capital Requirements

The Department's FY 2021-2025 CIP is largely focused on rehabilitation of the various components of the water system. The FY 2021-2025 CIP projections broken out by proposed funding ("Sources") is shown in Table 4.

Table 4
City of Phoenix Water System
Capital Improvement Program Summary
FY 2021-2025
(millions of dollars)

	2020-21	2021-22	2022-23	2023-24	2024-25	Total
	Forecast	Forecast	Forecast	Forecast	Forecast	
Sources of Funds						
Development Occupation Fees	\$ 1.20	\$ 2.30	\$ 6.90	\$ 1.65	\$ 0.50	\$ 12.55
Water Revenue	68.94	105.55	143.72	59.62	52.88	430.70
Water Resource Acquisition	0.02	12.60	6.46	0.02	-	19.10
Val Vista Trust Fund	1.17	1.51	3.47	0.31	1.37	7.82
Replacement Fund	4.46	4.59	3.15	2.80	3.40	18.40
Impact Fee Northern	0.37	-	-	-	1.05	1.41
Impact Fee Southern	28.69	-	6.52	-	-	35.21
CIC - Water Bonds	218.28	251.71	200.14	188.74	78.23	937.09
CIC - Sustainability Water Bonds	241.68	13.33	5.96	1.00	1.00	262.96
Wastewater Revenue	-	1.65	1.65	-	-	3.30
Public Works	-	1.55	1.55	-	-	3.10
Total Sources	\$ 564.81	\$ 394.79	\$ 379.52	\$ 254.14	\$ 138.43	\$1,731.64

As shown in Table 4, the Department anticipates using the proceeds from revenue bonds (CIC – Bonds) to fund most of its CIP over the forecast period with the next largest funding source being annual rate revenues. Given the magnitude of the CIP, this approach of funding ongoing repair, replacement and rehabilitation of existing assets with revenue bonds is consistent with industry best practices, i.e., the use of debt to fund longer lived, large dollar amount, capital projects.

Financial Plan options 1 and 2 project the issuance of CIC – Water Bonds (revenue bonds) in both FY21-22 and FY24-25 to fund the CIP program while meeting financial policies. Financial Plan option 3, which forecasts a lower rate revenue increase in FY 2022 compared to options 1 and 2, assumes only the FY24-25 revenue bonds will be issued during the 5-year plan resulting in a need to cut some of the revenue bond funded capital from the CIP program.

Principal Assumptions and Considerations

The Financial Plan projections represent an assessment by the Department of projected operating results for the period FY 2021 to FY 2025. Raftelis has reviewed the projections at a summary level and we believe that these projected operating results are reasonable for the Department's financial planning purposes. The Department's revision of the Financial Plan in the future may result in changes to its projected operating results. We cannot predict what changes, if any, will be made or what impact these changes may have on the Department's projected operating results.

In analyzing the Financial Plan, Raftelis relied on certain assumptions related to future Water System conditions. There will usually be differences between assumed and actual conditions because events and circumstances frequently do not occur as expected, and those differences may be significant. The Department's principal assumptions as used in the Financial Plan are:

- The number of customer accounts will increase by approximately 0.80 percent in FY 2021, 1.00 percent in FY 2022, followed by approximately 1.25 percent annual increases over the next three years.
- Water consumption per account is expected to increase at an annual rate of 2.21 percent in FY 2021, followed by a decrease of 3.30 percent in FY 2022, and increase by approximately 2.43 percent in FY 2023. Per account water consumption was high in FY 2021 due to unusually high temperatures and low rainfall. The Department expects consumption to be negatively impacted by the economic impact of the COVID-19 Pandemic, and then return to more typical levels by FY 2023. Water consumption per account is projected to decrease at an average annual rate of 0.39 percent the remaining two years, FY 2024 through FY 2025. Projections of water consumption per account are based on average weather conditions and economic factors. Actual water sales are subject to significant year-to-year variations due to fluctuations in weather conditions and will likely vary from the projections in the Financial Plan.
- Water sales under existing rate projections, which consider both the number of customer accounts and the consumption per account, are projected to increase by approximately 6.18 percent in FY 2021, followed by a decrease of 4.04 percent in FY 2022, and increase by approximately 5.68 percent in FY 2023. Water sales in the remaining years of the forecast are projected to increase at a rate of approximately 0.69 percent annually.
- Future O&M expenses are projected to change annually based on the rate of inflation and customer growth, as well as new recurring programs or initiatives. Future year costs, apart from treatment costs and costs associated with implementation of new treatment processes, which are forecasted separately, include an inflation adjustment of 3.0 percent annually. Overall, O&M expenses are projected to increase at an annual average rate of approximately 3.9 percent.
- The CIP prepared by the Department is expected to meet current environmental standards and projected customer growth requirements over the study period. Costs associated with any possible changes in current EPA drinking water standards cannot be estimated until the new standard levels are established.
- Interest rates and issuance costs of future debt are expected to be comparable with current market conditions and credit rating.
- It is expected that the Mayor and City Council will continue to have full control over the establishment of rates for water service and will adjust rates as necessary to meet the financial needs of the Department, including compliance with the Department's financial policies.

Reliance on Department Data

The purpose of this letter is to provide the City with an independent review of the Department-prepared Financial Plan. To accomplish these objectives, Raftelis did not conduct an independent financial audit or an in-depth evaluation of the Department's operations or financial planning initiatives or processes.

During this project the Department provided Raftelis with a variety of data and information relevant to the Water System. We have relied on this data and information in completing our review of the Department-prepared Financial Plan. However, we have not independently verified the data and information as provided and, accordingly, take no responsibility for its accuracy. Furthermore, during our review and analysis, and the preparation of this letter, nothing has come to our attention that would cause us to believe that the assumptions used by the Department are unreasonable. Nevertheless, there will usually be differences between forecasted and actual results, because events and circumstances frequently do not occur as expected and those differences may be material.

Changed conditions that occur or become evident after the date of this letter could affect the analysis presented. As such, we have no responsibility to update this letter for events and circumstances occurring after the date of this letter.

Conclusions

Based on our review of the Department's Financial Plan and the considerations and assumptions set forth herein, Raftelis offers the following opinions:

- The Department's Financial Plan options 1 and 2 are expected to provide the funding necessary to meet O&M expenses, implement the CIP as currently proposed and generally meet the Department's financial goals, targets and policies. The Department's Financial Plan option 3 is expected to provide the funding necessary to meet O&M expenses, while implementing a lower level of revenue bond funded CIP and generally meet the Department's financial goals, targets and policies. In our professional opinion, the proposed rate increases are reasonable for the estimated rate revenue required. To the extent that each of the rate adjustments anticipated in the Financial Plan are not approved, it is likely that revenues will not be sufficient to cover the Department's O&M expenses and the Department will be required to draw on available cash reserves, likely depleting these reserves to levels below those established by the Department's financial policies. Doing so could severely limit the Department's ability to respond to unforeseen problems and, more importantly, could lead to a downgrade in the credit rating of the Department's debt, thereby increasing, in the future, the Department's cost of capital.
- The Department has developed several financial policies relating to the funding of the Water System and outstanding debt. Adherence to these policies helps ensure that the Department has ready access to capital at a reasonable cost and allows the Department to respond to unforeseen circumstances in a timely manner. These policies are consistent with rating agencies standards and are comparable to other highly-rated water utilities.
- In certain years of the Financial Plan the financial targets are not met; however, in years subsequent they trend back towards the target. For instance, under Financial Plan option 1 the annual debt service coverage falls to 1.80 in FY 2022, but trends up in subsequent years, reaching 2.00 by FY 2025. Similarly, the available cash reserves fall below the 1.0 target to 0.8 in FY 2023 but rebound to 1.0 in FY 2024. These financial policies are self-imposed and therefore it is acceptable to fall below targets in a given year assuming that they trend back towards the targets in subsequent years.

Raftelis appreciates the opportunity to assist the City with this matter. If you have questions regarding the contents of this letter or if you require additional information, please contact me at (704) 936-4440.

Sincerely,
RAFTELIS



Harold Smith
Vice President



Aviation Department Bus Contingency and Maintenance Planning Request for Information

Request to authorize the City Manager, or his designee, to authorize the Aviation Department to issue a Bus Contingency and Maintenance Plan Request for Information solicitation.

Summary

The Aviation Department's Operations Division requests to issue a Request for Information (RFI), and gather industry data and strategies to establish a bus contingency plan when phase 2 of the PHX Sky Train is fully operational in the second quarter of 2022.

The full operation of the PHX Sky Train system negates the scheduled passenger use of the airport's Rental Car Center buses. When in full operation, the PHX Sky Train system becomes the primary mode of transportation for customers to access airport parking locations, the rental car center, terminals, and connection to the City's light rail system.

For planned and unplanned train outages and events affecting passenger operations, the airport must activate a transportation contingency plan to move a large volume of passengers between all train station locations. Furthermore, the contingency plan must be able to be activated quickly when an unplanned outage event occurs.

This RFI will provide the airport's operating information and service needs to develop strategies that optimize Phoenix Sky Harbor's busing needs on a contingency basis. Advanced planning using this industry information will be essential when drafting a bus contingency Operations and Maintenance (O&M) contract prior to the PHX Sky Train phase 2 completion.

Concurrence/Previous Council Action

- The Phoenix Aviation Advisory Board recommended this item for approval on Feb. 18, 2021, by a vote of 6-0.
 - The Transportation, Infrastructure, and Innovation Subcommittee recommended this item for approval on March 3, 2021, by a vote of 4-0.
-

Location

Phoenix Sky Harbor International Airport - 3400 E. Sky Harbor Blvd.

Council District: 8

Responsible Department

This item is submitted by Deputy City Manager Mario Paniagua and the Aviation Department.



Request to Issue Terminal 4 South 1 Common-Use Airport Lounge Revenue Contract Solicitation

Request to authorize the City Manager, or his designee, to issue a Revenue Contract Solicitation for the development, operation and management of a Common-Use Airport Lounge Concession in the new Terminal 4 South 1 Concourse at Phoenix Sky Harbor International Airport, including evaluation criteria, related business requirements, and the airport contracting policy.

Summary

The new Terminal 4 South 1 Concourse (T4 S1) Concourse at Phoenix Sky Harbor International Airport (PHX) is scheduled to be operational Summer 2022 and will be home to Southwest Airlines (WN). With the addition of the S1 concourse at T4, the Aviation Department (Aviation) is seeking a vendor to develop, operate, and manage a Common-Use Airport Lounge (Lounge) in T4 S1. Staff has developed a strategy to bring in a world-class Lounge for our passengers, by evaluating: enplanement forecast, optimal square footage, location, opportunities, and limitations. A timeline has been created for the Solicitation that includes business information discussions with the industry. The Revenue Contract Solicitation (RCS) will be issued to ensure a fair and competitive process, the goals of which are to:

- Optimize sales and revenue over the term of the lease;
- Develop the quality and uniqueness of the lounge facility, emphasizing local culture and Arizona destinations in the design of the facility and in food and beverage offerings; and
- Select a Respondent with experience operating successful airport lounges in the U.S. and/or abroad.

The primary area available is 3,500 square feet, with the opportunity for a phased opening, allowing the Successful Respondent to build out 50 percent in the first phase and the additional space once enplanements reach a specified amount.

The Successful Respondent will be required to develop, operate, and manage a lounge that:

- Offers access to customers flying on any airline, regardless of class of ticket, for a fee;

- Offers access to customers belonging to partner organizations (airlines, credit card companies, etc.) with complimentary lounge membership benefits;
- Has a variety of seating options, including desk workspaces, tables, at least one bar, and lounge chairs;
- Offers a variety of food options, including hot and cold items; and
- Offers a variety of beverage options, including hot and cold tea, soft drinks, wine, beer, and liquor.

Procurement Information

Aviation will conduct a RCS to select a vendor for the contract. There will be one contracting opportunity issued in Spring 2021, with estimated contract award in late 2021.

The evaluation criteria will include:

- Proposed Business Plan;
- Financial Return to the City;
- Qualifications and Experience;
- Business Operations; and
- Concept Design.

The highest ranked Respondent will be recommended for the concessions lease awards.

The City's Transparency Policy will be in effect with the release of the RCS and throughout the process.

Contract Term

The term will be seven years with one, three-year renewal option to be exercised at the sole discretion of the Director of Aviation Services.

Financial Impact

Minimum Annual Guarantee (MAG) or Percentage Rent derived from gross sales, whichever is greater. Each respondent must propose a MAG, and minimum MAG will be determined using PHX historical and market data. There will be a minimum capital investment of \$250 per square foot.

Concurrence/Previous Council Action

- The Phoenix Aviation Advisory Board recommended this item for approval on Feb. 18, 2021, by a vote of 6-0.
- The Transportation, Infrastructure and Innovation Subcommittee recommended

approval of this item on March 3, 2021, by a vote of 4-0.

Public Outreach

This process will include all standard and required outreach efforts and conduct targeted outreach efforts to attract interest for each of these unique contracting opportunities.

Location

Phoenix Sky Harbor International Airport Terminal 4 - 3400 E. Sky Harbor Blvd.
Council District: 8

Responsible Department

This item is submitted by Deputy City Manager Mario Paniagua and the Aviation Department.



Request to Issue Terminal 4 South 1 Concourse Food and Beverage Revenue Contract Solicitation

Request to authorize the City Manager, or his designee, to issue a Revenue Contract Solicitation for contracting opportunities for Food and Beverage Concessions in the new Terminal 4 South 1 Concourse at Phoenix Sky Harbor International Airport.

Summary

The new Terminal 4 South 1 (T4 S1) Concourse at Phoenix Sky Harbor International Airport (PHX) is scheduled to be operational Summer 2022 and will be home to Southwest Airlines. With the addition of the S1 concourse at T4, the Aviation Department (Aviation) staff has developed a Concessions Leasing Strategy in preparation for the release of the Revenue Contract Solicitation (RCS) to procure Food and Beverage concessions contracts. This strategy will help ensure Aviation provides optimal opportunities that will bring in a variety of options for our passengers. To prepare, staff has reviewed enplanement forecast and construction schedules, determined optimal concessions square footage, programmed concession space, identified contracting opportunities and limitations, and created a timeline for the RCS. This timeline includes business information discussions with the industry. All existing services in the terminal will continue during this time.

The PHX concession program goals include: encouraging competition; including national, regional, and local brands and concepts as well as current trends; optimizing sales and revenues; increasing opportunities for local and small business participation; raising the quality and uniqueness of food selections to create options for passengers that reflect our local community; and partnering with companies that value their employees. In addition, the solicitation will incorporate sustainability requirements to enhance the airport experience for our customers as we demonstrate our environmental responsibility to our community. The City's policies covering diversity and equity will also be reflected in the solicitation.

Procurement Information

Aviation plans to issue the solicitation in Spring 2021 for contracting opportunities in two separate phases, with Phase 1 contracts estimated to begin in December 2021 and Phase 2 contracts estimated for 2022/2023.

Phase 1 will include:

- Food Hall; and
- Small Business - Coffee Focused.

Phase 2 will include:

- Full Service/Fast Casual; and
- Second location.

The solicitation will allow contracting opportunities for companies of all sizes, including the opportunity for subleasing, joint ventures, and licensing agreements. The solicitation will include opportunities for small businesses, whether through contracting directly with Aviation or through partnerships with other firms.

The evaluation criteria will include:

- Proposed Concept(s) and Merchandise and Menu Plan;
- Design and Quality of Tenant Improvements;
- Innovation and Technology Enhancements;
- Management, Marketing and Operations Plans;
- Experience and Qualifications;
- Proposed Business Plan;
- Financial Return to the City; and
- Employee wages and benefits with a focus on health insurance affordability and quality.

The highest ranked Respondent for each opportunity will be recommended for the concessions lease awards.

The City's Transparency Policy will be in effect with the release of the RCS and throughout the process.

Contract Term

The term for the Phase 1 Food Hall and the Phase 2 opportunities will be seven years with one, three-year renewal option to be exercised at the sole discretion of the Director of Aviation Services. The term for the Phase 1 small business opportunity will be ten years with no option to extend.

Financial Impact

Minimum Annual Guarantee (MAG) or Percentage Rent derived from gross sales, whichever is greater. Each respondent must propose a MAG, and minimum MAG will

be determined using PHX historical and market data. Percentage of gross sales will be dependent on the concession category and range from 10 percent to 16 percent. There will be a minimum capital investment of \$450 per square foot for Food and Beverage concessions.

Concurrence/Previous Council Action

- The Phoenix Aviation Advisory Board recommended this item for approval on Feb. 18, 2021 by a vote of 6-0.
- The Transportation, Infrastructure and Innovation Subcommittee recommended this item for approval on March 3, 2021 by a vote of 4-0.

Public Outreach

This process will include all standard and required outreach efforts and conduct targeted outreach efforts to attract interest for each of these unique contracting opportunities.

Location

Phoenix Sky Harbor International Airport Terminal 4 - 3400 E. Sky Harbor Blvd.
Council District: 8

Responsible Department

This item is submitted by Deputy City Manager Mario Paniagua and the Aviation Department.



Request to Issue Terminal 4 South 1 Concourse Retail Revenue Contract Solicitation

Request to authorize the City Manager, or his designee, to issue a Revenue Contract Solicitation for contracting opportunities for Retail Concessions in the new Terminal 4 South 1 Concourse at Phoenix Sky Harbor International Airport.

Summary

The new Terminal 4 South 1 (T4 S1) Concourse at Phoenix Sky Harbor International Airport (PHX) is scheduled to be operational Summer 2022 and will be home to Southwest Airlines. With the addition of the S1 concourse at T4, the Aviation Department (Aviation) staff has developed a Concessions Leasing Strategy in preparation for the release of a Revenue Contract Solicitation (RCS) to procure Retail concession contracts. This strategy is the foundation for T4 S1's concession procurement. In order to ensure we provide optimal opportunities that will bring in a variety of options for our passengers, staff has: reviewed enplanement forecast and construction schedules, determined optimal concessions square footage, programmed concession space, identified contracting opportunities and limitations, and created a timeline for the RCS. This timeline includes business information discussions with the industry. All existing services in the terminal will continue during this time.

The PHX concession program goals include: encouraging competition; including national, regional, and local brands and concepts as well as current trends; optimizing sales and revenues; increasing opportunities for local and small business participation; raising the quality and uniqueness of retail selections to create options for passengers that reflect our local community; and partnering with companies that value their employees. In addition, the solicitation will incorporate sustainability requirements to enhance the airport experience for our customers as we demonstrate our environmental responsibility to our community. The City's policies covering diversity and equity will also be reflected in the solicitation.

Procurement Information

Aviation plans to issue the solicitation in Spring 2021 for contracting opportunities in two separate phases, with Phase 1 contracts estimated to begin in December 2021 and Phase 2 contracts estimated for 2022/2023.

Phase 1 will include:

- News/Convenience and will include a Store-within-a-Store; and
- High Tech Shop or other proposal.

Phase 2 will include:

- Specialty Retail or other proposal; and
- News/Convenience or other proposal.

The solicitation will allow contracting opportunities for companies of all sizes, including the opportunity for subleasing, joint ventures, and licensing agreements. The solicitation will include opportunities for small businesses, whether through contracting directly with Aviation or through partnerships with other firms.

The evaluation criteria will include:

- Proposed Concept(s) and Merchandise Plan;
- Design and Quality of Tenant Improvements;
- Innovation and Technology Enhancements;
- Management, Marketing and Operations Plans;
- Experience and Qualifications;
- Proposed Business Plan;
- Financial Return to the City; and
- Employee wages and benefits with a focus on health insurance affordability and quality.

The highest ranked Respondent for each opportunity will be recommended for the concessions lease awards.

The City's Transparency Policy will be in effect with the release of the RCS and throughout the process.

Contract Term

The term will be seven years with one, three-year renewal option to be exercised at the sole discretion of the Director of Aviation Services.

Financial Impact

Minimum Annual Guarantee (MAG) or Percentage Rent derived from gross sales, whichever is greater. Each respondent must propose a MAG, and minimum MAG will be determined using PHX historical and market data. Percentage of gross sales will be dependent on the concession category and range from 10 percent to 16 percent.

There will be a minimum capital investment of \$350 per square foot for Retail concessions.

Concurrence/Previous Council Action

- The Phoenix Aviation Advisory Board recommended this item for approval on Feb. 18, 2021, by a vote of 6-0.
- The Transportation, Infrastructure and Innovation Subcommittee recommended approval of this item on March 3, 2021, by a vote of 4-0.

Public Outreach

This process will include all standard and required outreach efforts and conduct targeted outreach efforts to attract interest for each of these unique contracting opportunities.

Location

Phoenix Sky Harbor International Airport Terminal 4 - 3400 E. Sky Harbor Blvd.
Council District: 8

Responsible Department

This item is submitted by Deputy City Manager Mario Paniagua and the Aviation Department.



Transportation Security Administration Lease Agreement (Ordinance S-47405)

Request to authorize the City Manager, or his designee, to enter into a new Transportation Security Administration (TSA) Lease Agreement for occupied space at Phoenix Sky Harbor International Airport (PHX) for a period of five years with no renewal options.

Summary

The TSA is an agency of the United States (U.S.) Department of Homeland Security, which was created through the Aviation and Transportation Security Act in November 2001. The agency has authority over the security of the traveling public in the U.S. and provides essential security screening at PHX for passenger safety. They have requested to execute a new lease agreement combining space they currently occupy at PHX in Terminal 3 (T3), Terminal 4 (T4), and West Air Cargo (WAC) for approximately 19,340 square feet. Throughout the term of the Agreement they will make space improvements, on an as needed basis, for operational growth or office reconfiguration at their expense.

Contract Term

The term will be five years with no renewal options, beginning Feb. 1, 2021 and expiring on Jan. 31, 2026.

Financial Impact

Rent for the first year of this lease will be approximately \$2.1 million. Rent will be adjusted annually thereafter to approximately \$2.4 million in year five. Total anticipated revenue over the term will be approximately \$11.4 million.

Concurrence/Previous Council Action

- The Phoenix Aviation Advisory Board recommended this item for approval on Feb. 18, 2021, by a vote of 6-0.
- The Transportation, Infrastructure and Innovation Subcommittee recommended this item for approval on March 3, 2021, by a vote of 4-0.

Location

Phoenix Sky Harbor International Airport - 3400 E. Sky Harbor Blvd.

Council District: 8

Responsible Department

This item is submitted by Deputy City Manager Mario Paniagua and the Aviation Department.



Traffic Signal and Street Light Poles and Components - Requirements Contract - IFB 21-007 (Ordinance S-47372)

Request to authorize the City Manager, or his designee, to enter into an agreement with Southwest Fabrication, LLC to purchase traffic signal and street light poles and components for the Street Transportation Department. Further request to authorize the City Controller to disburse all funds related to this item. The total contract value will not exceed \$25 million for the 10 years of the agreement.

Summary

This agreement will be utilized by the Street Transportation Department to purchase traffic signals, street light poles and the related components required for Capital Improvement Program projects, intersection upgrades and remodels, and citywide replacement of existing poles due to aging and damage.

Procurement Information

IFB 21-007 was conducted in accordance with Administrative Regulation 3.10. There was one offer received by the Finance Department Procurement Division on Jan. 15, 2021 which was evaluated on price, responsiveness to specifications, and responsibility to provide the required goods and services. The bid notification was sent to 54 suppliers and was publicly posted and available for download from the City's website. The price was determined to be fair and reasonable based on a review of list pricing for similar contract items in various websites.

The Deputy Finance Director recommends the offer from Southwest Fabrication LLC be accepted as the lowest-priced, responsive and responsible offer.

Contract Term

The contract term is five years, with five additional one-year options to extend, and will begin on or about April 1, 2021.

Financial Impact

The total contract value will not exceed \$25 million. Funding is available in the Street Transportation Department's budget.

Responsible Department

This item is submitted by Deputy City Manager Mario Paniagua and the Street Transportation Department.



Security Guard Services for Transit Facilities - Request for Award (Ordinance S-47397)

This report requests to authorize the City Manager, or his designee, to enter into an agreement with PalAmerican Security Inc. to provide transit security guard services for the Public Transit Department's downtown office building and 16 bus facilities. Further request to authorize execution of amendments to the agreement as necessary within the Council-approved expenditure authority as provided below, and for the City Controller to disburse all funds related to this item. The total agreement value, including option years, will not exceed \$15 million.

Summary

The purpose of this agreement is to provide uniformed security guard services at Public Transit Department's owned properties. Contractor services include surveilling and monitoring property sites, supporting city and transit personnel during emergency situations, identifying and reporting safety and security incidents, and notifying law enforcement of any observed illegal or unauthorized activities. Security personnel will provide monitoring and reporting of all assigned duties at the following facilities:

- Three operating garages;
- Eight park-and-rides;
- Five transit centers; and
- One downtown office building (302 N. 1st Ave.).

Procurement Information

The selection was made using a Request for Proposal procurement process in accordance with Phoenix City Code Chapter 43 and Administrative Regulation 3.10. Sixteen vendors submitted proposals and are listed below.

A panel of qualified staff evaluated and scored each proposal based on the following criteria (1,000 possible points):

- Staffing and Supervisory Plan (300 Points)
- Qualifications and Experience of the Firm (250 Points)
- Reporting Capability (200 Points)
- Price (250 Points)

The evaluation recommendations were reached by consensus in consideration of published selection criteria, with the panel selecting PalAmerican Security Inc. for award. The following summarizes the results of the evaluation panel:

Proposers

PalAmerican Security Inc.:	825 points
American Guard Services:	817 points
ACT Security:	775 points
American Security:	744 points
IPSA Security Services:	690 points
CBI Security Services:	682 points
Allied Universal:	581 points
G4S Secure Solutions:	577 points
Canyon Security:	554 points
Inter-Con Security:	542 points
GardaWorld:	532 points
Servexo:	442 points
Vet-Sec Protection Agency:	426 points
Strategic Security Corp:	321 points

Non-Responsive Proposers

Marksman Security Corporation
Surveillance Security, Inc.

Contract Term

The initial three-year base contract term will begin July 1, 2021, and the contract includes two one-year options to extend if the contractor has performed satisfactorily and it is in the City's best interest to exercise the available options.

Financial Impact

The agreement value for PalAmerican Security Inc. will not exceed \$15 million for five years. Transportation 2050 funding in the amount of \$2,494,060 is available for the first year of the agreement in the Public Transit Department's proposed Fiscal Year 2022 operating budget.

Concurrence/Previous Council Action

The Citizen's Transportation Commission recommended approval of this item on Feb. 25, 2021, by a vote of 10-0.

The Transportation, Infrastructure and Innovation Subcommittee recommended approval of this item on March 3, 2021, by a vote of 4-0.

Responsible Department

This item is submitted by Deputy City Manager Mario Paniagua and the Public Transit Department.



Fare Policy Amendment to Platinum Pass Program (Ordinance S-47398)

Request the City Council amend the City of Phoenix's Public Transit Fare Ordinance to expand the eligibility requirements of the regional Platinum Pass Program to allow more organizations the option to participate in the program.

Summary

The Platinum Pass is a transit-specific smart card currently available to organizations (schools, employers, etc.) for their employees or students. The cardholder registers each trip when boarding local or Express/RAPID bus or rail service, and at the end of each month, an invoice and itemized statement is issued to each organization for each card's use up to the monthly cap. The organization is responsible for the costs incurred by its users, usually through trip reduction programs or as a subsidized employer benefit.

While other organizations have expressed interest in the Platinum Pass Program, the current Fare Ordinance language limits participation to employees and students only, thereby excluding organizations who wish to offer the program to their tenants, residents, or other individuals.

Recently, the Public Transit Department and Valley Metro were approached by a real estate developer building a 1,000 resident, car-free community adjacent to the light rail system in Tempe. The developer is considering offering the Platinum Pass as a benefit to their residents with the goal of car-free residents accessing transportation conveniently and consistently throughout the metro Phoenix area. Broadening the eligibility requirements of the Platinum Pass Program would allow organizations the option to offer the Platinum Pass to their residents.

Public Transit staff request that the City Council approve an amendment to the City of Phoenix Public Transit Fare Ordinance to expand the Platinum Pass Program, thus making it available to companies, agencies, or organizations for their employees, students, tenants, residents, or other individuals permitted to participate by each organization. The amendment request will also be heard by the Valley Metro Board at an upcoming meeting.

Financial Impact

No financial impact is anticipated with the fare policy revision.

Concurrence/Previous Council Action

The Citizen's Transportation Commission heard this item on Feb. 25, 2021.

The Transportation, Infrastructure and Innovation Subcommittee recommended approval of this item on March 3, 2021, by a vote of 4-0.

Responsible Department

This item is submitted by Deputy City Manager Mario Paniagua and the Public Transit Department.

Attachment A

Platinum Pass Program*

Platinum Pass is a transit credit card available to companies, ***agencies***, or organizations for their employees, students, ***tenants, residents, or other individuals permitted to participate by the company, agency, or organization***. The cardholder is charged the appropriate fare for each boarding on Local and Express/RAPID bus and rail service. At the end of the month, a bill and an itemized statement is issued for each boarding up to the monthly cap for each pass's usage. Passes are capped at the maximum price of an Express/RAPID pass. A detailed report of actual boardings charged ***each month*** can be purchased for ***an additional cost***. The company, ***agency***, or organization is solely responsible for the cost of the program.

*Proposed new language in ***bold/italics***



Federal Transit Administration Grant Funding for Low or No Emission Transit Vehicles (Ordinance S-47409)

Request to authorize the City Manager, or his designee, to apply for, accept, and disburse a Federal Transit Administration grant for Low or No Emission transit vehicles; and to enter into an agreement with the FTA to accept the grant. Further request to authorize the City Treasurer to accept, and the City Controller to disburse, all funds related to this item. The grant is anticipated for an amount not to exceed \$3.2 million.

Summary

The Section 5339 Low or No Emissions competitive grant program provides funding to state and local governmental authorities for the purchase or lease of zero- and/or low-emission transit buses, including the acquisition, construction, and leasing of required supporting facilities.

The Public Transit Department seeks to use a combination of Section 5339 grant and local matching funds for the purchase of up to three electric buses and the installation of supporting facility infrastructure and equipment to implement a pilot program to evaluate the use of electric bus technology for Phoenix-operated transit service. To date, the testing of electric buses in Phoenix's environment has shown that such technology is not yet adequate to operate a heavy-duty bus during the region's hotter months. However, the technology continues to improve and a pilot program would provide the opportunity to fully test the vehicles' range, explore their ability to support on-board equipment, and determine the infrastructure changes needed to upgrade electrical systems for vehicle-charging purposes.

Financial Impact

Applications for the FTA Section 5339 grant requires a minimum 15 percent local cost share of the bus purchase and 20 percent local cost share for the facility infrastructure and related equipment.

Staff estimates the project's total cost to be \$3.2 million, with Phoenix's local share not to exceed \$500,000. The local share of the project will use Transportation 2050 funds.

Concurrence/Previous Council Action

The Transportation, Infrastructure and Innovation Subcommittee recommended approval of this item on March 3, 2021, by a vote of 4-0.

Responsible Department

This item is submitted by Deputy City Manager Mario Paniagua and the Public Transit Department.



One-Time Purchase of Two Cyclone Sweepers (Ordinance S-47383)

Request to authorize the City Manager, or his designee, to enter into an agreement with Cyclone Technology LLC for purchase of two Cyclone Sweepers. Further request to authorize the City Controller to disburse all funds related to this item. This item will have a one-time expenditure of \$350,000.

Summary

The Public Works Department is responsible for purchases of fleet vehicles and equipment for the City of Phoenix. The Aviation Department has two Cyclone units that have reached the end of their life cycle and require replacement. These units are essential to airport operations to maintain and remain compliant with FAA part 139 regulations. The Cyclones have patented technology for surface cleaning, runway rubber removal and paint removal.

In addition to the two new Cyclone units, Cyclone Technology LLC will be providing a trade-in credit for the existing units in the City of Phoenix Aviation Department fleet, allowing the City to take advantage of a cost savings of \$28,000.

Procurement Information

Administrative Regulation 3.10 was waived in lieu of a determination memo citing sole source. Cyclone Technology LLC is the sole source dealer for Cyclone Sweepers in the Phoenix area.

Cyclone Technology, LLC: \$154,500 per unit (excluding tax)

Contract Term

This agreement will begin on or about Council approval on March 17, 2021, for the one-time purchase of two Cyclone Sweepers.

Financial Impact

This item will have a one-time expenditure of \$350,000. Funds are available in the Aviation Department's budget.

Location

Phoenix Sky Harbor International Airport - 3400 E. Sky Harbor Blvd.
Council District: 8

Responsible Department

This item is submitted by Deputy City Managers Mario Paniagua and Karen Peters, and the Aviation and Public Works departments.



Contract Recommendation for Permafrost Heating, Ventilation, and Air Conditioning (HVAC) System Treatment (Ordinance S-47385)

Request to authorize the City Manager, or his designee, to enter into an agreement with Permafrost Energy Partners, LLC for installation of Permafrost HVAC system treatment material to various City-owned HVAC systems and equipment. Further request to authorize the City Controller to disburse all funds related to this item. This item will have an aggregate amount of \$2.1 million over the life of the contract.

Summary

The Public Works Department is responsible for maintaining the HVAC systems at various City-owned facilities. This treatment service will provide energy savings to HVAC systems, increase equipment longevity, and lower operating expenses through reduced repairs and maintenance. A demonstration of this technology at a City facility indicates this system treatment will provide a return on investment with energy savings within 36 months and will continue to offer savings over the life of the equipment. This contract will allow these services to be performed on equipment maintained by the Public Works and Water Services Departments.

Procurement Information

In accordance with Administrative Regulation 3.10, normal competition was waived as the result of a determination memo citing that Permafrost Energy Partners, LLC is the sole source provider in the State of Arizona.

Contract Term

The initial three-year contract term will begin on or about March 1, 2021, with two one-year options to extend in increments of up to one year, for a total contract term of up to five years.

Financial Impact

The aggregate value of the contract including all option years is \$2.1 million, including all applicable taxes, with an estimated annual expenditure of \$420,000. Funds are available in the Public Works and Water Services departments' budgets.

Responsible Department

This item is submitted by Deputy City Manager Karen Peters and the Public Works and Water Services departments.



Purchase and Installation of Room Dividers at 15 Senior Centers (Ordinance S-47387)

Request to authorize the City Manager, or his designee, to enter into an agreement with Goodmans Interior Structures for purchase and installation of room dividers at 15 senior center locations. Further request to authorize the City Controller to disburse all funds related to this item. The agreement will have a one-time expenditure of \$80,300.

Summary

The Public Works Department is retrofitting the City's senior centers to maximize health and safety for clients and staff, including purchase and installation of 68 room dividers at 15 senior center locations. The dividers will provide a barrier between clients to help staff and clients maintain social distancing. The dividers are mobile partitions that allow for rearrangement around the facilities, allowing staff and clients to continue daily work and activities with an additional barrier against COVID-19 and other illnesses.

Procurement Information

Request for Quote 21-FMD-029 was conducted in accordance with Administrative Regulation 3.10. Nine offers were received by the Public Works Department Procurement Services Division on Jan. 13, 2021. The offers were evaluated based on price, responsiveness to all specifications, terms and conditions, and responsibility to provide the required services. The offer submitted by Goodmans Interior Structures was deemed fair and reasonable.

Contract Term

This agreement will begin upon City Council approval on March 17, 2021, for the one-time purchase and installation of room dividers.

Financial Impact

This agreement will have a one-time expenditure amount of \$80,300, including applicable taxes. Funding is available in the General Fund.

Responsible Department

This item is submitted by Deputy City Manager Karen Peters and the Public Works Department.



Purchase and Installation of Table Dividers at 15 Senior Centers (Ordinance S-47388)

Request to authorize the City Manager, or his designee, to enter into an agreement with Professional Plastics, Inc. for purchase and installation of table dividers at 15 senior center locations. Further request to authorize the City Controller to disburse all funds related to this item. The contract will have a one-time expenditure of \$71,500.

Summary

The Public Works Department is retrofitting the City's senior centers to maximize health and safety for clients and staff, including purchase and installation of table dividers at 15 senior center locations. The table dividers will provide senior center clients with an additional barrier of protection against COVID-19 and other illnesses, while interacting with one another in common areas of the facilities. The table dividers are manufactured to fit the various size tables at each location and will have a pass-through area to allow activities and interaction between clients.

Procurement Information

Request for Quote 21-FMD-030 was conducted in accordance with Administrative Regulation 3.10. Eleven offers were received by the Public Works Department Procurement Services Division on Jan. 13, 2021. The offers were evaluated based on price, responsiveness to all specifications, terms and conditions, and responsibility to provide the required services. The offer submitted by Professional Plastics, Inc. was deemed fair and reasonable.

Contract Term

The contract term will begin upon City Council approval on March 17, 2021, for the one-time purchase and installation of table dividers.

Financial Impact

The contract will have a one-time expenditure of \$71,500, including applicable taxes. Funding is available in the General Fund.

Responsible Department

This item is submitted by Deputy City Manager Karen Peters and the Public Works Department.



Safety Barriers for March 2021 Elections - Emergency Request (Ordinance S-47404)

Request to authorize the City Manager, or his designee, to enter into an agreement with Educational Furnishings of Arizona dba Arizona Furnishings for the retroactive purchase of plexiglass safety barriers for the voting centers for the March 9, 2021 elections. Further request to authorize the City Controller to disburse all funds related to this item. This item has an aggregate amount of \$12,197.

Summary

The Public Works Department purchased plexiglass panels to be used as safety barriers at each voting center. The panels were placed at the ballot box and at the public viewing area for the March 9, 2021 election. These panels are clear, portable, and have locking caster wheels to make them easy for staff to move around as needed. The panels also will be used as safety barriers during future elections on an as-needed basis. Due to the COVID-19 pandemic, safety barriers are necessary to help mitigate the spread of the virus and maintain social distancing at the polling stations.

Procurement Information

In accordance with Administrative Regulation 3.10, normal competition was waived citing a determination memo - emergency.

Contract Term

The agreement will begin on or about Council approval on March 17, 2021.

Financial Impact

This item will have an aggregate amount of \$12,197. Funds are available in the Public Works Department budget.

Emergency Clause

Due to the COVID-19 pandemic, it is crucial for the City to provide resources to assist in mitigating the spread of the virus for the health and safety of employees and the public.

Responsible Department

This item is submitted by Deputy City Manager Karen Peters and the Public Works Department.



Transportation 2050 Program Management Consultant

Request to authorize the City Manager, or his designee, to issue a Request for Qualifications procurement for a new Transportation 2050 Program Management Consultant agreement, which provides program management services in support of the implementation of the City's Transportation 2050 program.

Summary

Transportation 2050 (T2050) is Phoenix's 35-year, multi-modal transportation plan approved by Phoenix voters in August 2015. The T2050 plan invests in Phoenix's immediate and long-term transportation needs, such as street improvements, expanded bus service, enhanced Dial-a-Ride service, new light rail miles, bicycle lanes, and sidewalks. T2050 ensures Phoenix residents have multiple transportation options to meet their needs. It is also an important component in furthering the City's economic development, sustainability, and accessibility goals. Funding for the plan includes local sales tax and transit revenues which help the city to leverage federal grants and other regional funds.

At the onset of the plan, City staff sought to procure support services and expertise from a Program Management Consultant (PMC) for the T2050 Program to support the implementation efforts of Street Transportation and Public Transit staff. The PMC scope of services included:

- Assisting with the plan's implementation, planning, and programming;
- Development of, and reporting on, performance measures;
- Evaluating potential public-private partnerships and other similar financing opportunities;
- Technical planning and engineering services, including feasibility analyses;
- Cost estimating and administrative support;
- Developing design guidelines and typical standard designs and details;
- Providing other services as required to support staff in executing the multi-modal T2050 program of projects; and
- Utilizing a Qualified Vendor List, which includes local engineering firms for projects and program support.

Following a competitive procurement process, AECOM was selected as the PMC consultant, and a five-year agreement was executed in September 2016. Over the course of the agreement, the PMC has provided the anticipated scope of services; see **Attachment A** for examples of the services provided.

The PMC has also provided critical support needed for tasks that arose which had not been originally identified, including in the following areas:

- Accelerated Pavement Maintenance Program public outreach;
- Public Transit planning support;
- Mobility studies;
- Traffic and pedestrian safety;
- Transportation planning support;
- Grant applications; and
- Guidelines for community outreach.

The current PMC agreement will expire in September 2021. The Street Transportation and Public Transit departments have identified a continued need for PMC support in the implementation of the T2050 plan. As such, staff plans to issue a Request for Qualifications (RFQ) for a new T2050 PMC agreement in Spring 2021. The new procurement will also be for a five-year agreement.

City staff will evaluate the submissions received, select the most qualified firm, enter into contract negotiations, and present a recommendation for agreement award to the Citizens Transportation Commission (CTC) in August 2021. This timeline is intended to create a seamless transition in services from the current agreement to the new agreement.

Concurrence/Previous Council Action

The Transportation, Infrastructure and Innovation Subcommittee recommended approval of the previous T2050 PMC Services agreement on June 14, 2016, by a vote of 3-0.

The City Council approved T2050 PMC Services Agreement 143088 (Ordinance S-42743) on June 22, 2016.

The Citizens Transportation Commission recommended approval of this item on Feb. 25, 2021.

The Transportation, Infrastructure and Innovation Subcommittee recommended approval of this item on March 3, 2021, by a vote of 4-0.

Responsible Department

This item is submitted by Deputy City Manager Mario Paniagua and the Street Transportation Department.



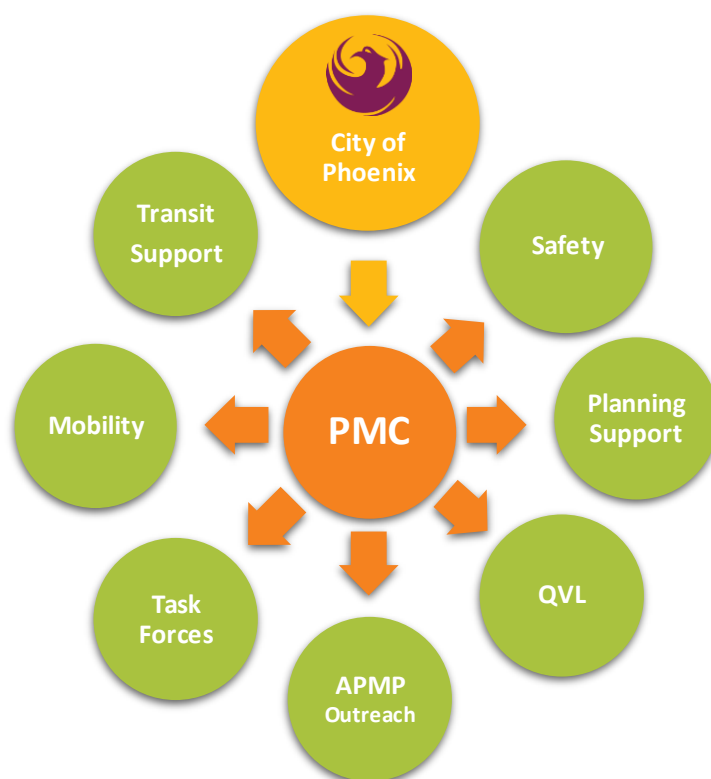
T2050 Program Management Consultant (PMC)

In 2015, Phoenix voters approved Proposition 104, creating the 35-year T2050 program consisting of bus and light rail service, and citywide street improvements.

In 2016, the City engaged the PMC team to assist in launching the program and prioritizing various aspects of the plan.

Tasks include program implementation, establishing performance measures, defining processes, and managing a Qualified Vendors List (QVL) of 73 firms in support of tasks the City required.

As the program evolved, the PMC adapted by providing access to **additional resources** and a **wide array of industry experts** in a **timely manner** to **proactively address program needs and challenges**.

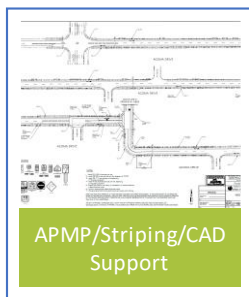
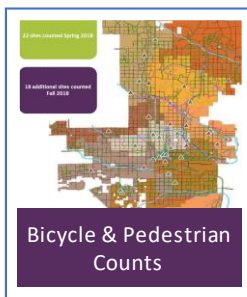
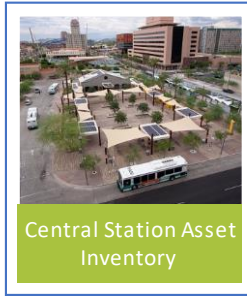
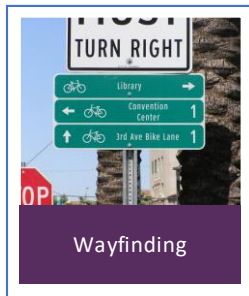
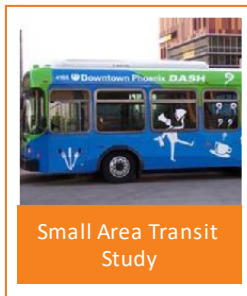


T2050 PMC team has provided support to the City to:

Execute 29 Contracts each in 2 - 3 weeks 2 more in process	Publish 4 Annual Progress Reports for T2050	Complete 11 Mobility Assessments 1 more in process
Develop T2050 Long-Term Performance Metrics Begin Implementation	Prepare applications resulting in \$35 Million in grant funding	Coordinate attendance at 80 APMP events with the first 64 events in 59 days
Lead development of FTA-mandated Public Transit Agency Safety Plan	Conduct T2050 Awareness & Satisfaction baseline survey	Develop first Pavement Condition Report

The T2050 PMC is a mechanism for the city to access a wealth of technical expertise, in an expedited manner

Executing Projects



Annual Progress Report



The PMC delivers...



The right resources and expertise



A streamlined contracting process



High-quality work on tight timelines



The ability to execute more projects

Subconsultants engaged to-date

GCI

- Public involvement and communications support

Lee Engineering

- Safety analysis and bicycle / pedestrian counts

Michael Baker International

- Pedestrian safety rail along LRT alignment

Kimley Horn

- Operating Facility and North Garage Siting Study
- Traffic engineering support

Kim Hayden

- Transit procurement support

Gannett Fleming

- PTASP Review
- APMP support

TY Lin

- 2018 BUILD Grant application
- Laveen Park-and-Ride layout

Wood

- ADA Transition Plan Pilot Study with LIDAR data collection

Kitchell

- Project assessment reviews to support TPP to DCM handoff

YSMA

- HAWK & streetlight design

Dibble

- Sidewalk and ancillary improvements design
- HAWK and streetlight design

Entellus

- Sidewalk and ancillary improvements, ROW design

Westland Resources

- Graphics / collaterals

WestGroup

- Long-Term performance measures / satisfaction survey
- DAR User Survey



Downtown Shared Electric Scooter Pilot Program Extension (Ordinance G-6823)

Request to authorize the City Manager, or his designee, to approve a 12-month extension of the Downtown Shared Electric Scooter Pilot Program and to amend Ordinance G-6602 to extend the sunset provision by an additional six months, to allow shared electric scooters to continue to operate within the Downtown Shared Electric Scooter Pilot Program area.

Summary

On June 26, 2019, City Council unanimously approved the Downtown Shared Electric Scooter Pilot Program, which allowed shared electric scooter vendors to obtain a permit to operate within the City of Phoenix. As part of the Pilot Program, City Council approved Ordinance G-6602, amending the Phoenix City Code to allow shared electric scooters to operate on public streets. The Ordinance amendment also included definitions for an electric scooter and authorized the City of Phoenix Police Department or peace officer to issue civil traffic citations for, among other things, speed limit violations, yielding the right-of-way, parking violations, and riding on the sidewalk. Additionally, the Ordinance amendment included a one-year sunset provision, which effectively would repeal the Code changes on June 25, 2020.

The initial six-month Pilot Program was to end on March 16, 2020. On Feb. 19, 2020, City Council approved Ordinance G-6676, extending the Pilot Program for an additional six months and to open the permit application process to allow new vendors to apply for the Pilot Program. Ordinance G-6676 also amended Ordinance G-6602 to extend the sunset provision until Dec. 31, 2020. Due to the COVID-19 pandemic, however, the start of the second six-month pilot program was delayed. Therefore, on Dec. 2, 2020, City Council approved Ordinance G-6772, extending the second six-month Pilot Program through March 31, 2021, and amending Ordinance G-6602 to extend the Phoenix City Code sunset provision to Dec. 31, 2021.

In October 2020, staff issued permits for the second six-month Pilot Program to two electric scooter vendors: Razor and Spin. The second six-month Pilot Program

commenced on Oct. 1, 2020 and is scheduled to end on March 31, 2021.

The requested action will permit Street Transportation Department (Streets) staff to issue twelve-month permits to extend the Pilot Program through March 31, 2022. This update represents the first four months of the second phase of the Pilot Program (October 2020 through January 2021).

Streets has been working to ensure the Downtown Shared Electric Scooter Pilot Program is cost neutral to the City. In order to ensure the Program is cost neutral, Streets has prepared to modify the Program fees by posting proposed fee increases applicable to the Pilot Program on Feb. 1, 2021. The proposed fees are a \$500 application fee (unchanged), a \$7,500 six-month permit fee (increase of \$2,500), \$0.25 surcharge fee per trip (increase of \$0.15), and a relocation parking fee of \$100 per scooter (increase of \$20). Based on the posting time requirements for proposed fee increases, the proposed fees may be acted on by City Council no earlier than its April 7, 2021, meeting.

Based on emerging micro-mobility trends, Streets will also evaluate opportunities for a comprehensive micro-mobility program, which could include scooters, electric bikes, and pedal bikes. Staff anticipates providing potential options on a comprehensive micro-mobility program to City Council later this year.

Financial Impact

There is no financial impact to the City of Phoenix to amend Ordinance G-6602 to extend the sunset provision.

Concurrence/Previous Council Action

The Aviation and Transportation Subcommittee:

- Recommended approval of the initial Pilot Program on Jan. 22, 2019, by a vote of 3-0; and
- Reviewed this item on June 25, 2019.

The Transportation, Infrastructure and Innovation Subcommittee:

- Was provided with a three-month update on the Pilot Program on Jan. 7, 2020;
- Recommended approval of the Pilot Program extension on Feb. 5, 2020, by a vote of 4-0;
- Was provided with an update on the Pilot Program extension on Feb. 3, 2021, and requested the item be brought back to the March 3, 2021, meeting; and
- Was provided with an update on the second six-month extension and

recommended approval of a twelve-month extension on March 3, 2021, by a vote of 4-0.

The Planning and Economic Development Subcommittee:

- Provided information on the initial Pilot Program on Feb. 5, 2019; and
- Received an update for information and discussion on June 4, 2019.

The Workforce and Economic Development Subcommittee:

- Provided with a summary of the second six-month extension on Feb. 24, 2021.

The City Council approved:

- The Pilot Program (Ordinance G-6602) on June 26, 2019;
- A Pilot Program extension (Ordinance G-6676) on Feb. 19, 2020; and
- An Ordinance amendment (Ordinance G-6772) on Dec. 2, 2020.

Location

The main boundaries of the Pilot Program are from 7th Avenue to 7th Street and from Buckeye to McDowell roads. The Pilot Program boundary includes an extension of the area bounded by Roosevelt Street and Grand Avenue, and a reduction of the northern boundary to Portland Street between 7th and Central avenues.

Council Districts: 4, 7 and 8

Responsible Department

This item is submitted by Deputy City Manager Mario Paniagua and the Street Transportation Department.



Name Change of Licensee/Leasee on Multiple City Agreements to Clearway Energy, Inc. (Ordinance S-47365)

Request to authorize the City Manager, or his designee, to authorize a Licensee/Leasee name change on Cooling System Pipeline License Agreements 93267 and 130903, Lease Agreement 114706-LSE, and Master Chilled Water Service Agreement 114706-WSA. There is no financial impact to the City of Phoenix.

Summary

On Aug. 24, 2000, the City and Northwind Phoenix, LLC, a Delaware limited liability company, entered into Cooling System Pipeline License Agreement 93267 for underground chilled waterlines. On Jan. 5, 2005, the City and Northwind Phoenix, LLC entered into Lease Agreement 114706-LSE for leased space at the Phoenix Convention Center (PCC), and entered into Master Chilled Water Service Agreement 114706-WSA to provide chilled water services to the PCC. In June 2010, Northwind Phoenix, LLC, was acquired by NRG Energy, Inc., resulting in a formal name change from Northwind Phoenix, LLC, to NRG Energy, Inc. The City was not notified of the acquisition by either party, so the name change was not recorded on these active agreements. On April 29, 2011, the City entered into License Agreement 130903 with NRG Energy, Inc. for installation of solar equipment in exchange for specified advertising rights at the PCC. In August 2018, NRG Energy, Inc. was acquired by Global Infrastructure, and along with this acquisition, it was announced that the company name would change from NRG Energy, Inc. to Clearway Energy, Inc.

City staff and the Licensee/Leasee request to have Cooling System Pipeline License Agreement 93267, Agreement 114706 (both LSE and WSA) and License Agreement 130903 reassigned to Clearway Energy, Inc.

Contract Term

The Cooling System Pipeline License Agreement, executed on June 28, 2000, has an indefinite duration and shall remain in effect until revoked or cancelled per the terms of the license. Lease Agreement 130903 ends on April 28, 2021, and has two available five-year extension options through April 28, 2031. Agreement 114706 (both LSE and WSA) ends on Jan. 4, 2030, with five available five-year extension options through Jan. 4, 2055.

Financial Impact

There is no financial impact to the City of Phoenix.

Concurrence/Previous Council Action

The City Council approved:

- Cooling Systems Pipeline License Agreement 93267 to Northwind Phoenix, LLC on June 28, 2000;
- Lease Agreement 114706 to Northwind Phoenix, LLC on Dec. 15, 2004 (Ordinance S-31602); and
- License Agreement 130903 to NRG Energy, Inc. on April 20, 2011 (Ordinance S-37786).

Responsible Department

This item is submitted by Interim Deputy City Manager John Chan, Deputy City Manager Mario Paniagua, and the Phoenix Convention Center and Street Transportation departments.



SR85 Landfill Cell 1 Phase 5 Excavation and Liner Plan - Design-Bid-Build Services - PW16810006 (Ordinance S-47367)

Request to authorize the City Manager, or his designee, to accept Rummel Construction, Inc., as the lowest-priced, responsive and responsible bidder and to enter into an agreement with Rummel Construction, Inc. for Design-Bid-Build Services for the SR85 Landfill Cell 1 Phase 5 Excavation and Liner Plan project. Further request to authorize the City Controller to disburse all funds related to this item. The fee for services will not exceed \$3,796,980.

Summary

The purpose of this project is to construct Cell 1 Phase 5 at the State Route (SR) 85 Landfill.

Rummel Construction, Inc's services include, but are not limited to: approximately 826,000 cubic yards of excavation, grading, installation of HDPE liner, geosynthetic liner, leachate collection system, associated drainage controls, and other appurtenances as shown on the plans, and other miscellaneous work items as required to complete the project.

This Agreement is essential to the health, safety, and welfare of the public and critical operations for the City.

Procurement Information

The selection was made using an Invitation for Bids procurement process set forth in section 34-201 of the Arizona Revised Statutes. Four bids were received on Feb. 2, 2021 and were sent to the Equal Opportunity Department for review to determine subcontractor eligibility and contractor responsiveness in demonstrating responsiveness to Small Business Enterprise program requirements.

The Opinion of Probable Cost and the three lowest-priced, responsive and responsible bidders are listed below:

Engineer's Estimate: \$3,615,380.00

Rummel Construction, Inc.: \$3,796,980.00

4X Construction Group, LLC.: \$4,947,805.00
Ames Construction, Inc: \$5,214,598.65

Bidders who were deemed non-responsive are listed below, in alphabetical order:
Buesing Corp.: \$6,678,515.00

The bid award amount is within the total budget for this project.

Contract Term

The term of the agreement is 90 calendar days from issuance of the Notice to Proceed. Work scope identified and incorporated into the agreement prior to the end of the term may be agreed to by the parties, and work may extend past the termination of the agreement. No additional changes may be executed after the end of the term.

Funding is available in the Public Works Department's Capital Improvement Program budget. The Budget and Research Department will separately review and approve funding availability prior to execution of any amendments. Payments may be made up to agreement limits for all rendered agreement services, which may extend past the agreement termination.

Financial Impact

The agreement value for Rummel Construction, Inc. will not exceed \$3,796,980, including all subcontractor and reimbursable costs.

Location

28361 W. Patterson Road, Buckeye, Ariz.
Council District: Out of City

Responsible Department

This item is submitted by Deputy City Managers Karen Peters and Mario Paniagua, the Public Works Department, and the City Engineer.



Arizona Public Service Line Extension and Trenching Agreements for West Anthem 3-Million-Gallons-per-Day Lift Station and Force Main - WS90400067 (Ordinance S-47380)

Request to authorize the City Manager, or his designee, to enter into Line Extension and Trenching agreements with Arizona Public Service for installation of a force main and construction of a lift station located at 38107 N. Pioneer Road for City of Phoenix project WS90400067. Further request to grant an exception pursuant to Phoenix City Code 42-20 to authorize inclusion in the documents pertaining to this transaction of indemnification and assumption of liability provisions that otherwise should be prohibited by Phoenix City Code 42-18. There is no financial impact to the City of Phoenix.

Summary

The City is constructing a new force main and lift station that will require new electrical service for operational purposes. These Line Extension and Trenching Agreements are required by Arizona Public Service in order to proceed with electrical design, as well as installation of necessary facilities, to provide power for the City's requested needs and are being executed with a zero-dollar cost.

Contract Term

The term of the contract will begin on or about March 17, 2021, and will expire when the project is completed and accepted.

Financial Impact

There is no financial impact to the City of Phoenix.

Location

38107 N. Pioneer Road
Council District: 1

Responsible Department

This item is submitted by Deputy City Managers Mario Paniagua and Karen Peters, and the Street Transportation and Water Services departments.



Union Hills Water Treatment Plant Rehabilitation 2020 - Construction Manager at Risk Preconstruction Services - WS85320025 (Ordinance S-47368)

Request to authorize the City Manager, or his designee, to enter into an agreement with J.R. Filanc Construction Company, Inc. (J.R. Filanc) to provide Construction Manager at Risk (CMAR) Preconstruction Services for the Union Hills Water Treatment Plant Rehabilitation 2020 project. Further request to authorize execution of amendments to the agreement as necessary within the Council-approved expenditure authority as provided below, and for the City Controller to disburse all funds related to this item. The fee for services will not exceed \$350,000.

Summary

The purpose of this project is to rehabilitate or replace treatment systems as identified through a comprehensive condition assessment. The treatment systems to be rehabilitated or replaced may include, but are not limited to: solids scrapers, administration building laboratories, rapid/flash mix diffusion pumps, slide gates, weir gates, valves and actuators, flow meters, pumps, chemical feed facilities, south impoundment concrete structure and associated control joints, motor control centers, distribution panels, and unit substations.

J.R. Filanc will begin in an agency support role for CMAR Preconstruction Services. J.R. Filanc will assume the risk of delivering the project through a Guaranteed Maximum Price agreement. J.R. Filanc's CMAR Preconstruction Services include, but are not limited to: attending regular project meetings with the owner and designer, providing detailed cost estimating and knowledge of marketplace conditions, providing project planning and scheduling, providing construction phasing and scheduling that will minimize interruption to City operations, providing alternate systems evaluation and constructability studies, advising City on ways to gain efficiencies in project delivery, providing long-lead procurement studies and initiate procurement of long-lead items, assisting in the permitting processes, selecting subcontractors and suppliers, and assisting the design team to develop a list of all required Maintenance-Of-Plant-Operations. A Small Business Enterprise goal will be established for this project upon substantial completion of Preconstruction Services and prior to the start of construction.

This Agreement is essential to the health, safety, and welfare of the public and critical operations for the City.

Procurement Information

The selection was made using a qualifications-based selection process set forth in section 34-603 of the Arizona Revised Statutes (A.R.S.). In accordance with A.R.S. section 34-603(H), the City may not publicly release information on proposals received or the scoring results until an agreement is awarded. Four firms submitted proposals and are listed below.

Selected Firm

Rank 1: J.R. Filanc Construction Company, Inc.

Additional Proposers

Rank 2: PCL Construction, Inc.

Rank 3: Kiewit Infrastructure West Co.

Rank 4: MGC Contractors, Inc.

Contract Term

The term of the agreement is two years from issuance of the Notice to Proceed. Work scope identified and incorporated into the agreement prior to the end of the term may be agreed to by the parties, and work may extend past the termination of the agreement. No additional changes may be executed after the end of the term.

Financial Impact

The agreement value for J.R. Filanc will not exceed \$350,000 including all subcontractor and reimbursable costs.

Funding is available in the Water Services Department's Capital Improvement Program budget. The Budget and Research Department will separately review and approve funding availability prior to execution of any amendments. Payments may be made up to agreement limits for all rendered agreement services, which may extend past the agreement termination.

Location

Union Hills Water Treatment Plant

Council District: 2

Responsible Department

This item is submitted by Deputy City Managers Karen Peters and Mario Paniagua, the Water Services Department, and the City Engineer.



Water Main Replacement Area Bounded By: Stanford to McDonald Drives and 40th to 44th Streets - Engineering Services - WS85509050 (Ordinance S-47369)

Request to authorize the City Manager, or his designee, to enter into an agreement with Entellus, Inc., to provide Engineering Services that include design and possible construction administration and inspection (CA&I) services for the Water Main Replacement Area Bounded By: Stanford to McDonald Drives and 40th to 44th Streets project. Further request to authorize execution of amendments to the agreement as necessary within the Council-approved expenditure authority as provided below, and for the City Controller to disburse all funds related to this item. The fee for services will not exceed \$614,000.

Additionally, request to authorize the City Manager, or his designee, to take all action as may be necessary or appropriate and to execute all design and construction agreements, licenses, permits, and requests for utility services relating to the development, design, and construction of the project. Such utility services include, but are not limited to: electrical, water, sewer, natural gas, telecommunications, cable television, railroads and other modes of transportation. Further request the City Council to grant an exception pursuant to Phoenix City Code 42-20 to authorize inclusion in the documents pertaining to this transaction of indemnification and assumption of liability provisions that otherwise should be prohibited by Phoenix City Code 42-18. This authorization excludes any transaction involving an interest in real property.

Summary

The purpose of this project is to construct approximately 26,474 linear feet of new water mains ranging in size from six to eight inches. Also included is installation of approximately 46 new fire hydrants, 18 cut and plugs, and 101 new valves.

Entellus, Inc.'s services include, but are not limited to: data collection and field survey work; preparation of base maps and initial design; utility coordination; preparation of preliminary, pre-final and final plans; preparation of special provisions; preparation of preliminary and final construction cost estimates; assistance during the construction manager at risk bidding process; coordination with public relations personnel for design phase public outreach; and construction administration and inspection services.

This Agreement is essential to the health, safety, and welfare of the public and critical operations for the City.

Procurement Information

The selection was made using a qualifications-based selection process set forth in section 34-603 of the Arizona Revised Statutes (A.R.S.). In accordance with A.R.S. section 34-603(H), the City may not publicly release information on proposals received or the scoring results until an agreement is awarded. Nine firms submitted proposals and are listed below.

Selected Firm

Rank 1: Entellus, Inc.

Additional Proposers

Rank 2: GHD, Inc.

Rank 3: Sunrise Engineering, Inc.

Rank 4: Ritoch-Powell & Associates

Rank 5: Project Engineering Consultants

Rank 6: Strand Associates, Inc.

Rank 7: Premier Engineering Corporation

Rank 8: Engineering Alliance, Inc.

Rank 9: Burgess and Niple, Inc.

Contract Term

The term of the agreement is one year from issuance of the Notice to Proceed. Work scope identified and incorporated into the agreement prior to the end of the term may be agreed to by the parties, and work may extend past the termination of the agreement. No additional changes may be executed after the end of the term.

Financial Impact

The agreement value for Entellus, Inc. will not exceed \$614,000, including all subconsultants and reimbursable costs.

Funding is available in the Water Services Department's Capital Improvement Program budget. The Budget and Research Department will separately review and approve funding availability prior to execution of any amendments. Payments may be made up to agreement limits for all rendered agreement services, which may extend past the agreement termination.

Location

Stanford to McDonald Drives and 40th to 44th Streets
Council District: 6

Responsible Department

This item is submitted by Deputy City Managers Karen Peters and Mario Paniagua, the Water Services Department, and the City Engineer.



Union Hills Water Treatment Plant Rehabilitation 2020 - Engineering Services - WS85320025 (Ordinance S-47374)

Request to authorize the City Manager, or his designee, to enter into an agreement with Wilson Engineers, LLC (Wilson), to provide Engineering Services that include design and construction administration and inspection (CA&I) services for the Union Hills Water Treatment Plant Rehabilitation 2020 project. Further request to authorize execution of amendments to the agreement as necessary within the Council-approved expenditure authority as provided below, and for the City Controller to disburse all funds related to this item. The fee for services will not exceed \$5.85 million.

Additionally, request to authorize the City Manager, or his designee, to take all action as may be necessary or appropriate and to execute all design and construction agreements, licenses, permits, and requests for utility services relating to the development, design, and construction of the project. Such utility services include, but are not limited to: electrical, water, sewer, natural gas, telecommunications, cable television, railroads and other modes of transportation. Further request the City Council to grant an exception pursuant to Phoenix City Code 42-20 to authorize inclusion in the documents pertaining to this transaction of indemnification and assumption of liability provisions that otherwise would be prohibited by Phoenix City Code 42-18. This authorization excludes any transaction involving an interest in real property.

Summary

The purpose of this project is to rehabilitate or replace treatment systems as identified through a comprehensive condition assessment. The treatment systems to be rehabilitated or replaced may include, but are not limited to: solids scrapers; administration building laboratories; rapid/flash mix diffusion pumps; slide and weir gates; valves and actuators; flow meters; pumps; chemical feed facilities; south impoundment concrete structure and associated control joints; motor control centers; distribution panels; and unit substations.

Wilson's design services include, but are not limited to: study and evaluation of existing conditions, preparation of conceptual design report, providing conceptual drawings and rehabilitation plans, design services in an effort to prioritize equipment

systems for rehabilitation, obtaining all required permits for the construction and modifications, and providing all required services as necessary to complement the alternative design review, constructability review and quality control reviews that may be performed by the contractor.

Wilson's CA&I services include, but are not limited to: project administration and engineering services during construction; review of structural and shop drawings; on-site special inspections; record drawings; contractor's and manufacturer's equipment training; contractor progress payments; overall CA&I of the Electrical, Instrumentation and Control System; recording and tracking warranty requests during the 12-month warranty period; and other special services as requested.

This agreement is essential to the health, safety and welfare of the public and critical operations for the City.

Procurement Information

The selection was made using a qualifications-based selection process set forth in section 34-603 of the Arizona Revised Statutes (A.R.S.). In accordance with A.R.S. section 34-603(H), the City may not publicly release information on proposals received or the scoring results until an agreement is awarded. Three firms submitted proposals and are listed below.

Selected Firm

Rank 1: Wilson Engineers, LLC

Additional Proposers

Rank 2: Water Works Engineers, LLC

Rank 3: GHD, Inc.

Contract Term

The term of the agreement is five years from issuance of the Notice to Proceed. Work scope identified and incorporated into the agreement prior to the end of the term may be agreed to by the parties, and work may extend past the termination of the agreement. No additional changes may be executed after the end of the term.

Financial Impact

The agreement value for Wilson Engineers, LLC will not exceed \$5.85 million, including all subconsultant and reimbursable costs.

Funding is available in the Water Services Department's Capital Improvement Program budget. The Budget and Research Department will separately review and approve

funding availability prior to execution of any amendments. Payments may be made up to agreement limits for all rendered agreement services, which may extend past the agreement termination.

Location

Union Hills Water Treatment Plant
Council District: 2

Responsible Department

This item is submitted by Deputy City Managers Karen Peters and Mario Paniagua, the Water Services Department, and the City Engineer.



Zone 3D and 4A Improvements Program: Water Transmission Main - Construction Manager at Risk Services Amendment 1 - WS85500442 - Kiewit Infrastructure West Co (Ordinance S-47393)

Request to authorize the City Manager, or his designee, to execute an amendment to Agreement 152401 with Kiewit Infrastructure West Co (Kiewit) to provide additional Construction Manager at Risk (CMAR) Services for the Zone 3D and 4A Improvements Program: Water Transmission Main project. Further request to authorize execution of amendments to the agreement as necessary within the Council-approved expenditure authority as provided below, and for the City Controller to disburse all funds related to this item. The additional fee for services included in this amendment will not exceed \$70 million.

Additionally, the Water Services Department requests to authorize the City Manager, or his designee, to enter into agreements and permits needed with any relevant entities in order to permit access and construction of this 66-inch pipeline along the designed pipeline route. Further request the City Council to grant an exception pursuant to Phoenix City Code 42-20 to authorize inclusion in the documents pertaining to this transaction of indemnification and assumption of liability provisions that otherwise would be prohibited by Phoenix City Code 42-18.

Summary

The purpose of this project is to supply water in north Phoenix in the event there are restrictions placed on Colorado River water delivered through the Central Arizona Project. The City of Phoenix treats Colorado River water at the Union Hills and Lake Pleasant Water Treatment Plants (WTPs), which supplies water to north Phoenix.

This Agreement is necessary to proceed with construction of a new 66-inch pipeline from the 24th Street WTP to water infrastructure in north Phoenix to allow for the delivery of Salt and Verde River water into north Phoenix. Scope of services will include installation of the 66-inch pipeline and corresponding activities in this segment. This amendment will provide additional funds to the agreement.

This Agreement is essential to the health, safety, and welfare of the public and critical operations for the City.

Contract Term

The term of the agreement amendment is for two years from issuance of the Notice to Proceed. Work scope identified and incorporated into the agreement prior to the end of the term may be agreed to by the parties, and work may extend past the termination of the agreement. No additional changes may be executed after the end of the term.

Financial Impact

The initial agreement was authorized for an amount not to exceed \$15 million. This amendment will increase the agreement by an amount not to exceed \$70 million, for a new total amount not to exceed \$85 million.

Funding for this amendment is available in the Water Services Department's Capital Improvement Program budget. The Budget and Research Department will separately review and approve funding availability prior to execution of any amendments. Payments may be made up to agreement limits for all rendered agreement services, which may extend past the agreement termination.

Concurrent/Previous Council Action

The City Council approved:

- Engineering Services Agreement 149082 (Ordinance S-45175) on Dec. 5, 2018;
- CMAR Preconstruction Services Agreement 148951 (Ordinance S-45171) on Dec. 5, 2018; and
- CMAR Construction Services Agreement 152401 (Ordinance S-46723) on June 17, 2020.

Location

24th Street WTP to 32nd Street and Shea Boulevard, including Phoenix Mountains Preserve

Council Districts: 3 and 6

Responsible Department

This item is submitted by Deputy City Managers Karen Peters and Mario Paniagua, the Water Services Department, and the City Engineer.



Final Plat - Hillstone - South Parcel 1 Amended - PLAT 190073 - North of Desert Peak Parkway and the 20th Street Alignment

Plat: 190073

Project: 16-3288

Name of Plat: Hillstone - South Parcel 1 Amended

Owner: DR Horton, Inc.

Engineer: Kirk Pangus, RLS

Request: A 4 Lot Detached Single-Family Residential Development Plat

Reviewed by Staff: Feb. 18, 2021

Final Plat requires Formal Action Only

Summary

Staff requests that the above plat be approved by the City Council and certified by the City Clerk. Recording of the plat dedicates the streets and easements as shown to the public.

Location

Generally located north of Desert Peak Parkway and the 20th Street Alignment.

Council District: 2

Responsible Department

This item is submitted by Deputy City Manager Mario Paniagua and the Planning and Development Department.



Report

Agenda Date: 3/17/2021, Item No. 90

Final Plat - Arise on 7th Street - PLAT 200570 - 14251 N. 7th St.

Plat: 200570

Project: 04-3558

Name of Plat: Arise on 7th Street

Owner(s): 88 Ventures - 7th Street, LLC

Engineer(s): Paul M. Miller, RLS

Request: A 14 Lot Subdivision Plat

Reviewed by Staff: Jan. 29, 2021

Final Plat requires Formal Action Only

Summary

Staff requests that the above plat be approved by the City Council and certified by the City Clerk. Recording of the plat dedicates the streets and easements as shown to the public. This plat needs to record concurrently or after the resolution of Abandonment 200548.

Location

Generally located at 14251 N. 7th St.

Council District: 3

Responsible Department

This item is submitted by Deputy City Manager Mario Paniagua and the Planning and Development Department.



Agenda Date: 3/17/2021, Item No. 91

Final Plat - Lot 19 Algodon Medical Office Park - PLAT 200598 - South of Osborn Road and West of 93rd Avenue

Plat: 200598

Project: 06-2638

Name of Plat: Lot 19 Algodon Medical Office Park

Owner: John F. Long Properties, LLLP

Engineer: Robert J. Blake, RLS

Request: A 2 Lot Commercial Plat

Reviewed by Staff: Feb. 16, 2021

Final Plat requires Formal Action Only

Summary

Staff requests that the above plat be approved by the City Council and certified by the City Clerk. Recording of the plat dedicates the streets and easements as shown to the public.

Location

Generally located south of Osborn Road and west of 93rd Avenue.

Council District: 5

Responsible Department

This item is submitted by Deputy City Manager Mario Paniagua and the Planning and Development Department.



Final Plat - Casa Azul - PLAT 200607 - South of Maryland and West of 10th Avenues

Plat: 200607
Project: 18-4151
Name of Plat: Casa Azul
Owner: Ibiza Ventures, LLC
Engineer: Paul M. Miller, RLS
Request: A 12 Lot Residential Plat
Reviewed by Staff: Feb. 19, 2021

Summary

Staff requests that the above plat be approved by the City Council and certified by the City Clerk. Recording of the plat dedicates the streets and easements as shown to the public.

Location

Generally located south of Maryland and west of 10th Avenues
Council District: 5

Responsible Department

This item is submitted by Deputy City Manager Mario Paniagua and the Planning and Development Department.



Final Plat - El Oeste Estates - PLAT 200629 - 4649 N. 56th St.

Plat: 200629
Project: 00-2558
Name of Plat: El Oeste Estates
Owner: Justin Pugh
Engineer: Nicholas W. Jarrett, RLS
Request: A 3 Lot Subdivision
Reviewed by Staff: Feb. 12, 2021
Final Plat requires Formal Action Only

Summary

Staff requests that the above plat be approved by the City Council and certified by the City Clerk. Recording of the plat dedicates the streets and easements as shown to the public.

Location

4649 N. 56th St.
Council District: 6

Responsible Department

This item is submitted by Deputy City Manager Mario Paniagua and the Planning and Development Department.



Final Plat - Laveen Vistas Parcel Two Phase 2 - PLAT 200583 - East of 51st Avenue and North of Elliot Road

Plat: 200583
Project: 05-2131
Name of Plat: Laveen Vistas Parcel Two Phase 2
Owner: HBT of Laveen, LLC
Engineer: Clouse Engineering, Inc.
Request: An 83 Lot Residential Plat
Reviewed by Staff: Feb. 16, 2021
Final Plat requires Formal Action Only

Summary

Staff requests that the above plat be approved by the City Council and certified by the City Clerk. Recording of the plat dedicates the streets and easements as shown to the public.

Location

Generally located east of 51st Avenue and north of Elliot Road.
Council District: 8

Responsible Department

This item is submitted by Deputy City Manager Mario Paniagua and the Planning and Development Department.



Final Plat - Crosier Village in South Phoenix - PLAT 200592 - 717 E. Southern Ave.

Plat: 200592
Project: 16-3435
Name of Plat: Crosier Village in South Phoenix
Owner: Crosier Village of Phoenix
Engineer: Coe & Van Loo Consultants, Inc.
Request: A 1 Lot Commercial Plat
Reviewed by Staff: Feb. 8, 2021
Final Plat requires Formal Action Only

Summary

Staff requests that the above plat be approved by the City Council and certified by the City Clerk. Recording of the plat dedicates the streets and easements as shown to the public.

Location

717 E. Southern Ave.
Council District: 8

Responsible Department

This item is submitted by Deputy City Manager Mario Paniagua and the Planning and Development Department.



Final Plat - Villas at Town Center - PLAT 190037 - Northwest Corner of Southern Avenue and Daisy Patch Place

Plat: 190037

Project: 17-2841

Name of Plat: Villas at Town Center

Owner(s): Queen E Land, LLC

Engineer(s): D&M Engineering

Request: A 25 Lot Detached Single Family Planned Residential Subdivision Plat

Reviewed by Staff: Dec. 31, 2020

Final Plat requires Formal Action Only

Summary

Staff requests that the above plat be approved by the City Council and certified by the City Clerk. Recording of the plat dedicates the streets and easements as shown to the public.

Location

Generally located at the northwest corner of Southern Avenue and Daisy Patch Place
Council District: 8

Responsible Department

This item is submitted by Deputy City Manager Mario Paniagua and the Planning and Development Department.



Abandonment of Right-of-Way - ABND V170030A - South of Missouri and East of 29th Avenues (Resolution 21901)

Abandonment: V170030A

Project: 99-817

Applicant: Baird Fullerton; Strand Associates

Request: The refuse collection easement, emergency and service vehicle easement, and public utility easement dedicated per Book 165, Page 46, MCR, on Quatros II subdivision located south of Missouri Avenue and adjacent to the east side of north 29th Avenue; along with the 25-foot right-of-way adjacent to the west line of the parcel identified as APN 153-19-019A, Lot 14 in Block 2 of Homeland, Book 15 Page 18, MCR.

Date of Hearing: July 11, 2017

Location

South of Missouri and East of 29th Avenues

Council District: 5

Financial Impact

A fee was also collected as part of this abandonment in the amount of \$16,112.

Responsible Department

This item is submitted by Deputy City Manager Mario Paniagua and the Planning and Development Department.



Abandonment of Easement - ABND 200543 - 6725 W. Baseline Road (Resolution 21902)

Abandonment: ABND 200543

Project: 19-1626

Applicant: Clear Sky Capital

Request: To abandon drainage easement adjacent to APN 300-01-316A, recorded on Final Plat "Laveen Meadows - Phase 1 Amended," Book 657, Page 24.

Date of Decision/Hearing: Oct. 7, 2020

Location

6725 W. Baseline Road

Council District: 7

Financial Impact

None. No consideration fee was required as a part of this abandonment, although filing fees were paid.

Responsible Department

This item is submitted by Deputy City Manager Mario Paniagua and the Planning and Development Department.



Amend City Code - Ordinance Adoption - Rezoning Application PHO-2-20_Z-18-15-2 - Northeast Corner of 22nd Street and Quail Avenue (Ordinance G-6825)

Request to authorize the City Manager, or his designee, to approve the Planning Hearing Officer's recommendation without further hearing by the City Council on matters heard by the Planning Hearing Officer on Feb. 17, 2021.

Summary

Application: PHO-2-20_Z-18-15-2

Existing Zoning: CP/GCP DVAO

Acreage: 5.26

Applicant: Garrett Real Estate Development, LLC

Owner: Quail Equities, LLC

Representative: Richard Starr, Garrett Real Estate

Proposal:

1. Modification of Stipulation 1 regarding general conformance with the site plan date stamped May 29, 2018.
2. Modification of Stipulation 2 regarding general conformance with the landscape plan and elevations date stamped May 29, 2018.
3. Deletion of Stipulation 3 restricting the driveway along 22nd Street to right-in ingress and left-out egress.

Concurrence/Previous Council Action

Village Planning Committee (VPC) Recommendation: The Paradise Valley Village Planning Committee heard this case on Feb. 1, 2021 and recommended approval with a modification and an additional stipulation, by a vote of 17-0.

PHO Action: The Planning Hearing Officer heard this case on Feb. 17, 2021 and recommended denial as filed and approval with modifications. See **Attachment A** for the full list of Planning Hearing Officer recommended stipulations.

Location

Northeast corner of 22nd Street and Quail Avenue

Council District: 2

Parcel Address: N/A

Responsible Department

This item is submitted by Deputy City Manager Mario Paniagua and the Planning and Development Department.

ATTACHMENT A

**THIS IS A DRAFT COPY ONLY AND IS NOT AN OFFICIAL COPY OF THE FINAL,
ADOPTED ORDINANCE**

ORDINANCE G-

AN ORDINANCE AMENDING THE STIPULATIONS APPLICABLE TO
REZONING APPLICATION Z-18-15-2 PREVIOUSLY APPROVED BY
ORDINANCE G-6505.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF PHOENIX, as
follows:

SECTION 1. The zoning stipulations applicable located at the northeast corner of 22nd Street and Quail Avenue in a portion of Section 22, Township 4 North, Range 3 East, as described more specifically in Attachment "A", are hereby modified to read as set forth below.

STIPULATIONS:

1. The development shall be in general conformance with the site plan AND ELEVATIONS date stamped DECEMBER 21, 2020 ~~May 29, 2018~~, except as modified by the following stipulations and as approved by the Planning and Development Department.
 - A. REFUSE CONTAINERS SHALL BE LOCATED A MINIMUM OF 65 FEET FROM ANY RESIDENTIAL DISTRICT ZONING LINES.
- ~~2. The development shall be in general conformance with the landscape plan and elevations date stamped May 29, 2018, as approved by the Planning and Development Department.~~
2. The driveway access along 22nd Street shall be restricted to right-in/left-out only, as approved by the Planning and Development Department.
3. Right-of-way totaling 25 feet shall be dedicated for the east half of 22nd
4. Street as approved by the Planning and Development Department.

4. The developer shall construct all streets adjacent to the development with
- ~~5.~~ paving, curb, gutter, sidewalk, curb ramps, streetlights, landscaping and other incidentals as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.
5. The property owner shall record a notice to Prospective Purchasers of
- ~~6.~~ Proximity to Airport in order to disclose the existence, and operational characteristics of Phoenix Deer Valley Airport to future owners or tenants of the property. The form and content of such documents shall be according to the templates and instructions provided which have been reviewed and approved by the City Attorney.
6. A minimum eight (8)-foot high block wall shall be required along the property
- ~~7.~~ lines abutting residential zoning.
7. The 8-foot high block wall along the east property line shall be constructed
- ~~8.~~ prior to any other development on site.

SECTION 2. Due to the site's specific physical conditions and the use district granted pursuant to Ordinance G-6505, this portion of the rezoning is now subject to the stipulations approved pursuant to Ordinance G-6505 and as modified in Section 1 of this Ordinance. Any violation of the stipulation is a violation of the City of Phoenix Zoning Ordinance. Building permits shall not be issued for the subject site until all the stipulations have been met.

SECTION 3. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions hereof.

PASSED by the Council of the City of Phoenix this 17th day of March, 2021.

MAYOR

ATTEST:

City Clerk

APPROVED AS TO FORM:

City Attorney

REVIEWED BY:

City Manager

Exhibits:

A - Legal Description (1 Page)

B - Ordinance Location Map (1 Page)

EXHIBIT A

LEGAL DESCRIPTION FOR PHO-2-20-- Z-18-15-2

PARCEL 1: (APN: 213-09-007C)

THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 4 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA; EXCEPT THE SOUTH 25 FEET THEREOF AS DEEDED TO MARICOPA COUNTY FOR ROADWAY PURPOSES BY QUITCLAIM DEED RECORDED APRIL 28, 1955 IN DOCKET 1610, PAGE 120, RECORDS OF MARICOPA COUNTY, ARIZONA.

PARCEL 2: (APN: 213-07-007D)

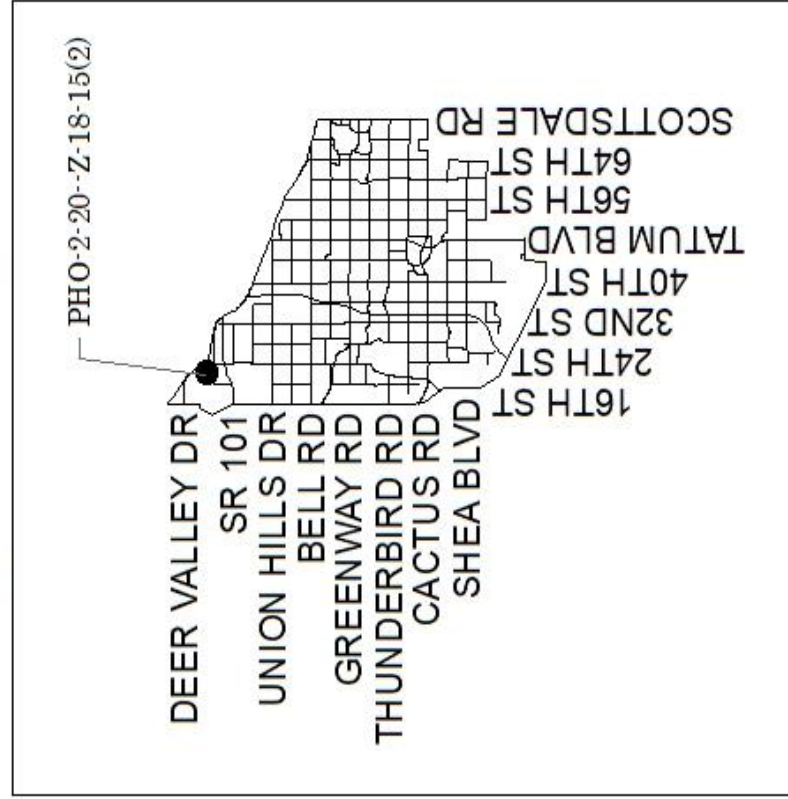
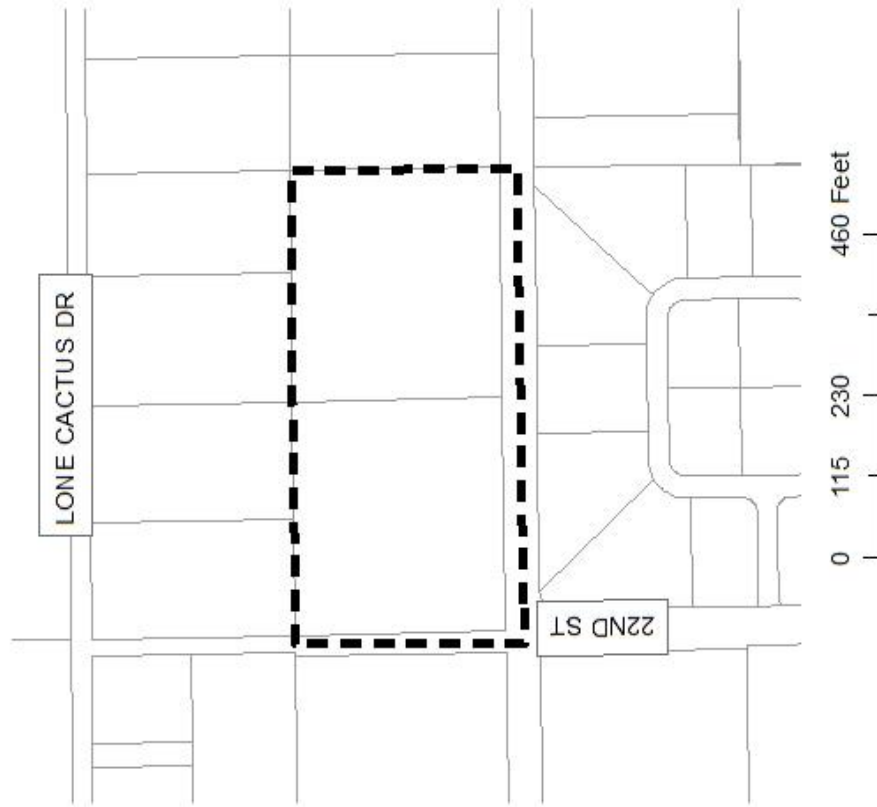
THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 4 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA; EXCEPT THE SOUTH 25 FEET THEREOF AS DEEDED TO MARICOPA COUNTY FOR ROADWAY PURPOSES BY QUITCLAIM DEED RECORDED APRIL 28, 1955 IN DOCKET 1610, PAGE 120, RECORDS OF MARICOPA COUNTY, ARIZONA.

EXHIBIT B

ORDINANCE LOCATION MAP

Zoning Case Number: PHO-2-20-Z-18-15(2)
Zoning Overlay: Deer Valley Airport Overlay District
Planning Village: Paradise Valley

ZONING SUBJECT TO STIPULATIONS: *
SUBJECT AREA: ■ ■ ■ ■ ■



NOT TO SCALE



Drawn Date: 2/19/2021



Public Hearing and Resolution Adoption - General Plan Amendment GPA-DV-3-20-1 - Southeast Corner of 7th Avenue and Pinnacle Peak Road (Resolution 21903)

Request to hold a public hearing to consider adopting the Planning Commission's recommendation and the related Resolution if approved. This file is a companion case to Z-68-20-1 and should be heard first, followed by Z-68-20-1.

Summary

Current Plan Designation: Industrial (75.84 acres) and Public/Quasi-Public (1.33 acres)

Proposed Plan Designation: Mixed Use (Industrial/Commerce/Business Park) (77.17 acres)

Acreage: 77.17 acres (Staff proposes 59.24 acres)

Reason for change: Minor General Plan Amendment to change the land use designation to Mixed Use (Industrial/Commerce/Business Park) to reinforce the area's location as a destination for employment uses and address collaboration between the City of Phoenix and the Arizona State Land Department.

Owner: Arizona State Land Department

Applicant: City of Phoenix, Planning and Development Department

Representative: City of Phoenix, Planning and Development Department

Staff Recommendation: Denial as filed, approval of 59.24 acres of Mixed Use (Industrial/Commerce/Business Park).

VPC Action: The Deer Valley Village Planning Committee heard the case on Jan. 14, 2021 for information only. The Deer Valley Village Planning Committee was scheduled to hear the case on Feb. 11, 2021. No recommendation was made due to a lack of quorum.

PC Action: The Planning Commission heard the case on March 4, 2021 and recommended approval, per the staff recommendation, by a 9-0 vote.

Location

Southeast corner of 7th Avenue and Pinnacle Peak Road

Council District: 1

Parcel Addresses: None

Responsible Department

This item is submitted by Deputy City Manager Mario Paniagua and the Planning and Development Department.

ATTACHMENT A

**THIS IS A DRAFT COPY ONLY AND IS NOT AN OFFICIAL COPY OF THE FINAL,
ADOPTED RESOLUTION**

RESOLUTION _____

A RESOLUTION ADOPTING AN AMENDMENT TO THE
2015 GENERAL PLAN FOR PHOENIX, APPLICATION
GPA-DV-3-20-1, CHANGING THE LAND USE
CLASSIFICATION FOR THE PARCEL DESCRIBED
HEREIN.



BE IT RESOLVED BY THE COUNCIL OF THE CITY OF PHOENIX, as
follows:

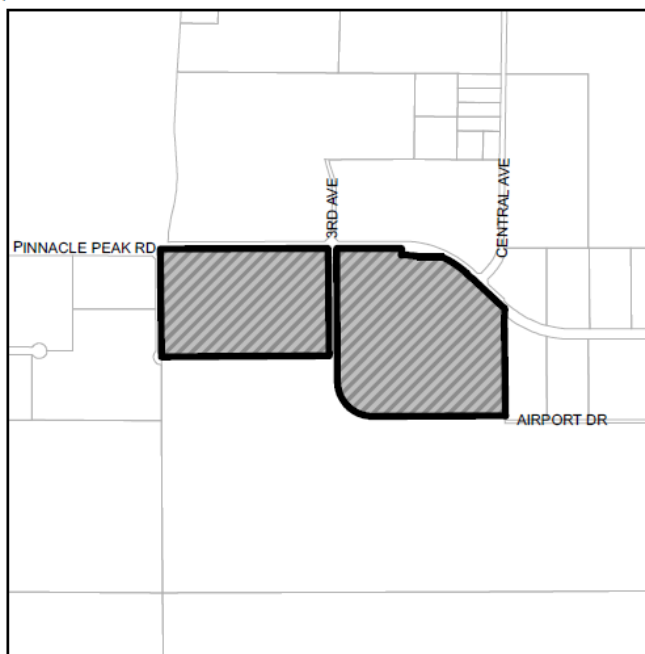
SECTION 1. The 2015 Phoenix General Plan, which was adopted by
Resolution No. 21307, is hereby amended by adopting GPA-DV-3-20-1. The 59.24
acres of property located at the southeast corner of 7th Avenue and Pinnacle Peak
Road is designated as Mixed Use (Industrial / Commerce / Business Park).

SECTION 2. The Planning and Development Director is instructed to
modify the 2015 Phoenix General Plan to reflect this land use classification change as
shown below:

PROPOSED CHANGE:

Mixed Use (Industrial / Commerce / Business Park)
(59.24 +/- Acres)

-  Proposed Change Area
 Mixed Use (Industrial / Commerce/Business Park)



PASSED by the Council of the City of Phoenix this 17th day of March

2021.

MAYOR

ATTEST:

Denise Archibald, City Clerk

APPROVED AS TO FORM:
Cris Meyer, City Attorney

By: _____

REVIEWED BY:

Ed Zuercher, City Manager

PL:tml:LF20-3300:1-20-21:2231057v1

DRAFT

**GENERAL PLAN AMENDMENT
STAFF ANALYSIS**
February 9, 2021

Application: GPA-DV-3-20-1

Applicant: City of Phoenix Planning and Development
Department

Owner: Arizona State Land Department

Representative: City of Phoenix Planning and Development
Department

Location: Southeast corner of 7th Avenue and Pinnacle Peak
Road

Acreage: 77.17 acres

Current Plan Designation: Industrial (75.84 acres) and Public/Quasi-Public
(1.33 acres)

Requested Plan Designation: Mixed Use (Industrial / Commerce / Business Park)
(77.17 acres)

Reason for Requested Change: General Plan Land Use Map Amendment to change
the land use designation to Mixed Use Industrial /
(Commerce / Business Park) to reinforce the area's
location as a destination for employment uses and
to address collaboration between the City of
Phoenix and the Arizona State Land Department

[Deer Valley Village Planning
Committee Date:](#) February 11, 2021

Staff Recommendation: Denial as filed, approval of 59.24 acres of Mixed
Use (Industrial / Commerce / Business Park)

FINDINGS:

- 1) The land use change as recommended by staff will better position the site for

- auction by the Arizona State Land Department.
- 2) The Mixed Use (Industrial / Commerce/Business Park) land use designation will permit new zoning to be applied to the site that maximizes the opportunities within the Deer Valley Major Employment Center.
 - 3) The Mixed Use (Industrial / Commerce/Business Park) land use designation will establish compatible uses in close proximity to Deer Valley Airport and surrounding properties.

BACKGROUND

The subject site is State Trust Land and is managed by the Arizona State Land Department (ASLD). The ASLD, in partnership with the City of Phoenix, has identified strategically located land that are positioned to provide maximum benefit to the Trust's Beneficiaries when auctioned. The subject site proximity to the Deer Valley Airport and Interstate 17 Freeway position it well for future investment. Figure 1 below is an aerial map of the subject site outlined in yellow. The Aviation Department is not supportive of the change to the city owned parcel. Staff is recommending removal of the city owned parcel from the GPA request.



Figure 1: Aerial Map (Source: ASLD)

With the goal of positioning the site for future investment, the ASLD and the City of

Phoenix are proposing to rezone the subject site in advance of its auction to a Planned Unit Development (PUD). The PUD is the subject of a companion rezoning case, Z-68-20-1. The PUD will permit both commerce park and industrial land uses throughout the property. The sites current General Plan Land Use Map designation only permits Industrial uses. This General Plan Amendment proposes a Mixed Use land use map designation of Commerce / Business Park / Industrial. There is a small strip of Public/Quasi-Public adjacent to the airport. This Mixed Use designation will allow commerce park and industrial land uses to locate on the site in compliance with the PUD's development standards. The submitted proposal included land belonging to the City of Phoenix Deer Valley Airport. This area is not currently able to be included as part of this request. Therefore, staff is recommending a denial as filed and a recommendation for approval with a reduction in the site boundary to exclude the City of Phoenix Deer Valley Airport property and only include the Arizona State Land Department area only. The proposed and staff recommended areas are shown below in Figure 2. Maps of the existing and staff recommended General Plan Land Use Map designations can be found in Exhibit 1 attached to this report.

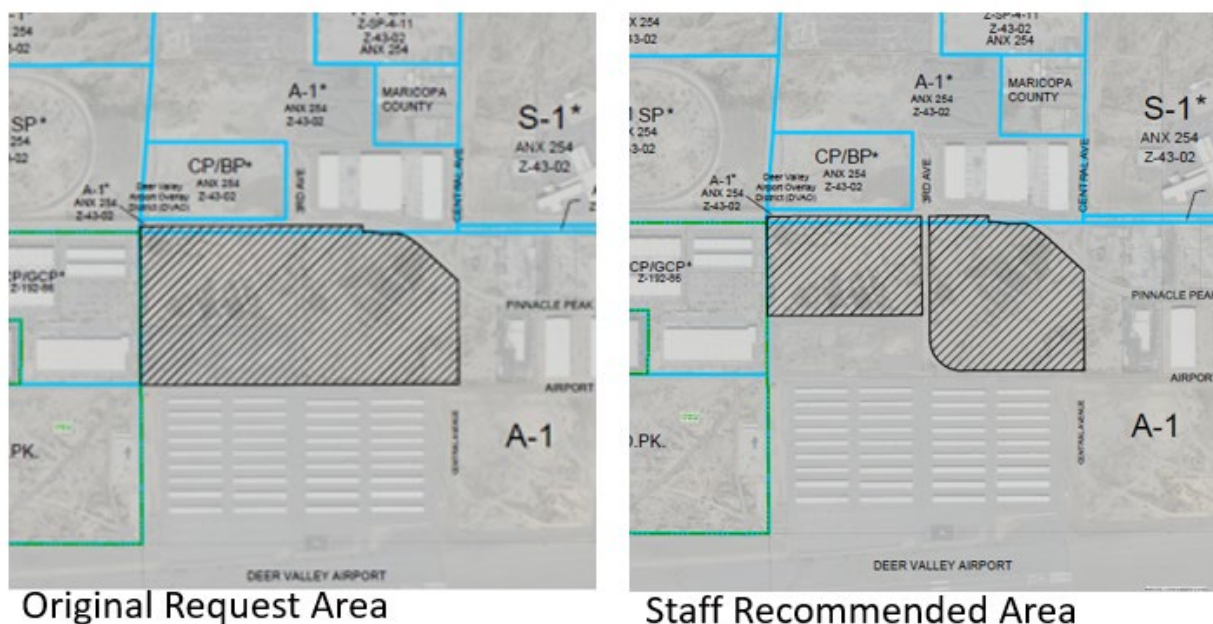


Figure 2: Source: City of Phoenix Planning and Development Department

EXISTING CONDITIONS AND SURROUNDING LAND USES

The subject site is generally flat and undeveloped. The table below (Figure 2) provides a summary of the surrounding General Plan (GP) Land Use Map designations, existing land uses and zoning.

Location	GP Land Use	Existing Land Uses	Zoning
North	Industrial	Vacant Land, Warehouse	A-1 DVAO

			and CP/BP DVAO
South	Public/Quasi-Public	Deer Valley Airport	A-1 DVAO
East	Industrial	Vacant Land	A-1 DVAO
West (Across 7th Avenue)	Industrial	Commerce Park and Fed Ex Distribution Center	S-1 SP DVAO, CP/GCP DVAO (Approved CP/GCP DVAO)

Figure 2: Surrounding Land Use Designations, Land Use and Zoning

The proposed Mixed Use Land Use Map designation is compatible with the surrounding land uses and zoning. The site is abutting the Deer Valley Airport to the south. The existing General Plan Land Use Map designations of the subject site and the surrounding properties are meant to provide a buffer of appropriate land uses within close proximity to the airport. The proposed Mixed Use land use designation of Industrial / Commerce/Business Park maintains the integrity of this land use buffer and will ultimately support land uses and zoning on the subject site that will be compatible with the ongoing operations of the airport.

The site is also approximately 1.75 miles east of the Interstate 17 Freeway and falls within the boundaries of the Maricopa Association of Government's Deer Valley Employment Center. This proximity to the Interstate 17 Freeway and location within an Employment Center reinforces the site's capacity to support land uses associated with industry and employers. The proposed Mixed Use designation supports a mix of land uses that will maximize the area's transportation infrastructure assets and will support the addition of more employers to the area.

RELATIONSHIP TO GENERAL PLAN CORE VALUES AND PRINCIPLES

Connect People and Places Core Value

- **Cores, Centers and Corridors; Land Use Principle: Locate land uses with the greatest height and most intense uses within village cores, centers and corridors based on village character, land use needs, and transportation system capacity.**

The proposed land use change is appropriate for a site that is surrounded by similar uses, is served by an arterial street (Pinnacle Peak Road) and is approximately 1.75 miles from the Interstate 17 Freeway.

Strengthen Our Local Economy Core Value

- **Job Creation (Employers); Land Use Principle: Support General Plan Land Use Map and zoning changes that will facilitate the location of employment generating uses in each of the designated employment centers.**

The proposed land use change will reinforce the location as a destination for employment uses within the Deer Valley Employment Center.

CONCLUSION AND RECOMMENDATION

Staff recommends denial as filed and approval of 59.24 acres which excludes the City of Phoenix property. The request aligns with the goals and policies of the General Plan, represents an ongoing collaborative planning effort with the Arizona State Land Department, and will result in a land use map designation that will continue to support surrounding uses while maximizing the property's location in an Employment Center.

Writer

David Simmons
February 9, 2021

Exhibits

Proposed Sketch Map (1 page)
Sketch Map as recommended by staff (1 page)





GENERAL PLAN AMENDMENT

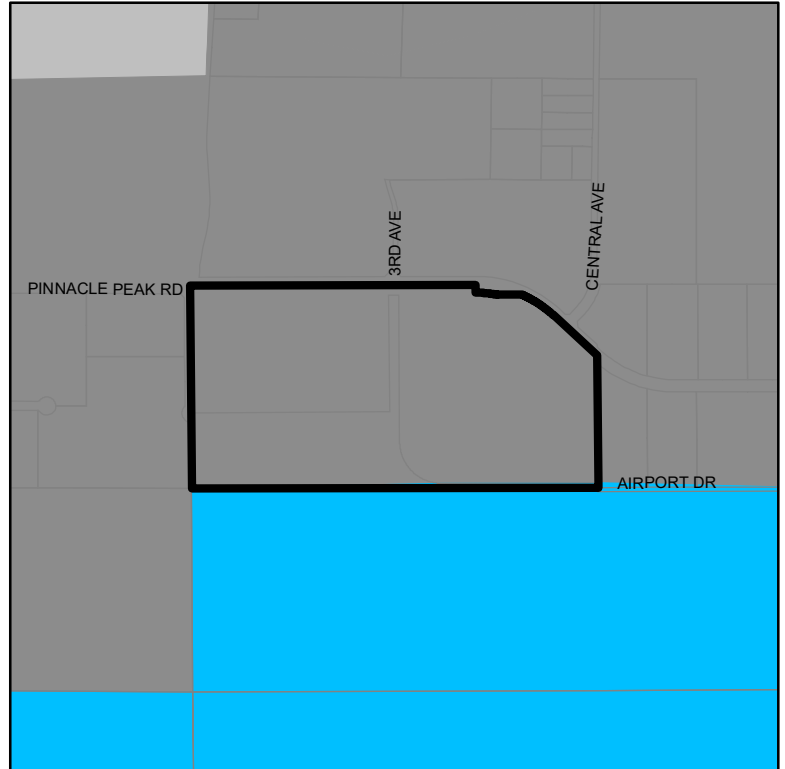
CITY OF PHOENIX ♦ PLANNING & DEVELOPMENT DEPARTMENT ♦ 200 W WASHINGTON ST ♦ PHOENIX, AZ ♦ 85003 ♦ (602) 262-6882

APPLICATION NO: GPA-DV-3-20-1	ACRES: 77.17 +/-
VILLAGE: Deer Valley	COUNCIL DISTRICT: 1
APPLICANT: City of Phoenix Planning and Development Department	

EXISTING:



Industrial (75.84 +/- Acres)
Public/Quasi-Public (1.33 +/- Acres)

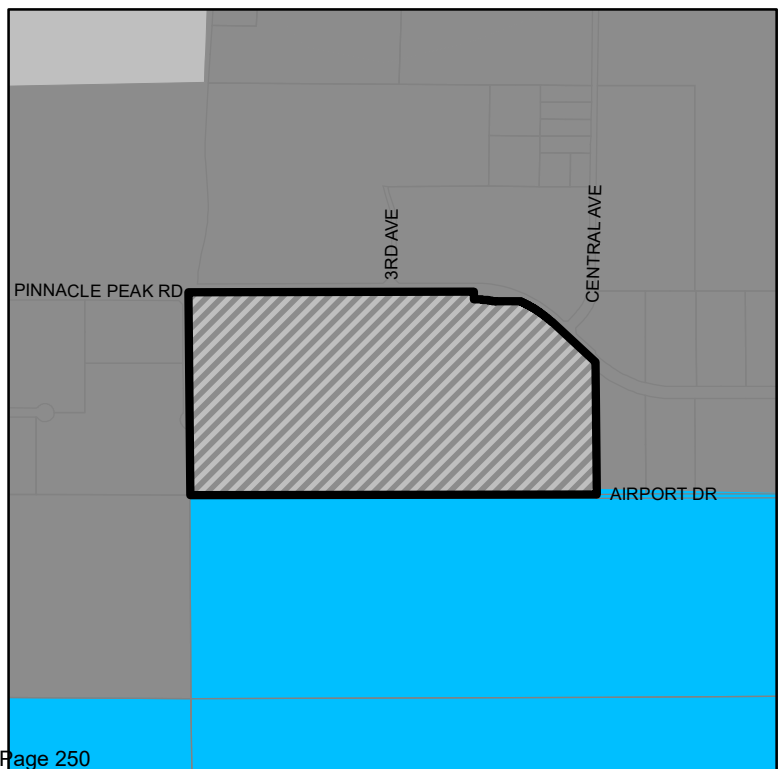
-  Proposed Change Area
-  Public/Quasi-Public
-  Commerce/Business Park
-  Industrial



PROPOSED CHANGE (as Recommended by Staff):

Mixed Use (Industrial / Commerce / Business Park)
(77.17 +/- Acres)

-  Proposed Change Area
-  Mixed Use (Industrial / Commerce/Business Park)







GENERAL PLAN AMENDMENT

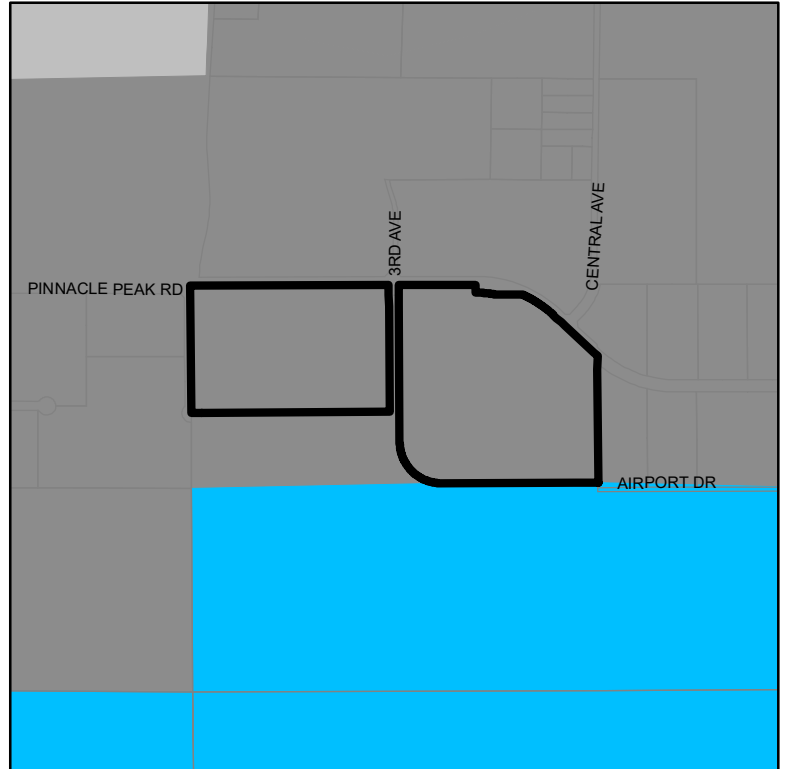
CITY OF PHOENIX ♦ PLANNING & DEVELOPMENT DEPARTMENT ♦ 200 W WASHINGTON ST ♦ PHOENIX, AZ ♦ 85003 ♦ (602) 262-6882

APPLICATION NO: GPA-DV-3-20-1	ACRES: 59.24 +/-
VILLAGE: Deer Valley	COUNCIL DISTRICT: 1
APPLICANT: City of Phoenix Planning and Development Department	

EXISTING:



Industrial (59.24 +/- Acres)

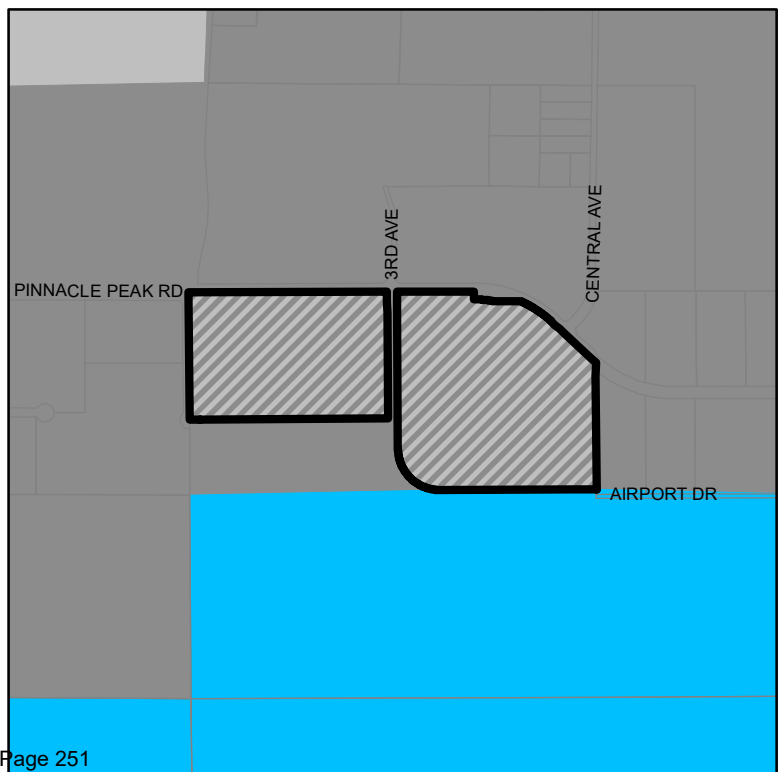
-  Proposed Change Area
-  Industrial
-  Commerce/Business Park
-  Public/Quasi-Public



PROPOSED CHANGE:

Mixed Use (Industrial / Commerce / Business Park)
(59.24 +/- Acres)

-  Proposed Change Area
-  Mixed Use (Industrial / Commerce/Business Park)



**Village Planning Committee Meeting Summary
GPA-DV-3-20-1
INFORMATION ONLY**

Date of VPC Meeting	January 14, 2021
Request	To amend the General Plan Land Use Designation from Industrial and Public/Quasi-Public to Mixed Use (Commerce/ Business Park/Industrial)
Location	Southeast corner of 7th Avenue and Pinnacle Peak Road.

VPC DISCUSSION:

Cases GPA-DV-3-20-1 and Z-68-20-1 were heard concurrently.

Ms. Carolyn Oberholtzer, with Bergin, Frakes, Smalley & Oberholtzer, PLLC, and **Mark Edelman** with the Arizona State Land department went over the proposals for the GPA and PUD requests as a combined presentation. She highlighted that the changes proposed would permit a mix of Commerce Park and Industrial uses, which is consistent with surrounding land uses north of the Deer Valley Airport. She shared that the rezoning case will establish a land use mix that maximizes property's location in an employment corridor and will better position the properties for sale by the State Land Department. She also went over staff's recommended stipulations for the rezoning case.

Mr. Mark Lewis asked if the site was being prepped for something specific.

Ms. Oberholtzer shared that there are pending applications on the site today but nothing has been solidified.

Mr. Edelman shared that sites A, B & C will go to auction after receiving the requested entitlements and he can not say who will win those bids.

Village Planning Committee Meeting Summary GPA-DV-3-20-1

Date of VPC Meeting	February 11, 2021
Request	To amend the General Plan Land Use Designation from Industrial and Public/Quasi-Public to Mixed Use (Commerce/ Business Park/Industrial)
Location	Southeast corner of 7th Avenue and Pinnacle Peak Road.
Recommendation	No Quorum

VPC DISCUSSION:

Cases GPA-DV-3-20-1 and Z-68-20-1 were heard concurrently.

No quorum.

Attachment E

REPORT OF PLANNING COMMISSION ACTION March 4, 2021

ITEM NO: 9	
	DISTRICT NO.: 1
SUBJECT:	
Application #:	GPA-DV-3-20-1 (Companion Case Z-68-20-1)
Location:	Southeast corner of 7th Avenue and Pinnacle Peak Road
From:	Industrial and Public/Quasi-Public
To:	Mixed Use (Industrial/Commerce/Business Park)
Acreage:	77.17
Proposal:	Mixed Use (Industrial/Commerce/Business Park)
Applicant:	Josh Bednarek, City of Phoenix, Planning and Development Department
Owner:	Arizona State Land Department, et al
Representative:	Josh Bednarek, City of Phoenix, Planning and Development Department

ACTIONS:

Staff Recommendation: Denial as filed, approval of 59.24 acres of Mixed Use (Industrial / Commerce / Business Park).

Village Planning Committee (VPC) Recommendation:

Deer Valley 1/14/2021 Information only.

Deer Valley 2/11/2021 No quorum.

Planning Commission Recommendation: Approval, per the staff recommendation.

Motion Discussion: N/A

Motion details: Commissioner Johnson a MOTION to approve GPA-DV-3-20-1, per the staff recommendation.

Maker: Johnson
Second: Howard
Vote: 9-0
Absent: None
Opposition Present: No

Findings:

1. The land use change as recommended by staff will better position the site for auction by the Arizona State Land Department.
2. The Mixed Use (Industrial / Commerce/Business Park) land use designation will permit new zoning to be applied to the site that maximizes the opportunities within the Deer Valley Major Employment Center.

3. The Mixed Use (Industrial / Commerce/Business Park) land use designation will establish compatible uses in close proximity to Deer Valley Airport and surrounding properties.

This publication can be made available in alternate format upon request. Please contact Tamra Ingersoll at (602) 534-6648, TTY use 7-1-1.



**Public Hearing and Ordinance Adoption - Amend City Code - Rezoning
Application Z-68-20-1 - Southeast Corner of 7th Avenue and Pinnacle Peak Road
(Ordinance G-6827)**

Request to hold a public hearing on the request to amend the Phoenix Zoning Ordinance, Section 601, the Zoning Map of the City of Phoenix, by adopting Rezoning Application Z-68-20-1 and rezone the site from A-1 DVAO (Light Industrial District, Deer Valley Airport Overlay) to PUD DVAO (Planned Unit Development, Deer Valley Airport Overlay) for a mix of industrial and commerce park uses. This is a companion case to GPA-DV-3-20-1 and should be heard after GPA-DV-3-20-1.

Summary

Current Zoning: A-1 DVAO (77.17 acres)

Proposed Zoning: PUD DVAO

Acreage: 77.17 acres (Staff proposes 59.24 acres)

Proposed Use: A mix of industrial and commerce park uses

Owner: Arizona State Land Department

Applicant: City of Phoenix, Planning and Development Department

Representative: City of Phoenix, Planning and Development Department

Staff Recommendation: Denial as filed, approval of 59.24 acres, subject to stipulations.

VPC Action: The Deer Valley Village Planning Committee heard the case on Jan. 14, 2021 for information only. The Deer Valley Village Planning Committee was scheduled to hear the case on Feb. 11, 2021. No recommendation was made due to a lack of quorum.

PC Action: The Planning Commission heard the case on March 4, 2021 and recommended approval, per the staff recommendation, by a 9-0 vote.

Location

Southeast corner of 7th Avenue and Pinnacle Peak Road

Council District: 1

Parcel Addresses: None

Responsible Department

This item is submitted by Deputy City Manager Mario Paniagua and the Planning and Development Department.

ATTACHMENT A

**THIS IS A DRAFT COPY ONLY AND IS NOT AN OFFICIAL COPY OF THE FINAL,
ADOPTED ORDINANCE**

ORDINANCE G-

AN ORDINANCE AMENDING THE ZONING DISTRICT MAP ADOPTED PURSUANT TO SECTION 601 OF THE CITY OF PHOENIX ORDINANCE BY CHANGING THE ZONING DISTRICT CLASSIFICATION FOR THE PARCEL DESCRIBED HEREIN (CASE Z-68-20-1) FROM A-1 DVAO (LIGHT INDUSTRIAL DISTRICT, DEER VALLEY AIRPORT OVERLAY) TO PUD DVAO (PLANNED UNIT DEVELOPMENT, DEER VALLEY AIRPORT OVERLAY DISTRICT).

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF PHOENIX, as follows:

SECTION 1. The zoning of a 59.24 acre site located on the southeast corner of 7th Avenue and Pinnacle Peak Road in a portion of Section 17, Township 4 North, Range 3 East, as described more specifically in Exhibit "A", is hereby changed from 59.24 acres of "A-1 DVAO" (Light Industrial District, Deer Valley Airport Overlay) to 59.24 acres of "PUD" (Planned Unit Development).

SECTION 2. The Planning and Development Director is instructed to modify the Zoning Map of the City of Phoenix to reflect this use district classification change as shown in Exhibit "B".

SECTION 3. Due to the site's specific physical conditions and the use district applied for by the applicant, this rezoning is subject to the following stipulations, violation of which shall be treated in the same manner as a violation of the City of Phoenix Zoning Ordinance:

1. An updated Development Narrative for the ASLD Supplier Site C PUD reflecting the changes approved through this request shall be submitted to the Planning and Development Department within 30 days of City Council approval of this request. The updated Development Narrative shall be consistent with Development Narrative dated February 1, 2021 as modified by the following stipulations.
 - a. Front Cover: Remove "HEARING DRAFT" and revise submittal date information on bottom of the cover page as follows:
1st Submittal: December 11, 2020
Hearing Draft: February 1, 2021
City Council adopted: TBD
 - b. Add standards to the narrative that indicate that the property adjacent to the City of Phoenix strip that bifurcate the PUD area shall be treated as non-collector/non-arterial street for purposes of landscape and setback requirements.
 - c. Update all exhibits and acreage to reflect the updated property boundary exclusive of the City of Phoenix Deer Valley Airport parcel.
2. The developer shall dedicate a 30-foot wide multi-use trail easement (MUTE) along Pinnacle Peak Road and construct a minimum 10-foot wide multi-use trail (MUT) within the easement in accordance with the MAG supplemental detail and as modified and approved by the Planning and Development Department. Where conflicts or restrictions exist, the developer shall work with the Site Planning section on an alternate design through the technical appeal process.
3. The developer shall dedicate 55-feet of right-of-way and construct the south half of Pinnacle Peak Road for the full limits of the project, west of Central Avenue, per Cross Section C standards identified on the City of Phoenix Street Classification Map, as approved by the Planning and Development Department.
4. The developer shall dedicate 50-feet of right-of-way and construct the south half of Pinnacle Peak Road for the full limits of the project, east of Central Avenue, per Cross Section D standards identified on the City of Phoenix Street

Classification Map, as approved by the Planning and Development Department.

5. The developer shall dedicate 40-feet of right-of-way and construct the east side of 7th Avenue for the full limits of the project per the City of Phoenix collector street standards, as approved by the Planning and Development Department.
6. The developer shall dedicate and construct the remainder of the existing cul-de-sac at the southern end of 7th Avenue, as approved by Planning and Development Department.
7. The developer shall submit a Traffic Impact Study (TIS) to the City for this development. No preliminary approval of plans shall be granted until the study is reviewed and approved by the City. Contact Street Transportation Department to set up a meeting to discuss requirements of the study. The TIS shall include a signal warrant analysis for the intersections of 7th Avenue and Pinnacle Peak Road, 7th Street and Pinnacle Peak Road and Central Avenue and Pinnacle Peak Road. The developer shall be responsible for and additional dedications and cost of improvements as required by the approved Traffic Impact Study.
8. All designated public roadways shall meet the City of Phoenix, Storm Water Design Manual for wash crossings.
9. The developer shall construct all streets within and adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping and other incidentals, as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.
10. The developer shall submit 7460 Forms to FAA and receive FAA no hazard determination or mitigations approved by FAA for both temporary (eg, construction cranes) and permanent (eg, structures) development, prior to final site plan approval as modified and approved by the Aviation and Planning and Development departments.
11. The developer shall record a Notice to Prospective Purchasers of Proximity to Airport, as required by the State, prior to final site plan approval as modified and approved by the Aviation and Planning and Development Departments.
12. In the event archaeological materials are encountered during construction, the developer shall immediately cease all ground-disturbing activities within a 33 foot radius of the discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.
13. **Prior to preliminary site plan approval, the landowner shall execute a Proposition 207 waiver of claims form. The waiver shall be recorded with the**

Maricopa County Recorder's Office and delivered to the City to be included in the rezoning application file for record.

SECTION 4. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions hereof.

PASSED by the Council of the City of Phoenix this 17th day of March 2021.

MAYOR

ATTEST:

City Clerk

APPROVED AS TO FORM:

City Attorney

REVIEWED BY:

City Manager

Exhibits:

A – Legal Description (2 Pages)

B – Ordinance Location Map (1 Page)

EXHIBIT A

LEGAL DESCRIPTION FOR Z-68-20-1

A parcel of land lying within the northwest quarter of Section 17, Township 4 North, Range 3 East, of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

BEGINNING at the northwest corner of said Section 17, a 3-inch Maricopa County (MC) brass cap 0.4' down stamped T4N R3E S7 S8 S18 S17 LS 33307 2004, from which the north quarter corner of said section, a 2-inch Maricopa County aluminum cap 0.9' down stamped T4N R3E S8 1/4 S17 LS 33307 2004, bears North 89°53'01" East (basis of bearing), a distance of 2645.71 feet;

THENCE along the north line of said section, North 89°53'01" East, a distance of 1289.85 feet, to a point on the northerly line of that certain parcel of land described in Document 1985-0391036 Maricopa County Records (MCR) and a point hereby designated as Point A for future reference in this description;

THENCE leaving said north line, along said northerly line, South 00°06'59" East, a distance of 832.06 feet;

THENCE South 89°53'01" West, a distance of 1285.66 feet, to the northwest corner of said certain parcel and the west line of said section;

THENCE leaving said northerly line, along said west line, North 00°24'17" West, a distance of 832.07 feet, to the **POINT OF BEGINNING**.

TOGETHER WITH

COMMENCING at said Point A;

THENCE along said north line and said northerly line, North 89°53'01" East, a distance of 66.00 feet, to a point on the northerly line of said certain parcel and the **POINT OF BEGINNING**;

THENCE leaving said northerly line, continuing along said north line, North 89°53'01" East, a distance of 500.36 feet, to the northwest corner of that certain parcel of land described in Document 2008-0563957, MCR;

THENCE leaving said north line, along the west line of said certain parcel, South 00°06'59" East, a distance of 50.00 feet, to the southwest corner of said certain parcel and a point of intersection with a non-tangent curve;

THENCE leaving said west line, along the southerly line of said certain parcel, easterly along said non-tangent curve to the right, having a radius of 700.00 feet, concave southerly, whose radius bears South 00°06'59" East, through a central angle of 11°52'57", a distance of 145.17 feet, to the south line of the north 65-feet of said section and a point of intersection with a non-tangent line;

THENCE leaving said southerly line, along said south line, North 89°53'01" East, a distance of 161.27 feet, to the centerline of Pinnacle Peak Road, recorded in Book 1037, page 21, MCR and a point of intersection with a non-tangent curve;

THENCE leaving said south line, along said centerline, southeasterly along said non-tangent curve to the right, having a radius of 750.00 feet, concave southwesterly, whose radius bears South 23°54'49" West, through a central angle of 18°30'28", a distance of 242.27 feet, to the curves end;

THENCE continuing along said centerline and along the centerline of Pinnacle Peak Road, recorded in Book 1016, page 23, MCR, South 47°34'43" East, a distance of 386.60 feet, to the

north-south mid-section line of said section;

THENCE leaving said centerline, along said mid-section line, South $00^{\circ}25'04''$ East, a distance of 829.34 feet, to said northerly line;

THENCE leaving said mid-section line, along said northerly line, South $89^{\circ}51'47''$ West, a distance of 1029.54 feet, to the beginning of a curve;

THENCE northwesterly along said curve to the right, having a radius of 267.00 feet, concave northeasterly, through a central angle of $90^{\circ}01'14''$, a distance of 419.50 feet, to the curves end;

THENCE North $00^{\circ}06'59''$ West, a distance of 1021.44 feet, to the **POINT OF BEGINNING**.

Containing 2,586,089 square feet or 59.3684 acres, more or less.

Subject to existing right-of-ways and easements.

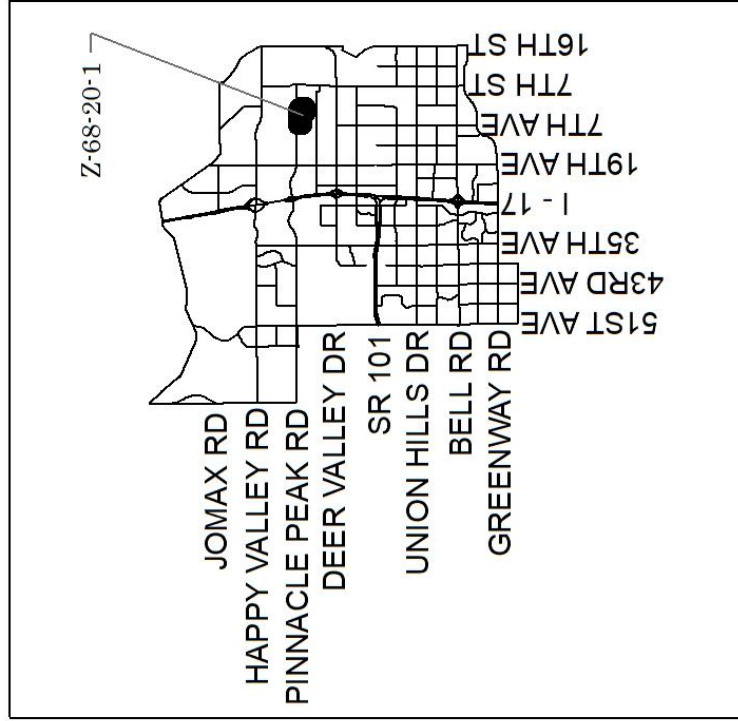
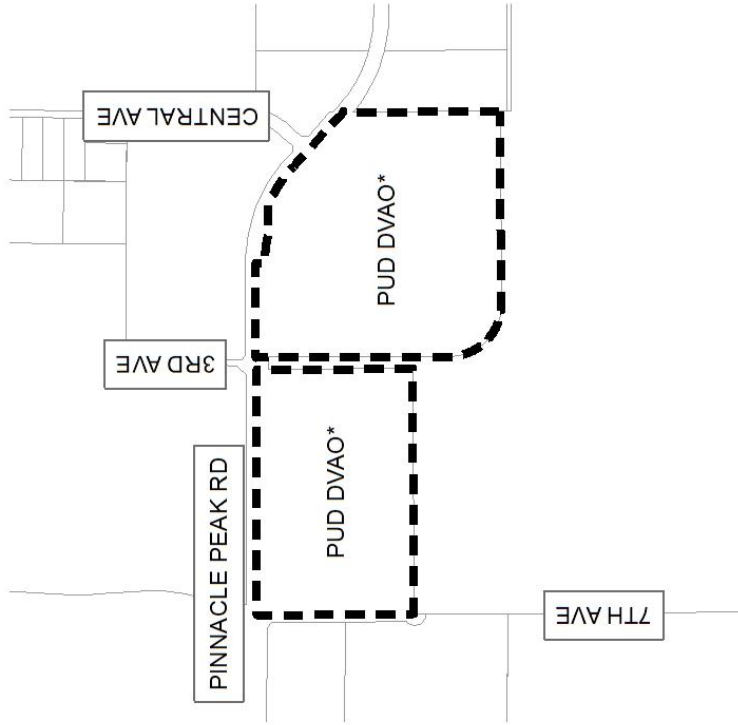
This Legal description was prepared without the benefit of survey fieldwork and is based on the Record of Survey of PLSS Subdivision Maricopa County Geodetic Densification and Cadastral Survey recorded in Book 704, page 32, Maricopa County Records and other client provided information. Any monumentation noted in this parcel description is based on said Record of Survey.

ORDINANCE LOCATION MAP

EXHIBIT B

Zoning Case Number: Z-68-20-1
 Zoning Overlay: Deer Valley Airport Overlay District
 Planning Village: Deer Valley

ZONING SUBJECT TO STIPULATIONS: *
 SUBJECT AREA: - - - - -



NOT TO SCALE



Drawn Date: 2/17/2021

\\one\pdd\Shared\Department\Share\Information Systems\PL GIS\IS_Team\Core_Functions\Zoning\SuppMaps\2021 Ord\3-17-21\Z-68-20-1_Alternate.mxd

**Staff Report Z-68-20-1
February 9, 2021**

Deer Valley [Village Planning Committee](#) Meeting Date: February 11, 2021

[Planning Commission](#) Hearing Date: March 4, 2021

Request From: A-1 DVAO (Light Industrial District, Deer Valley Airport Overlay) (77.17 acres)

Request To: PUD DVAO (77.17 acres)

Proposed Use: A mix of industrial and commerce park uses

Location: Southeast corner of 7th Avenue and Pinnacle Peak Road

Owner: Arizona State Land Department

Applicant / Representative: City of Phoenix, Planning and Development Department

Staff Recommendation: Denial as filed, approval of 59.24 acres

General Plan Conformity			
General Plan Land Use Map Designation		Current: Industrial	
		Proposed (GPA-DV-3-20-1): Mixed Use (Industrial / Commerce / Business Park)	
Street Map Classification	7th Avenue	Not designated	0-foot west half street
	Pinnacle Peak Road	Arterial	0 and 55-foot south half street (right-of-way easement)
<p><i>STRENGTHEN OUR LOCAL ECONOMY CORE VALUE; MANUFACTURING / INDUSTRIAL DEVELOPMENT; LAND USE PRINCIPLE: Support the expansion of industrial zoning in targeted industrial areas.</i></p> <p>The proposed PUD permits commerce park and industrial uses in area designated for these types of uses.</p>			

STRENGTHEN OUR LOCAL ECONOMY CORE VALUE; JOB CREATION (EMPLOYERS); LAND USE PRINCIPLE: Support General Plan Land Use Map and zoning changes that will facilitate the location of employment generating uses in each of the designated employment centers.

The proposed PUD will reinforce the location as a destination for employment uses within the Deer Valley Major Employment Center.

STRENGTHEN OUR LOCAL ECONOMY CORE VALUE; AIRPORTS; LAND USE PRINCIPLE: Continue to carefully monitor and evaluate all future land uses around the airports, protecting the airport from incompatible development that could pose a safety hazard to aircraft passengers, or to individuals living or residing in those areas.

The proposed PUD restricts residential land uses and establishes a land use mix that will be compatible with the Deer Valley Airport's operations.

BUILD THE SUSTAINABLE DESERT CITY CORE VALUE; TREES AND SHADE; DESIGN PRINCIPLE: Integrate trees and shade into the design of new development and redevelopment projects throughout Phoenix.

The PUD contains development standards and guidelines that require a significant landscape setback along the perimeter streets. This landscape setback will provide for a double row of trees adjacent to sidewalks.

Applicable Plans, Overlays, and Initiatives

[Deer Valley Airport Overlay District](#): See Background Item No. 4
[Deer Valley Major Employment Center](#): See Background Item No. 5
[Deer Valley Village Character Plan](#): See Background Item No. 11
[Tree and Shade Master Plan](#): See Background Item No. 12
[Complete Streets Guidelines](#): See Background Item No. 13
[Zero Waste PHX](#): See Background Item No. 14

Background/Issues/Analysis

PROPOSAL

1. This request is to rezone approximately 77.17 acres at the southeast corner of 7th Avenue and Pinnacle Peak Road from A-1 DVAO (Light Industrial District, Deer Valley Airport Overlay) to PUD DVAO (Planned Unit Development, Deer Valley Airport Overlay District).

The proposal includes a portion of property currently owned by the City of Phoenix for the Deer Valley Airport. As discussed in the departmental comments below, the Aviation Department has chosen not take part in the rezoning request. The original request area as well as the staff recommended request area are shown below in Figure 1.

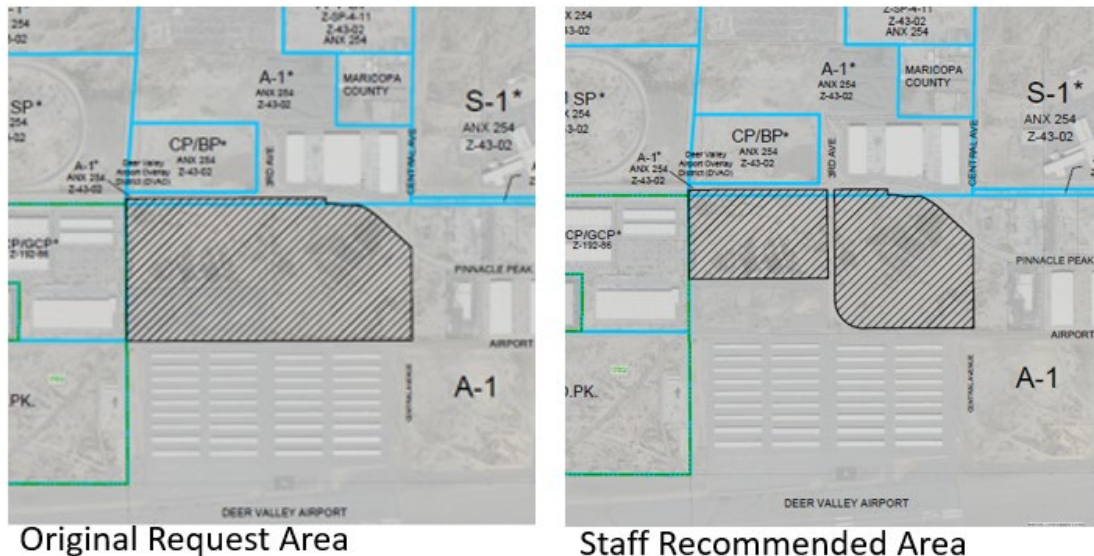


Figure 1: Source: City of Phoenix Planning and Development Services Department

Staff is recommending that only the property owned by the Arizona State Land Department be included in the request. The original request area as well as the staff recommended request area are shown below in Figure 1.

The PUD provides a zoning and regulatory framework to permit a mix of commerce park and industrial land uses. The subject property is State Trust Land and is managed by the Arizona State Land Department (ASLD). The ASLD, in partnership with the City of Phoenix, has identified strategically located parcels that are positioned to provide maximum benefit to the Trust's Beneficiaries when auctioned. Proceeds from ASLD auctions go to a variety of beneficiaries including public schools and the state's public universities. The subject property's proximity to the Deer Valley Airport and Interstate 17 Freeway position it well for future investment.

EXISTING SITE CONDITION

2. The site is currently vacant. Exhibit B attached to this report is an aerial map of the subject property and surrounding area.

GENERAL PLAN LAND USE MAP DESIGNATIONS, LAND USES AND ZONING

3. The table below (Figure 2) provides a summary of the onsite and surrounding General Plan (GP) Land Use Map designations, existing land uses and zoning.

Location	GP Land Use	Existing Land Uses	Zoning
North	Industrial	Vacant Land, Warehouse	A-1 DVAO and CP/BP DVAO
South	Public/Quasi-Public	Deer Valley Airport	A-1 DVAO
East	Industrial	Vacant Land	A-1 DVAO
West (Across 7th Avenue)	Industrial	Commerce Park and Fed Ex Distribution Center	S-1 SP DVAO, CP/GCP DVAO (Approved CP/GCP DVAO)

Figure 2: Surrounding Land Use Designations, Land Use and Zoning

The property's current General Plan Land Use Map designations only permit industrial land uses on the site. A companion General Plan Amendment request (GPA-DV-3-20-1) proposes a Mixed Use land use designation of Industrial / Commerce / Business Park. This Mixed Use designation will allow commerce park and industrial land uses the flexibility to locate on any portion of the site in compliance with the PUD's development standards.

The property is zoned A-1. The A-1 designation was part of Annexation No. 86 which established equivalency zoning for the subject property and surrounding properties when the City annexed them in 1972.

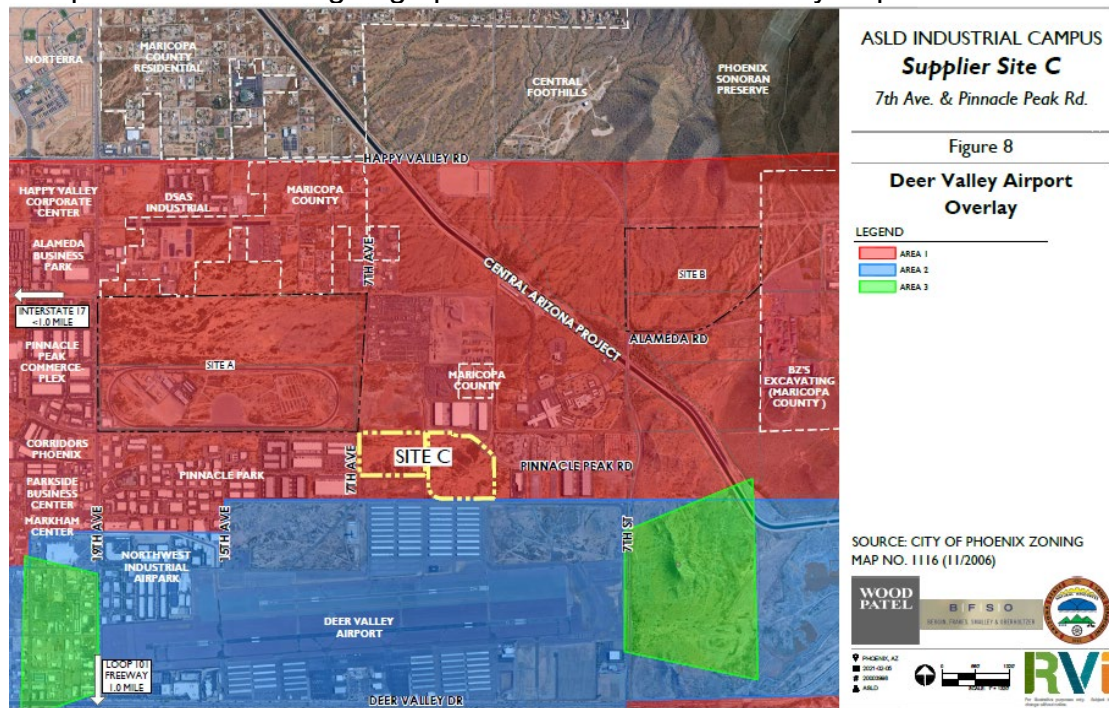
The PUD's proposal for both commerce park and industrial land uses is consistent with the zoning on adjacent properties. The subject site is adjacent to property with either some portion of the property zoned Commerce Park or Light Industrial on all four sides.

DEER VALLEY AIRPORT OVERLAY DISTRICT

4. The site falls within the boundaries of the Deer Valley Airport Overlay District (DVAO). The City Council adopted the DVAO in 2006 to protect the health, safety and welfare of persons and property in the vicinity of Deer Valley Airport (DVA) and to protect the long term viability of DVA as a general aviation facility by ensuring land use compatibility with airport operations, protecting navigable airspace from physical encroachment and requiring permanent notice of flight operations to property owners.

The DVAO establishes different regulatory areas within its boundaries – Areas 1, 2 & 3. Area 1 of the DVAO places a restriction on residential development within A-1 zoned properties. Areas 2 & 3 have additional use restrictions and Area 3 has additional building height restrictions. The subject properties fall within the boundaries of Area 1. Figure 3 on the following page is a map of the boundaries of the DVAO Areas along with the proposed subject

The proposed PUD will maintain and adhere to the the DVAO. The PUD's permitted use list is consistent with the DVAO's restrictions and goes even further to completely restrict residential land uses. The PUD's regulatory framework ensures that the property will develop in a manner that is compatible with the ongoing operations of the Deer Valley Airport.



of the narrative after City Council approval.

7. **Land Use:** The PUD permitted use list consists of the permitted uses from the A-2 Industrial District and the Commerce Park District's General Commerce Park option. The use list will permit a variety of uses that are consistent with the permitted uses in the surrounding area and will be compatible with the operations of Deer Valley Airport. In order to ensure that the site is development with the desired employment-oriented uses and with the goal of ensuring compatibility with the Deer Valley Airport, the PUD prohibits residential uses on the property.
8. **Development Standards:** The PUD establishes a uniform set of development standards for the entire site. A full list of the development standards can be found on page 8 in the PUD Narrative. Below is a summary that highlights some of the development standards.
 - **Building Height:** Maximum 80 and in addition to the building height exceptions outlined in the Zoning Ordinance (Section 701.B), non-habitable mechanical equipment and structures that may include, but are not limited to, elements such air separators, exhaust pipes, storage tanks, and gas processing equipment are permitted up to 150 feet in height.
 - **Open Space:** For any property development in excess of 56 feet: A minimum of ten 10 percent of the parcel's total net area shall be open space with appropriate landscaping and other employee-oriented amenities.
 - **Building / Landscape Setbacks**
 - Arterial or Collector Street: 50 feet minimum.
 - Local Street: 20 feet minimum.
 - Not adjacent to a street: 0 feet minimum.
 - Airport strip that bifurcates the property shall comply with streetscape setbacks.

The PUD's standards for landscape setbacks exceed those in the Commerce Park / General Commerce Park and A-2 zoning districts. The landscape setback standards will provide for a significant buffer between the onsite uses and the adjacent streets. The PUD also contains enhanced landscaping standards for the landscape setbacks. The setbacks along streets will be required to provide a tree every twenty feet, five shrubs per tree and a minimum of 60 percent of the setback area having live ground cover. The airport strip that bifurcates the property shall comply with street setbacks, as recommended in Stipulation No. 1.b. as it is planned to be utilized as a road in

the future.

The PUD utilizes the Zoning Ordinance standards for parking, signs, lighting and screening.

9. **Streetscape & Other Guidelines:** The PUD Narrative outlines additional provisions to enhance the projects interface with public streets. The PUD will require the provision of a detached sidewalk along the site's perimeter streets with a double row of trees. The PUD also contains guidelines that address the design of buildings and open space.
10. **Development Phases:** The PUD does not propose a phasing schedule for the site. Infrastructure improvements and enhanced streetscapes are addressed in the PUD Narrative and the stipulations will be administered as redevelopment occurs on the site.

PLANS AND INITIATIVES

11. **Deer Valley Character Plan:** The Deer Valley Village Planning Committee and Phoenix City Council adopted the Deer Valley Village Character Plan in 2018. Development of a Character Plan by each of the fifteen Village Planning Committees was called for in the 2015 General Plan Update. The Deer Valley Village Character Plan celebrates the village's assets and highlights elements of the 2015 General Plan that the Deer Valley Village Planning Committee identified as most relevant to their community. The PUD Narrative addresses several of the General Plan policies identified in the Character Plan including support for land use and rezoning cases that facilitate the location of employment generating uses in employment centers and development of sites with existing infrastructure and transportation capacity.
12. **Tree and Shade Master Plan:** The Tree and Shade Master Plan encourages treating the urban forest as infrastructure to ensure the trees are an integral part of the City's planning and development process. Sidewalks on the street frontages should be detached from the curbs to allow trees to be planted on both sides of the sidewalk to provide thermal comfort for pedestrians and to reduce the urban heat island effect.

The PUD contains the following provisions that help to advance the goals of the Tree and Shade Master Plan:

- Minimum 75 percent shading of all publicly accessible sidewalks and trails along arterial and collector roadways by means of vegetation at maturity and/or shade structures.
 - Detached sidewalks along both sides of public streets with single trunk trees.
13. **Complete Streets Guidelines:** In 2014, the City of Phoenix City Council

adopted the Complete Streets Guiding Principles. The principles are intended to promote improvements that provide an accessible, safe, connected transportation system to include all modes, such as bicycles, pedestrians, transit, and vehicles. The PUD Narrative specifically addresses the Complete Street Guidelines in sections 6c on pages 3 through 8.

The General Plan's Trail Map call for a multi-use trail (MUT) along the south side of Pinnacle Peak Road. Stipulation No. 2 has been included requiring the dedication of the trail easement and eventual construction of the trail.

14. **Reimagine Phoenix:** As part of the Reimagine Phoenix Initiative, the City of Phoenix is committed to increasing the waste diversion rate to 40 percent by 2020 and to better manage its solid waste resources. The PUD Narrative does not address how recycling will be provided on site.

COMMUNITY CORRESPONDENCE

15. At the time of this report the Planning and Development Department had not received any comments from the community regarding this request.

INTERDEPARTMENTAL COMMENTS

16. **Public Works Department, Flood Plain Management Division:** It has been determined that this parcel is not in a Special Flood Hazard Area (SFHA), but located in a Shaded Zone X, on panel 1280 L of the Flood Insurance Rate Maps (FIRM) dated January 29, 2015.
17. **Fire Department:** The Department's Fire Prevention Division saw no issues with the request but did emphasize that the site or/and building(s) shall comply with the Phoenix Fire Code. The Department went on to note that the water supply for the site is unknown at this time and will need to be addressed to meet the required fire flow per the Phoenix Fire Code.
18. **Street Transportation Department:** The Street Transportation Department provided several comments related to street planning, design and pedestrian safety that have been addressed in the PUD Narrative. Stipulation Nos. 3 through 8 address the requirements for the project to dedicate the necessary right-of-way for adjacent streets, street construction and the requirement for a traffic impact study.
19. **Public Transit Department:** The Public Transit Department requested the PUD Narrative address pedestrian safety connectivity, safety and comfort between any public transit facilities and buildings on the site. These requests are addressed in Stipulation Nos. 2 through 5.

20. **Aviation Department:** The Aviation Department reviewed the request and shared that they were not interested in including the airport property as part of the request. Due to the property's proximity to the Deer Valley Airport, the Aviation Department has requested requiring coordination with the Federal Aviation Administration and additional notice to prospective purchasers. These requests are addressed in Stipulations Nos. 10 and 11.
21. **Archaeology Office:** The site has not been identified as being archaeologically sensitive. However, in the event archaeological materials are encountered during construction, all ground disturbing activities must cease within 33-feet of the discovery and the City of Phoenix Archaeology Office must be notified immediately and allowed time to properly assess the materials. This is addressed in Stipulation 12.

OTHER

22. Development and use of the site are subject to all applicable codes and ordinances. Zoning approval does not negate other ordinance requirements. Other formal actions such as, but not limited to, zoning adjustments and abandonments may be required.

Findings

1. The PUD provides a framework for the development of the site and positions the area for future investment.
2. The PUD contains standards that ensures development on the site will be consistent with the area's character and compatible with surrounding uses and the ongoing operation of the Deer Valley Airport.
3. The PUD will further establish the site as a destination for employment uses that maximize the site's existing transportation infrastructure assets.

Stipulations

1. An updated Development Narrative for the ASLD Supplier Site C PUD reflecting the changes approved through this request shall be submitted to the Planning and Development Department within 30 days of City Council approval of this request. The updated Development Narrative shall be consistent with Development Narrative dated February 1, 2021 as modified by the following stipulations.
 - a. Front Cover: Remove "HEARING DRAFT" and revise submittal date information on bottom of the cover page as follows:
1st Submittal: December 11, 2020
Hearing Draft: February 1, 2021

City Council adopted: TBD

- b. Add standards to the narrative that indicate that the property adjacent to the City of Phoenix strip that bifurcate the PUD area shall be treated as non-collector/non-arterial street for purposes of landscape and setback requirements.
 - c. Update all exhibits and acreage to reflect the updated property boundary exclusive of the City of Phoenix Deer Valley Airport parcel.
2. The developer shall dedicate a 30-foot wide multi-use trail easement (MUTE) along Pinnacle Peak Road and construct a minimum 10-foot wide multi-use trail (MUT) within the easement in accordance with the MAG supplemental detail and as modified and approved by the Planning and Development Department. Where conflicts or restrictions exist, the developer shall work with the Site Planning section on an alternate design through the technical appeal process.
3. The developer shall dedicate 55-feet of right-of-way and construct the south half of Pinnacle Peak Road for the full limits of the project, west of Central Avenue, per Cross Section C standards identified on the City of Phoenix Street Classification Map, as approved by the Planning and Development Department.
4. The developer shall dedicate 50-feet of right-of-way and construct the south half of Pinnacle Peak Road for the full limits of the project, east of Central Avenue, per Cross Section D standards identified on the City of Phoenix Street Classification Map, as approved by the Planning and Development Department.
5. The developer shall dedicate 40-feet of right-of-way and construct the east side of 7th Avenue for the full limits of the project per the City of Phoenix collector street standards, as approved by the Planning and Development Department.
6. The developer shall dedicate and construct the remainder of the existing cul-de-sac at the southern end of 7th Avenue, as approved by Planning and Development Department.
7. The developer shall submit a Traffic Impact Study (TIS) to the City for this development. No preliminary approval of plans shall be granted until the study is reviewed and approved by the City. Contact Street Transportation Department to set up a meeting to discuss requirements of the study. The TIS shall include a signal warrant analysis for the intersections of 7th Avenue and Pinnacle Peak Road, 7th Street and Pinnacle Peak Road and Central Avenue and Pinnacle Peak Road. The developer shall be responsible for and additional dedications and cost of improvements as required by the approved Traffic Impact Study.
8. All designated public roadways shall meet the City of Phoenix, Storm Water

- Design Manual for wash crossings.
9. The developer shall construct all streets within and adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping and other incidentals as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.
 10. The developer shall submit 7460 Forms to FAA and receive FAA no hazard determination or mitigations approved by FAA for both temporary (eg, construction cranes) and permanent (eg, structures) development, prior to final site plan approval as modified and approved by the Aviation and Planning and Development departments.
 11. The developer shall record a Notice to Prospective Purchasers of Proximity to Airport, as required by the State, prior to final site plan approval as modified and approved by the Aviation and Planning and Development Departments.
 12. In the event archaeological materials are encountered during construction, the developer shall immediately cease all ground-disturbing activities within a 33 foot radius of the discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.

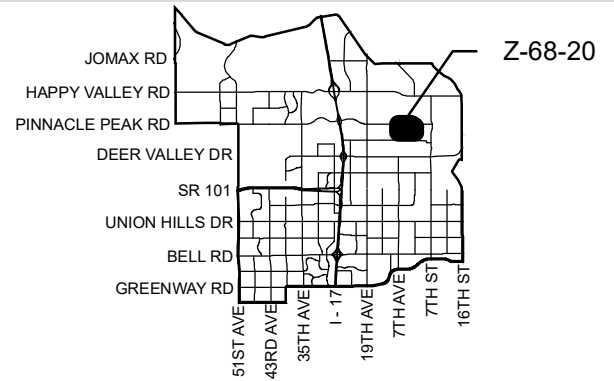
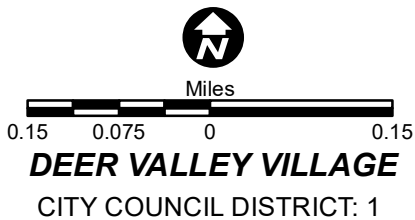
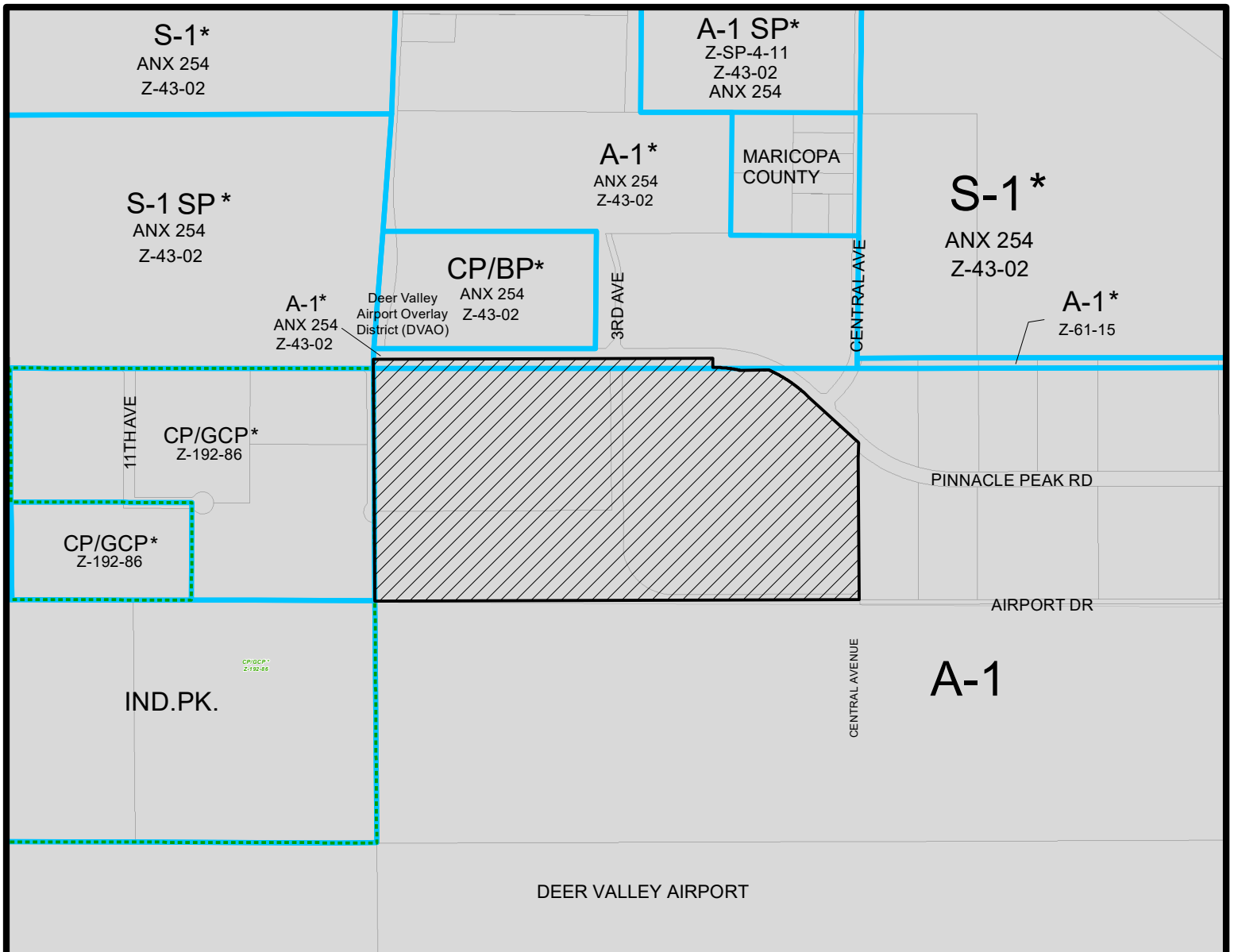
Writer

David Simmons
February 9, 2021

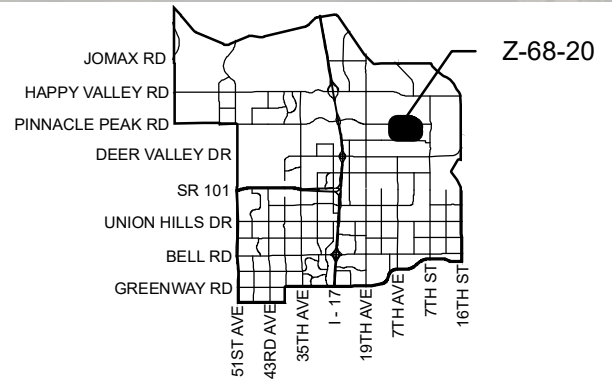
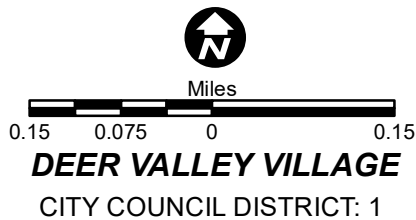
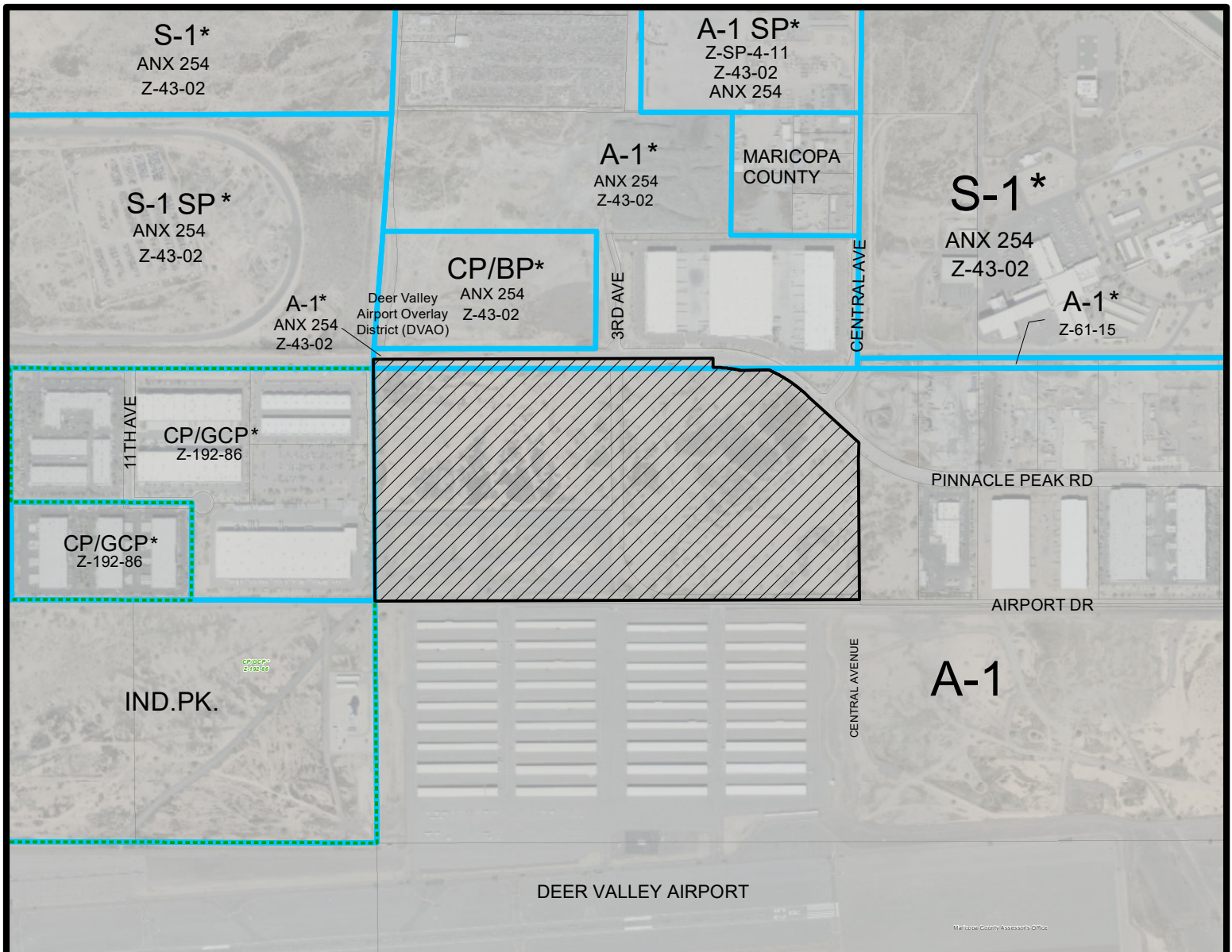
Exhibits

Zoning sketch map
Aerial sketch map
Proposed Zoning sketch map
Proposed Aerial sketch map

[ASLD Supplier Site C PUD Narrative Hearing Draft](#) date stamped February 1, 2021

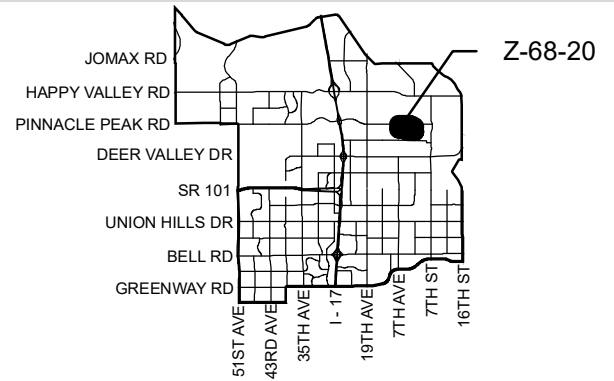
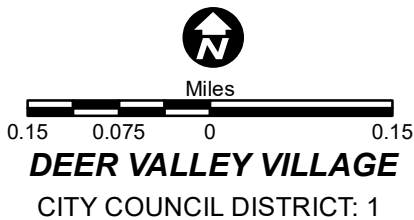
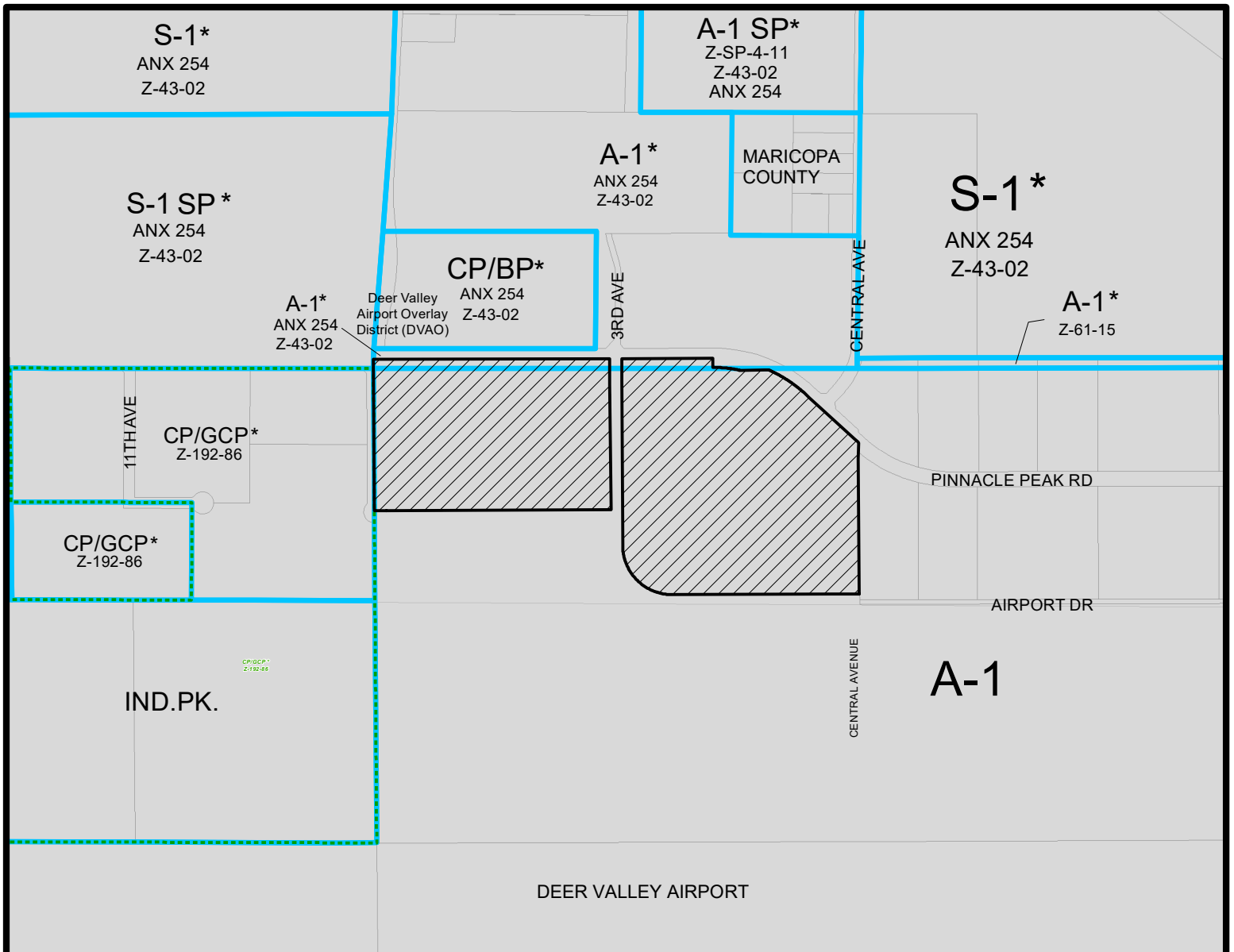


APPLICANT'S NAME: City of Phoenix Planning and Development Department		REQUESTED CHANGE: FROM: A-1 DVAO (77.17 a.c.) TO: PUD DVAO (77.17 a.c.)	
APPLICATION NO. Z-68-20	DATE: 12/22/2020 REVISION DATES:		
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 77.17 Acres	AERIAL PHOTO & QUARTER SEC. NO. QS 44-27		
MULTIPLES PERMITTED A-1 DVAO PUD DVAO	CONVENTIONAL OPTION N/A N/A	* UNITS P.R.D. OPTION N/A N/A	
* Maximum Units Allowed with P.R.D. Bonus			



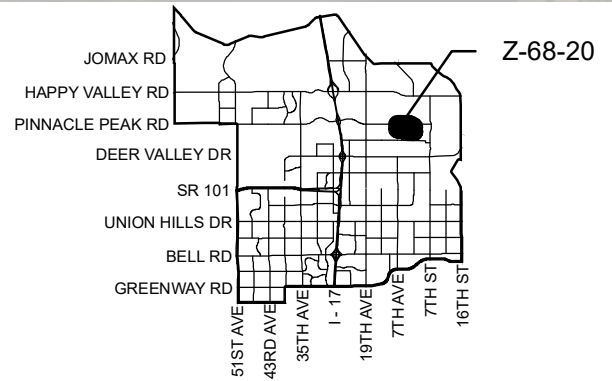
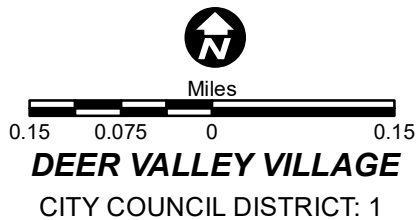
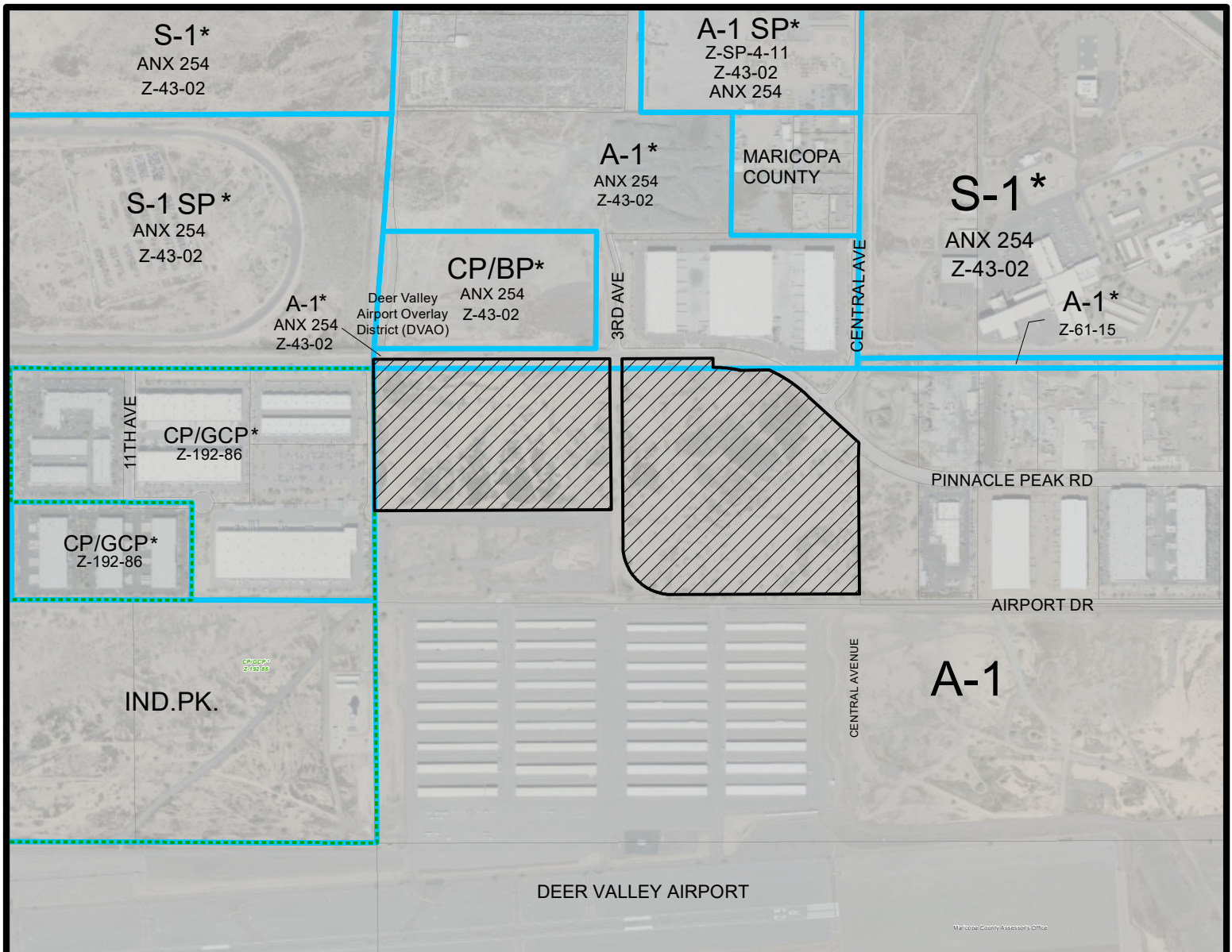
APPLICANT'S NAME: City of Phoenix Planning and Development Department		REQUESTED CHANGE: FROM: A-1 DVAO (77.17 a.c.) TO: PUD DVAO (77.17 a.c.)	
APPLICATION NO. Z-68-20	DATE: 12/22/2020 REVISION DATES:		
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 77.17 Acres	AERIAL PHOTO & QUARTER SEC. NO. QS 44-27		
MULTIPLES PERMITTED A-1 DVAO PUD DVAO		CONVENTIONAL OPTION N/A N/A	
		* UNITS P.R.D. OPTION N/A N/A	

* Maximum Units Allowed with P.R.D. Bonus



APPLICANT'S NAME: City of Phoenix Planning and Development Department		REQUESTED CHANGE: FROM: A-1 DVAO (59.24 a.c.) TO: PUD DVAO (59.24 a.c.)	
APPLICATION NO. Z-68-20	DATE: 12/22/2020 REVISION DATES: 2/01/2021		
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 59.24 Acres	AERIAL PHOTO & QUARTER SEC. NO. QS 44-27	ZONING MAP O-8	
MULTIPLES PERMITTED A-1 DVAO PUD DVAO	CONVENTIONAL OPTION N/A N/A	* UNITS P.R.D. OPTION N/A N/A	

* Maximum Units Allowed with P.R.D. Bonus



APPLICANT'S NAME: City of Phoenix Planning and Development Department		REQUESTED CHANGE: FROM: A-1 DVAO (59.24 a.c.) TO: PUD DVAO (59.24 a.c.)	
APPLICATION NO. Z-68-20	DATE: 12/22/2020 REVISION DATES: 2/01/2021	GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 59.24 Acres	
AERIAL PHOTO & QUARTER SEC. NO. QS 44-27			
MULTIPLES PERMITTED A-1 DVAO PUD DVAO		CONVENTIONAL OPTION N/A N/A	
* Maximum Units Allowed with P.R.D. Bonus		* UNITS P.R.D. OPTION N/A N/A	



Village Planning Committee Meeting Summary

Z-68-20-1

INFORMATION ONLY

Date of VPC Meeting January 14, 2021
Request From A-1 DVAO
Request To PUD DVAO
Location Southeast corner of 7th Avenue and Pinnacle Peak Road

VPC DISCUSSION:

Cases GPA-DV-3-20-1 and Z-68-20-1 were heard concurrently.

Ms. Carolyn Oberholtzer, with Bergin, Frakes, Smalley & Oberholtzer, PLLC, and **Mark Edelman** with the Arizona State Land department went over the proposals for the GPA and PUD requests as a combined presentation. She highlighted that the changes proposed would permit a mix of Commerce Park and Industrial uses, which is consistent with surrounding land uses north of the Deer Valley Airport. She shared that the rezoning case will establish a land use mix that maximizes property's location in an employment corridor and will better position the properties for sale by the State Land Department. She also went over staff's recommended stipulations for the rezoning case.

Mr. Mark Lewis asked if the site was being prepped for something specific.

Ms. Oberholtzer shared that there are pending applications on the site today but nothing has been solidified.

Mr. Edelman shared that sites A, B & C will go to auction after receiving the requested entitlements and he can not say who will win those bids.



Village Planning Committee Meeting Summary Z-68-20-1

Date of VPC Meeting	February 11, 2021
Request From	A-1 DVAO
Request To	PUD DVAO
Location	Southeast corner of 7th Avenue and Pinnacle Peak Road
Recommendation	No Quorum, no recommendation made

VPC DISCUSSION:

Cases GPA-DV-3-20-1 and Z-68-20-1 were heard concurrently.

No Quorum

Attachment E

REPORT OF PLANNING COMMISSION ACTION March 4, 2021

ITEM NO: 10	
	DISTRICT NO.: 1
SUBJECT:	
Application #:	Z-68-20-1 (Companion Case GPA-DV-3-20-1) (ASLD Supplier Site C PUD)
Location:	Southeast corner of 7th Avenue and Pinnacle Peak Road
From:	A-1 DVAO
To:	PUD DVAO
Acreage:	77.17
Proposal:	Planned Unit Development to allow a mix of industrial and commerce park uses.
Applicant:	City of Phoenix, Planning and Development Department
Owner:	Arizona State Land Department, et al
Representative:	City of Phoenix, Planning and Development Department

ACTIONS:

Staff Recommendation: Denial as filed, approval of 59.24 acres.

Village Planning Committee (VPC) Recommendation:

Deer Valley 1/14/2021 Information only.

Deer Valley 2/11/2021 No quorum.

Planning Commission Recommendation: Approval, per the staff recommendation, with an additional stipulation.

Motion Discussion: N/A

Motion details: Commissioner Johnson made a MOTION to approve Z-68-20-1, per the staff recommendation, with the additional stipulation as read into the record.

Maker: Johnson
Second: Howard
Vote: 9-0
Absent: None
Opposition Present: No

Findings:

1. The PUD provides a framework for the development of the site and positions the area for future investment.
2. The PUD contains standards that ensures development on the site will be consistent with the area's character and compatible with surrounding uses and the ongoing operation of the Deer Valley Airport.

3. The PUD will further establish the site as a destination for employment uses that maximize the site's existing transportation infrastructure assets.

Stipulations:

1. An updated Development Narrative for the ASLD Supplier Site C PUD reflecting the changes approved through this request shall be submitted to the Planning and Development Department within 30 days of City Council approval of this request. The updated Development Narrative shall be consistent with Development Narrative dated February 1, 2021 as modified by the following stipulations.
 - a. Front Cover: Remove "HEARING DRAFT" and revise submittal date information on bottom of the cover page as follows:
1st Submittal: December 11, 2020
Hearing Draft: February 1, 2021
City Council adopted: TBD
 - b. Add standards to the narrative that indicate that the property adjacent to the City of Phoenix strip that bifurcate the PUD area shall be treated as non-collector/non-arterial street for purposes of landscape and setback requirements.
 - c. Update all exhibits and acreage to reflect the updated property boundary exclusive of the City of Phoenix Deer Valley Airport parcel.
2. The developer shall dedicate a 30-foot wide multi-use trail easement (MUTE) along Pinnacle Peak Road and construct a minimum 10-foot wide multi-use trail (MUT) within the easement in accordance with the MAG supplemental detail and as modified and approved by the Planning and Development Department. Where conflicts or restrictions exist, the developer shall work with the Site Planning section on an alternate design through the technical appeal process.
3. The developer shall dedicate 55-feet of right-of-way and construct the south half of Pinnacle Peak Road for the full limits of the project, west of Central Avenue, per Cross Section C standards identified on the City of Phoenix Street Classification Map, as approved by the Planning and Development Department.
4. The developer shall dedicate 50-feet of right-of-way and construct the south half of Pinnacle Peak Road for the full limits of the project, east of Central Avenue, per Cross Section D standards identified on the City of Phoenix Street Classification Map, as approved by the Planning and Development Department.
5. The developer shall dedicate 40-feet of right-of-way and construct the east side of 7th Avenue for the full limits of the project per the City of Phoenix collector street standards, as approved by the Planning and Development Department.

6. The developer shall dedicate and construct the remainder of the existing cul-de-sac at the southern end of 7th Avenue, as approved by Planning and Development Department.
7. The developer shall submit a Traffic Impact Study (TIS) to the City for this development. No preliminary approval of plans shall be granted until the study is reviewed and approved by the City. Contact Street Transportation Department to set up a meeting to discuss requirements of the study. The TIS shall include a signal warrant analysis for the intersections of 7th Avenue and Pinnacle Peak Road, 7th Street and Pinnacle Peak Road and Central Avenue and Pinnacle Peak Road. The developer shall be responsible for and additional dedications and cost of improvements as required by the approved Traffic Impact Study.
8. All designated public roadways shall meet the City of Phoenix, Storm Water Design Manual for wash crossings.
9. The developer shall construct all streets within and adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping and other incidentals, as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.
10. The developer shall submit 7460 Forms to FAA and receive FAA no hazard determination or mitigations approved by FAA for both temporary (e.g. construction cranes) and permanent (e.g. structures) development, prior to final site plan approval as modified and approved by the Aviation and Planning and Development departments.
11. The developer shall record a Notice to Prospective Purchasers of Proximity to Airport, as required by the State, prior to final site plan approval as modified and approved by the Aviation and Planning and Development Departments.
12. In the event archaeological materials are encountered during construction, the developer shall immediately cease all ground-disturbing activities within a 33-foot radius of the discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.
13. PRIOR TO PRELIMINARY SITE PLAN APPROVAL, THE LANDOWNER SHALL EXECUTE A PROPOSITION 207 WAIVER OF CLAIMS FORM. THE WAIVER SHALL BE RECORDED WITH THE MARICOPA COUNTY RECORDER'S OFFICE AND DELIVERED TO THE CITY TO BE INCLUDED IN THE REZONING APPLICATION FILE FOR RECORD.

This publication can be made available in alternate format upon request. Please contact Tamra Ingersoll at (602) 534-6648, TTY use 7-1-1.



**Public Hearing and Resolution Adoption - General Plan Amendment GPA-1-21
(Resolution 21904)**

Request to hold a public hearing on a General Plan Amendment for the following item and to consider the Planning Commission's recommendation and the related resolution if approved. This file is a companion case to Z-TA-1-21.

Summary

Application: GPA-1-21

Proposal: Update various city policy documents with reference to "Piestewa Peak" to replace the previous name of the mountain.

Applicant: City of Phoenix, Planning Commission

Representative: City of Phoenix, Planning and Development Department

Staff Recommendation: Approval.

PC Action: The Planning Commission heard this case on March 4, 2021 and recommended approval, per the staff recommendation, by a 9-0 vote.

Responsible Department

This item is submitted by Deputy City Manager Mario Paniagua and the Planning and Development Department.

ATTACHMENT A

**THIS IS A DRAFT COPY ONLY AND IS NOT AN OFFICIAL COPY OF THE FINAL,
ADOPTED RESOLUTION**

RESOLUTION _____

A RESOLUTION TO UPDATE VARIOUS CITY POLICY DOCUMENTS WITH REFERENCE TO “PIESTEWA PEAK” TO REPLACE THE PREVIOUS NAME OF THE MOUNTAIN. APPLICATION GPA-1-21.

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF PHOENIX, as follows:

SECTION 1: The 2015 Phoenix General Plan which was adopted by Resolution No. 21307, is hereby amended by adopting GPA-1-21, to replace all references to “Squaw Peak” with “Piestewa Peak” to remove the derogatory term from Council-approved documents, and the resulting formatting edits to the General Plan.

SECTION 2: That the following policy plans and documents be updated: General Plan, S. Peak Parkway Specific Plan; S. Peak Freeway Specific Plan; Black Canyon/Maricopa Freeway Specific Plan; Freeway Mitigation and Enhancement Ideas; the Desert View, Paradise Valley, Camelback East, North Mountain, and Encanto Village Brochures; and the Camelback East, Central City, Paradise Valley, and Desert View Character Plans.

PASSED by the Council of the City of Phoenix this 17th day of March,
2021.

MAYOR

ATTEST:

City Clerk

APPROVED AS TO FORM:

Acting City Attorney

REVIEWED BY:

City Manager

PL:amt:____v1 (CM __) (Item __) 3/17/21

GENERAL PLAN AMENDMENT STAFF ANALYSIS

February 19, 2021

<u>Application:</u>	GPA-1-21
<u>Applicant:</u>	City of Phoenix Planning Commission
<u>Requested Change:</u>	To update various city policy documents with reference to “Piestewa Peak” to replace the previous name of the mountain.
<u>Reason for Requested Change:</u>	In response to the City Council-approved street renaming process to replace the previous name of the Piestewa Peak mountain. This request is to maintain consistency with the mountain reference.
<u>Staff Recommendation:</u>	Approval

BACKGROUND

The City of Phoenix Planning Commission, at the request of the City of Phoenix Planning and Development Department, recently initiated this General Plan Amendment, GPA-1-21, to update various city policy documents with reference to “Piestewa Peak” to replace the previous name of the mountain, which was derogatory in nature. The requested change is to remain consistent with the recent street renaming efforts that were approved by the City Council on September 16, 2020 to change the names of two streets, one of which also references Piestewa Peak. Staff has identified several plans, policy documents, and code sections that reference “S. Peak” and will be replacing all such references with the correct name of the mountain, “Piestewa Peak.”

DOCUMENTS TO BE UPDATED

S. Peak Parkway Specific Plan

A policy document adopted by the Phoenix City Council in 1990 that covers the areas abutting State Route 51 from Interstate 10 to the south to Glendale Avenue to the north.

S. Peak Freeway Specific Plan

A policy document adopted by the Phoenix City Council in 1990 that covers the areas

abutting State Route 51 from Glendale Avenue to the south to the Outer Loop Freeway to the north.

The following plans and policy documents reference the name of the above plans in the body of the text and will be updated accordingly to replace the name of the mountain:

Black Canyon/Maricopa Freeway Specific Plan

A policy document adopted by the Phoenix City Council in 1999 that covers the areas abutting the Black Canyon/Maricopa Freeway (portions of Interstate 17 and Interstate 10) from Pinnacle Peak Road at I-17 to the north and Pecos Road at I-10 to the south. This document contains five (5) references to “S. Peak.”

Freeway Mitigation and Enhancement Ideas

A publication created by the Planning and Development Department in 1998 which outlines suggestions and ideas for new freeway designs or upgrading existing freeways. This document contains twenty-five (25) references to “S. Peak.”

Desert View, Paradise Valley, Camelback East, North Mountain, and Encanto Village Brochures

These are publications produced by the Planning and Development Department that provide a snapshot into the respective Urban Villages of Phoenix, as well as information on how to become involved in community planning efforts.

Camelback East, Central City, Paradise Valley, and Desert View Character Plans

These are publications produced by the Planning and Development Department for each of Phoenix’s Urban Villages that serve to celebrate the unique assets of each village while highlighting policies and principles of the General Plan.

Phoenix General Plan

The Phoenix General Plan is the long-range guide for the city, and addresses issues such as energy, housing, neighborhoods, public facilities, natural resources, transportation and land use.

RECOMMENDATION

Staff recommends approval of GPA-1-21.

Writer

Sofia Mastikhina
February 19, 2021

Team Leader

Samantha Keating

Attachment C

REPORT OF PLANNING COMMISSION ACTION March 4, 2021

ITEM NO: 5	
	DISTRICT NO.: Citywide
SUBJECT:	
Application #:	GPA-1-21
Location:	Citywide
Proposal:	Update various policy documents with "Piestewa Peak" to replace the previous name of the mountain.
Applicant:	City of Phoenix, Planning Commission
Owner:	City of Phoenix, Planning Commission
Representative:	City of Phoenix, Planning Commission

ACTIONS:

Staff Recommendation: Approval.

Planning Commission Recommendation: Approval, per the staff recommendation.

Motion Discussion: N/A

Motion details: Commissioner Howard made a MOTION to approve GPA-1-21, per the staff recommendation.

Maker: Howard
Second: Mangum
Vote: 9-0
Absent: None
Opposition Present: No

Findings:

1. The proposal is to update various city policy documents with reference to "Piestewa Peak" to replace the previous name of the mountain, which was derogatory in nature.
2. The requested change is to remain consistent with the recent street renaming efforts that were approved by the City Council on September 16, 2020 to change the names of two streets, one of which also references Piestewa Peak.
3. Staff has identified several plans, policy documents, and code sections that reference "Squaw Peak" and will be replacing all such references with the correct name of the mountain, "Piestewa Peak."

This publication can be made available in alternate format upon request. Please contact Tamra Ingersoll at (602) 534-6648, TTY use 7-1-1.



Public Hearing - Amend City Code and Ordinance Adoption - Z-TA-1-21 - Replace Previous Name of the Mountain to “Piestewa Peak” (Ordinance G-6824)

Request to hold a public hearing on a proposed text amendment Z-TA-1-21 and to request City Council approval as proposed which amends Chapter 6, Section 668 (Summary List of Special Planning and Specific Plan Overlay Districts) of the Phoenix Zoning Ordinance, to replace references to the S.... Peak Parkway Specific Plan and S.... Peak Freeway Specific Plan with the correct name of the mountain, “Piestewa Peak.”

Summary

Application: Z-TA-1-21

Proposal: Amend Section 668 (Summary List of Special Planning and Specific Plan Overlay Districts) of the Zoning Ordinance to replace references to the S.... Peak Parkway Specific Plan and S.... Peak Freeway Specific Plan with the correct name of the mountain, “Piestewa Peak.”

Applicant: City of Phoenix, Planning Commission

Representative: City of Phoenix, Planning and Development Department

Concurrence/Previous Council Action

Staff Recommendation: Staff recommends approval of Z-TA-1-21, per the Exhibit A in the Staff Report (**Attachment B**).

PC Action: The Planning Commission heard this case on March 4, 2021, and recommended approval, per the staff recommendation, by a 9-0 vote, as reflected in the Planning Commission Summary (**Attachment C**).

Responsible Department

This item is submitted by Deputy City Manager Mario Paniagua and the Planning and Development Department.

ATTACHMENT A

**THIS IS A DRAFT COPY ONLY AND IS NOT AN OFFICIAL COPY OF THE FINAL,
ADOPTED ORDINANCE**

ORDINANCE G-

AN ORDINANCE AMENDING PORTIONS OF THE CODE OF THE CITY OF PHOENIX, ARIZONA, PART II, CHAPTER 41, THE ZONING ORDINANCE OF THE CITY OF PHOENIX BY AMENDING CHAPTER 6, SECTION 668 (SUMMARY LIST OF SPECIAL PLANNING AND SPECIFIC PLAN OVERLAY DISTRICTS) OF THE PHOENIX ZONING ORDINANCE TO REPLACE ALL REFERENCES TO "SQUAW PEAK" WITH "PIESTEWA PEAK."

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF PHOENIX, as follows:

SECTION 1: That Chapter 6, Section 668.B. (Specific Plans), is amended to read as follows:

2. Squaw PIESTEWA Peak Parkway. * * *
6. Squaw PIESTEWA Peak Freeway. * * *

PASSED by the Council of the City of Phoenix this 17th day of March, 2021.

MAYOR

ATTEST:

_____ City Clerk

APPROVED AS TO FORM:

_____ City Attorney

REVIEWED BY:

_____ City Manager

DRAFT

Staff Report
Zoning Ordinance Text Amendment
Z-TA-1-21
February 22, 2021

Application Z-TA-1-21: Amend Section 668 (Summary List of Special Planning and Specific Plan Overlay Districts) of the Zoning Ordinance to replace references to the Squaw Peak Parkway Specific Plan and Squaw Peak Freeway Specific Plan with the correct name of the mountain, “Piestewa Peak.”

Staff Recommendation: Staff recommends approval as shown in the recommended text in Exhibit A.

PURPOSE

The intent of this text amendment is to update all references to “S. Peak” in the Phoenix Zoning Ordinance and replace them with the correct name of the mountain, “Piestewa Peak.”

BACKGROUND/ISSUES/ANALYSIS

The City of Phoenix Planning Commission, at the request of the City of Phoenix Planning and Development Department, recently initiated this Text Amendment, Z-TA-1-21, to update Section 668 of the Zoning Ordinance to replace all references to “S. Peak” with “Piestewa Peak,” to remove the previous name of the mountain, which was derogatory in nature. The requested change is to remain consistent with the recent street renaming efforts that were approved by the City Council on September 16, 2020 to change the names of two streets, one of which also references Piestewa Peak. Staff has identified several plans, policy documents, and code sections that reference “S. Peak” and will be replacing all such references with the correct name of the mountain, “Piestewa Peak.” The proposed text will replace the name of the plan in Section 668 of the Phoenix Zoning Ordinance, which contains a list of Special Planning districts.

CONCLUSION

Staff recommends approval of the request per the language presented in Exhibit A of this staff report.

Writer

Sofia Mastikhina
February 22, 2021

Team Leaders

Racelle Escolar
Samantha Keating

Exhibits

Exhibit A - Proposed Language

EXHIBIT A
Text Amendment Z-TA-1-21: Piestewa Peak

Proposed Language:

Amend Section 668.B. (Specific Plans) to read as follows:

* * *

2. ~~S~~ PIESTEWA Peak Parkway.

* * *

6. ~~S~~ PIESTEWA Peak Freeway.

* * *

Attachment C

REPORT OF PLANNING COMMISSION ACTION March 4, 2021

ITEM NO: 6	
	DISTRICT NO.: Citywide
SUBJECT:	
Application #:	Z-TA-1-21
Location:	Citywide
Proposal:	Amend Section 668 of the Phoenix Zoning Ordinance to replace the previous name of the mountain "Piestewa Peak".
Applicant:	City of Phoenix, Planning Commission
Owner:	City of Phoenix, Planning Commission
Representative:	City of Phoenix, Planning Commission

ACTIONS:

Staff Recommendation: Approval, as shown in the recommended text in Exhibit A.

Planning Commission Recommendation: Approval, per the staff recommendation.

Motion Discussion: N/A

Motion details: Commissioner Howard made a MOTION to approve Z-TA-1-21, per the staff recommendation.

Maker: Howard
Second: Mangum
Vote: 9-0
Absent: None
Opposition Present: Yes

Findings:

1. The proposal is to update Section 668 of the Zoning Ordinance to replace all references to "S. Peak" with "Piestewa Peak," to remove the previous name of the mountain, which was derogatory in nature.
2. The requested change is to remain consistent with the recent street renaming efforts that were approved by the City Council on September 16, 2020 to change the names of two streets, one of which also references Piestewa Peak.
3. Staff has identified several plans, policy documents, and code sections that reference "Squaw Peak" and will be replacing all such references with the correct name of the mountain, "Piestewa Peak."

Proposed Language:

Amend Section 668.B. (Specific Plans) to read as follows:

* * *

2. ~~Squaw~~ PIESTEWA Peak Parkway.

* * *

6. Squaw PIESTEWA Peak Freeway.

* * *

This publication can be made available in alternate format upon request. Please contact Tamra Ingersoll at (602) 534-6648, TTY use 7-1-1.



*****REQUEST TO CONTINUE (SEE ATTACHED MEMO)*** (CONTINUED FROM MARCH 3, 2021) - Public Hearing and Ordinance Adoption - Amend City Code - Rezoning Application Z-56-20-4 - Southeast Corner of 3rd Avenue and Coolidge Street (Ordinance G-6818)**

Request to hold a public hearing on a proposal to amend the Phoenix Zoning Ordinance, Section 601, the Zoning Map of the City of Phoenix, by adopting Rezoning Application Z-56-20-4 and rezone the site from R-3 (Multifamily Residence District) and R-5 (Multifamily Residence District) to WU Code T5:5 UT (Walkable Urban Code, Transect 5:5 District, Transit Uptown Character Area) for multifamily residential.

Summary

Current Zoning: R-3 (Multifamily Residence District) (0.18-acres) and R-5 (Multifamily Residence District) (3.11 acres)

Proposed Zoning: WU Code T5:5 UT (Walkable Urban Code, Transect 5:5 District, Transit Uptown Character Area)

Acreage: 3.29 acres

Proposed Use: Multifamily residential

Owner: Donor Network of Arizona

Applicant: Trinsic Residential Group, Todd Gosselink

Representative: Withey Morris, PLC, Jason Morris

Staff Recommendation: Approval, subject to stipulations.

VPC Action: The Alhambra Village Planning Committee heard this case on Jan. 26, 2021 and recommended approval, per the staff recommendation, by a vote of 15-1.

PC Action: The Planning Commission heard this case on Feb. 4, 2021 and recommended approval, per the Alhambra Village Planning Committee recommendation with an additional stipulation, by a vote of 7-1.

The Planning Commission recommendation was appealed on Feb. 10, 2021 and a petition for a 3/4 vote was submitted on Feb. 11, 2021. **A 3/4 vote is required.**

Location

Southeast corner of 3rd Avenue and Coolidge Street

Council District: 4

Parcel Addresses: 201 W. Coolidge St.

Responsible Department


This item is submitted by Deputy City Manager Mario Paniagua and the Planning and Development Department.



City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

To: Mario Paniagua
Deputy City Manager


Date: March 16, 2021

From: Alan Stephenson 
Planning and Development Director

Subject: CONTINUANCE OF ITEM 104 ON THE MARCH 17, 2021 - FORMAL AGENDA –
PUBLIC HEARING/FORMAL ACTION OF Z-56-20-4

Item 104, on the March 17, 2021 Formal Agenda, is a request to approve Rezoning Application Z-56-20-4 located at the southeast corner of 3rd Avenue and Coolidge Street, from R-3 and R-5 (Multifamily Residence Districts) to WU Code T5:5 UT (Walkable Urban Code, Transect 5:5 District, Transit Uptown Character Area) for multifamily residential.

This request is to continue the item to April 7, 2021 to allow for the applicant to address additional community concerns.

Approved: 
Mario Paniagua, Deputy City Manager

Attachment: Exhibit A- Applicant request for continuance

Exhibit A

From: Jason Morris <Jason@witheymorris.com>
Sent: Tuesday, March 16, 2021 9:16 AM
To: Alan Stephenson <alan.stephenson@phoenix.gov>
Subject: Z-56-20-4

Alan,

Please consider this correspondence as the applicant's request for a continuance to the April 7th, 2021 Phoenix City Council hearing. We look forward to bringing the project forward at that time. Thank you.

Jason Barclay Morris
Withey Morris, PLLC


This e-mail, and any attachment(s), is intended only for the person or entity to which it is addressed and may contain information that is privileged, confidential or otherwise protected from disclosure. Dissemination, distribution or copying of this e-mail or the information herein by anyone other than the intended recipient, or an employee or agent responsible for delivering the message to the intended recipient, is prohibited. If you have received this e-mail in error, please destroy the original message and all copies.



City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

To: Mario Paniagua
Deputy City Manager

Date: March 2, 2021


From: Alan Stephenson 
Planning and Development Director

Subject: CHANGE ITEM 67 ON THE MARCH 3, 2021 - FORMAL AGENDA – PUBLIC HEARING/FORMAL ACTION OF Z-56-20-4

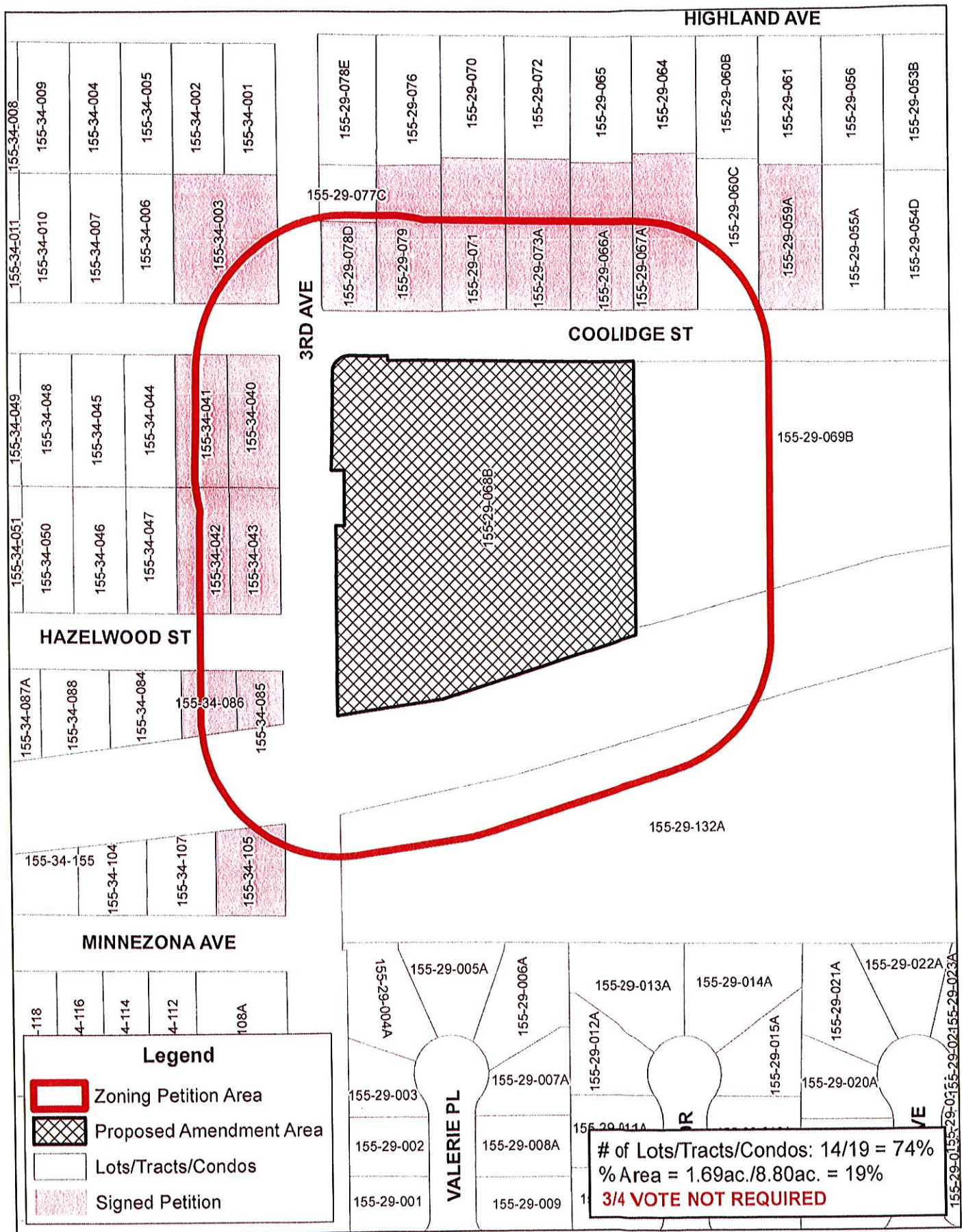
Item 67, on the March 3, 2021 Formal Agenda, is a request to approve Rezoning Application Z-56-20-4 located at the southeast corner of 3rd Avenue and Coolidge Street, from R-3 and R-5 (Multifamily Residence Districts) to WU Code T5:5 UT (Walkable Urban Code, Transect 5:5 District, Transit Uptown Character Area) for multifamily residential.

The Alhambra Village Planning Committee recommended approval, per the staff recommendation, by a 15-1 vote. The Planning Commission recommended approval, per the Alhambra Village Planning Committee recommendation with an additional stipulation, by a 7-1 vote. The Planning Commission recommendation was appealed on February 10, 2021 and a petition for a three-quarter vote was submitted on February 11, 2021. Per the documents submitted by the neighbors a three-quarter vote was required. However, the applicant disputed one of the signatures from the property manager of an adjacent multifamily residential development to the east of the subject site (GG Icon, LLC). The applicant obtained a revised notarized letter from the property manager indicating that he did not have legal authority to sign for the property owner. The applicant also provided the ownership incorporation documents indicating who is the owner of this property asset. Once staff verified this information with the Law Department a revised petition map was generated (attached) and now a three-quarter vote is not required.

This memo requests to change Item 67 from requiring a three-quarter vote from City Council to not requiring the three-quarter vote based on documentation described above.

Approved: 
Mario Paniagua, Deputy City Manager

Enclosures: Revised Petition Map
Notarized letter from representative of GG Icon, LLC



0 50 100 Feet

Petition Verification Map for Z-56-20-4

Map prepared by City of Phoenix, Planning and Development Services Dept. 2/26/2021

Mark Daniels
Goodman Real Estate
8400 Normandale Lake Blvd., Suite 920
Bloomington, MN 55438

Racelle Escobar, AICP
Planner III
City of Phoenix Planning and Development Department
Planning Division
200 W. Washington Street, 3rd Floor
Phoenix, AZ 85003

RE: Request for Three-Quarter Vote Appeal – Z-56-20-4

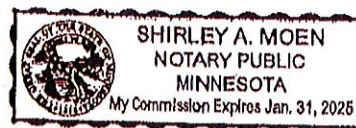
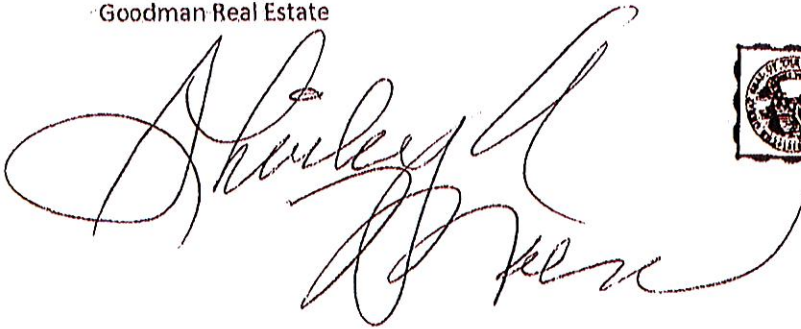
Dear Ms. Escobar,

On February 11, 2021, I signed the petition attached to the Request for Three-Quarter Vote Appeal for Rezoning Case No. Z-56-20-4 (the "Petition") on behalf of GG Icon, LLC, owner of the property located at 77 W. Coolidge Street in Phoenix, AZ, 85013, also known as The Icon on Central Apartments (the "Property"). I am writing to inform you that I was not authorized to sign the Petition on behalf of the ownership of the Property; and the ownership of the Property does not support the Petition.

Sincerely,



Mark Daniels
Investment Portfolio Manager
Goodman Real Estate



ATTACHMENT A

**THIS IS A DRAFT COPY ONLY AND IS NOT AN OFFICIAL COPY OF THE FINAL,
ADOPTED ORDINANCE**

ORDINANCE G-

AN ORDINANCE AMENDING THE ZONING DISTRICT MAP ADOPTED PURSUANT TO SECTION 601 OF THE CITY OF PHOENIX ORDINANCE BY CHANGING THE ZONING DISTRICT CLASSIFICATION FOR THE PARCEL DESCRIBED HEREIN (Z-56-20-4) FROM R-3 (MULTIFAMILY RESIDENCE DISTRICT) AND R-5 (MULTIFAMILY RESIDENCE DISTRICT) TO WU CODE T5:5 UT (WALKABLE URBAN CODE, TRANSECT 5:5 DISTRICT, TRANSIT UPTOWN CHARACTER AREA).

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF PHOENIX, as follows:

SECTION 1. The zoning of a 3.29-acre property located at the southeast corner of 3rd Avenue and Coolidge Street, in a portion of Section 20, Township 2 North, Range 3 East, as described more specifically in Exhibit "A", is hereby changed from 0.18-acres of "R-3" (Multifamily Residence District) and 3.11 acres of "R-5" (Multifamily Residence District) to "WU Code T5:5 UT" (Walkable Urban Code, Transect 5:5 District, Transit Uptown Character Area).

SECTION 2. The Planning and Development Director is instructed to modify the Zoning Map of the City of Phoenix to reflect this use district classification change as shown in Exhibit "B".

SECTION 3. Due to the site's specific physical conditions and the use district applied for by the applicant, this rezoning is subject to the following stipulations, violation of which shall be treated in the same manner as a violation of the City of Phoenix Zoning Ordinance:

1. The south facing mass of the building(s) oriented to the Grand Canal shall incorporate Walkable Urban Code Frontage Types described in Section 1305 for a minimum 40 percent of the building face(s), as approved by the Planning and Development Department. For the purpose applying the above provisions, the above shall be treated as a Secondary Frontage with regard to glazing.
2. The south facing mass of the building(s) oriented to the Grand Canal shall contain architectural embellishments, design detailing, and / or space programming to activate and provide visual access onto the canal, as approved by the Planning and Development Department. Examples of appropriate enhancements may include textural changes, offsets, recesses, variation in window size and location, overhang canopies, balconies with a depth greater of than 3 feet, and amenities such as gathering spaces.
3. Between the southern mass of the building and the south property line (the Grand Canal right-of-way), the developer shall plant minimum 3-inch caliper, large canopy shade trees, at a minimum frequency of 25 feet on center or in equivalent groupings, as approved or modified by the Planning and Development Department.
4. The provisions of Section 1310.A.2. of the Phoenix Zoning Ordinance shall apply to require shaded open space of which a minimum 50 percent shall be situated adjacent to the south property line (the Grand Canal right-of-way), as approved or modified by the Planning and Development Department.
5. No solid perimeter wall greater than 36 inches in height shall be oriented to and located within 30 feet of the south property line (the Grand Canal right-of-way), as approved by the Planning and Development Department.
6. The developer shall provide traffic calming to slow vehicle traffic exiting the property with specific regard to pedestrian safety on the public sidewalk, as approved by the Planning and Development Department.
7. The developer shall provide a minimum of two direct and accessible pedestrian connections from the amenity areas located south of the building mass to the shared use path along the Grand Canal Trail, as approved by the Planning and Development Department.

8. The developer shall provide and maintain the following bicycle infrastructure as described below and as approved by the Planning and Development Department.
 - a. A bicycle repair station (fix-it station) along the southern edge of the site, visible, and accessible from the public sidewalk and / or the Grand Canal Trail. The station shall include but not limited to: standard repair tools affixed to the station; a tire gauge and pump; and a bicycle repair stand which allows pedals and wheels to spin freely while adjusting the bike.
 - b. All required bicycle parking for multifamily use, per Section 1307.H.6.d. of the Phoenix Zoning Ordinance, shall be secured parking.
 - c. Guest bicycle parking for multifamily residential use shall be provided at a minimum of 0.05 spaces per unit with a maximum of 50 spaces near entrances of buildings and installed per the requirements of Section 1306.H. of the Phoenix Zoning Ordinance.
9. The developer shall construct all streets within and adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping and other incidentals, as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.
10. This parcel is in a Special Flood Hazard Area (SFHA) called Zone A, on panel 1740 L of the Flood Insurance Rate Maps (FIRM) dated October 16, 2013. The following requirements shall apply, as approved by the Planning and Development Department:
 - a. The Architect/Engineer is required to show the floodplain boundary limits on the Grading and Drainage plan and ensure that impacts to the proposed facilities have been considered, following the National Flood Insurance Program (NFIP) Regulations (44 CFR Paragraph 60.3); this includes, but not limited to provisions in the latest versions of the Floodplain Ordinance of the Phoenix City Code.
 - b. A copy of the Grading and Drainage Plan shall be submitted to the Floodplain Management section of Public Works Department for review and approval of Floodplain requirements.
 - c. The developer shall provide a FEMA approved CLOMR-F or CLOMR prior to issuance of a Grading and Drainage permit.

11. The property owner shall record documents that disclose the existence, and operational characteristics of Phoenix Sky Harbor Airport to future owners or tenants of the property. The form and content of such documents shall be according to the templates and instructions provided which have been reviewed and approved by the City Attorney.
12. The developer shall grant and record an avigation easement to the City of Phoenix for the site, per the content and form prescribed by the City Attorney prior to final site plan approval.
13. In the event archaeological materials are encountered during construction, the developer shall immediately cease all ground-disturbing activities within a 33-foot radius of the discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.
14. Prior to preliminary site plan approval, the landowner shall execute a Proposition 207 waiver of claims form. The waiver shall be recorded with the Maricopa County Recorder's Office and delivered to the City to be included in the rezoning application file for record.

SECTION 4. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions hereof.

PASSED by the Council of the City of Phoenix this 3rd day of March 2021.

MAYOR

ATTEST:

City Clerk

APPROVED AS TO FORM:

_____ City Attorney

REVIEWED BY:

_____ City Manager

Exhibits:

A – Legal Description (2 Pages)

B – Ordinance Location Map (1 Page)

DRAFT

EXHIBIT A

LEGAL DESCRIPTION FOR Z-56-20-4

A PORTION OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 2 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CALCULATED CENTER CORNER OF SAID SECTION 20, BEING THE INTERSECTION OF CENTRAL AVENUE AND CAMPBELL AVENUE AS REFERENCED IN THE MONUMENT CORNER TIES FOR LINE SECTION 2 CENTRAL PHOENIX LIGHT RAIL TRANSIT PROJECT, IN DOCUMENT 2009-0003295, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE NORTH 89 DEGREES 31 MINUTES 20 SECONDS WEST, ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 20, A DISTANCE OF 1,318.52 FEET TO A CITY OF PHOENIX BRASS CAP FLUSH "RLS 39131" MARKING THE CENTERLINE OF 3RD AVENUE AND CAMPBELL AVENUE;

THENCE NORTH 00 DEGREES 06 MINUTES 20 SECONDS WEST, ALONG THE CENTERLINE OF SAID 3RD AVENUE, A DISTANCE OF 564.11 FEET TO THE POINT OF **BEGINNING**;

THENCE CONTINUING NORTH 00 DEGREES 06 MINUTES 20 SECONDS WEST ALONG SAID LINE, A DISTANCE OF 416.71 FEET TO THE CENTERLINE OF 3RD AVENUE AND COOLIDGE STREET, BEING SOUTH 1.69 FEET AND 3.40 FEET OF TWO CITY OF PHOENIX BRASS CAPS;

THENCE SOUTH 89 DEGREES 27 MINUTES 41 SECONDS EAST, ALONG THE CENTERLINE OF SAID COOLIDGE STREET A DISTANCE OF 358.31 FEET, BEING 966.10 FEET WEST OF THE INTERSECTION OF CENTRAL AVENUE AND COOLIDGE STREET;

THENCE SOUTH 00 DEGREES 15 MINUTES 25 SECONDS WEST, A DISTANCE OF 348.85, FEET DEPARTING SAID COOLIDGE STREET, ALONG THE EAST LINE OF PARCEL 1 OF THAT SPECIAL WARRANTY DEED RECORDED IN 2001-0882094, AND THE SOUTHERLY PROLONGATION THEREOF, TO A POINT 25 FEET SOUTHERLY OF THE SOUTHERLY LINE OF SAID PARCEL 1, MEASURED AT 90 DEGREES;

THENCE ALONG A 25 FOOT SOUTHERLY OFFSET OF THE SOUTH LINES FOR LOTS 15, 17 AND 19 OF 'SUBURBAN ACRES' AS RECORDED IN BOOK 13, PAGE 22 RECORDS OF MARICOPA COUNTY, ARIZONA, SOUTH 72 DEGREES 19 MINUTES 53 SECONDS WEST, DISTANCE OF 65.89 FEET;

THENCE CONTINUING ALONG SAID SOUTHERLY OFFSET, SOUTH 74 DEGREES 12 MINUTES 10 SECONDS WEST, A DISTANCE OF 147.10 FEET;

THENCE CONTINUING ALONG SAID SOUTHERLY OFFSET, SOUTH 78 DEGREES 50 MINUTES 02 SECONDS WEST, A DISTANCE OF 123.95 FEET;

THENCE SOUTH 89 DEGREES 53 MINUTES 40 SECONDS WEST, A DISTANCE OF 30.00 FEET TO THE POINT OF **BEGINNING**.

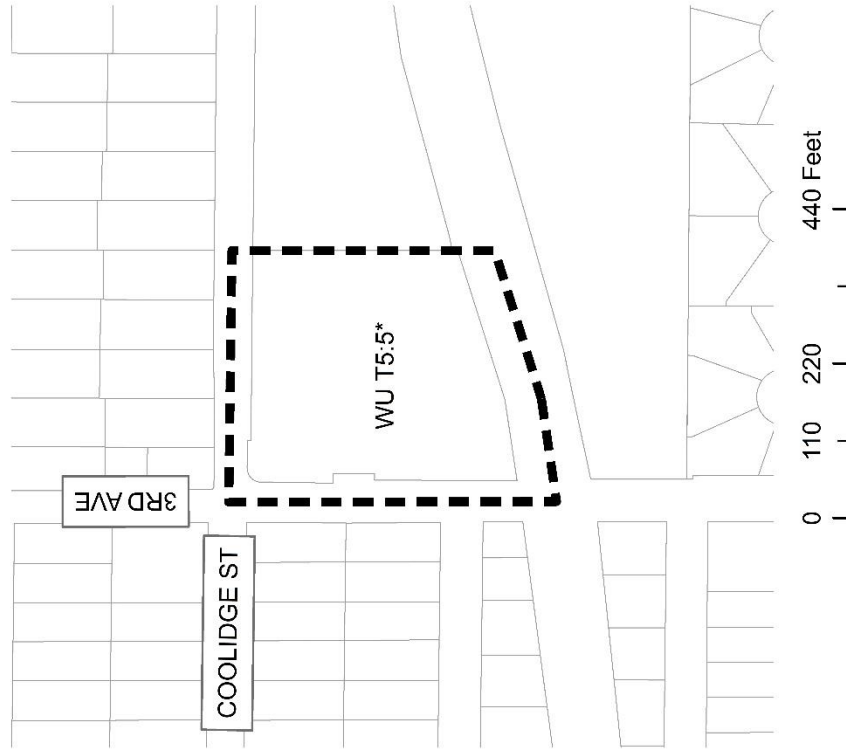
SAID PARCEL CONTAINS 142,789 SQUARE FEET OR 3.278 ACRES, MORE OR LESS.

DRAFT

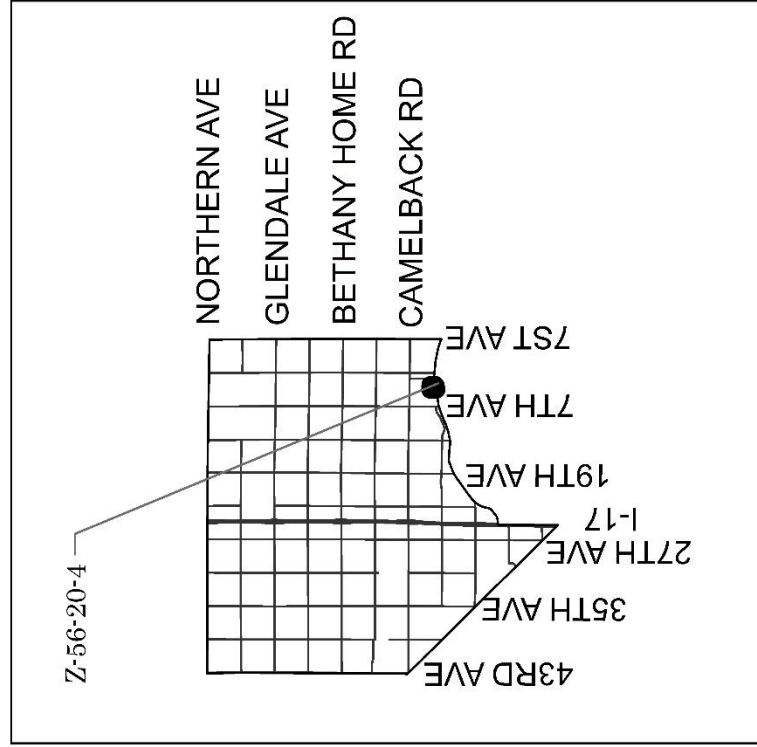
ORDINANCE LOCATION MAP

EXHIBIT B

ZONING SUBJECT TO STIPULATIONS: *
SUBJECT AREA: - - - - -



Zoning Case Number: Z-56-20-4
Zoning Overlay: N/A
Planning Alhambra



NOT TO SCALE



Drawn Date: 2/4/2021



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report Z-56-20-4
January 20, 2021

Alhambra Village Planning Committee January 26, 2021
Meeting Date:

Planning Commission Hearing Date: February 4, 2021

Request From: R-3 (Multifamily Residence District) (0.18 acres) and R-5 (Multifamily Residence District) (3.11 acres)

Request To: WU Code T5:5 UT (Walkable Urban Code, Transect 5:5, Uptown Character Area) (3.29 acres)

Proposed Use: Multifamily Residential

Location: Southeast corner of 3rd Avenue and Coolidge Street

Owner: Donor Network of Arizona

Applicant: Trinsic Residential Group, Todd Gosselink

Representative: Withey Morris PLC, Jason Morris

Staff Recommendation: Approval, subject to stipulations

<u>General Plan Conformity</u>			
<u>General Plan Land Use Map Designation</u>		Residential 15+ Dwelling Units Per Acre	
<u>Street Map Classification</u>	3rd Avenue	Local Street	Varies from 30 to 40 foot east half street
	Coolidge Street	Local Street	Varies from 25 to 30 foot south half street

CONNECT PEOPLE AND PLACES CORE VALUE; OPPORTUNITY SITES; LAND USE PRINCIPLE: *Promote and encourage compatible development and redevelopment with a mix of housing types in neighborhoods close to employment centers, commercial areas, and where transit or transportation alternatives exist.*

The development, as proposed, will create new housing opportunities in the area and within close proximity to a light rail station, the educational facilities, and the North Central Avenue Employment Center, especially via the Grand Canal Multiuse Trail.

CONNECT PEOPLE AND PLACES CORE VALUE; COMPLETE STREETS; DESIGN PRINCIPLE: *Locate parking to the rear of a site to create a more pedestrian environment, when adequate shielding from noise and light can be provided to adjacent established neighborhoods. On-street parking in some areas may also promote a pedestrian environment.*

The development, as required by provisions of the Walkable Urban Code, will situate buildings to frame the street environment with vehicle parking lots situated at the interior of the site and to allow for the creation of a comfortable pedestrian environment along the public streets. Further, the development, as stipulated, will screen parking from the Grand Canal and its multiuse trail.

BUILD THE SUSTAINABLE DESERT CITY CORE VALUE; TREE AND SHADE; DESIGN PRINCIPLE: *Integrate trees and shade into the design of new development and redevelopment projects throughout Phoenix.*

The development, as stipulated, will create an attractive streetscape with detached and shaded sidewalks. The shade incorporated into the development along its frontages will reduce the urban heat island effect and increase thermal comfort which will make the area more walkable, bikeable, and sustainable.

CONNECT PEOPLE AND PLACES CORE VALUE; BICYCLES; DESIGN PRINCIPLE: *Development should include convenient bicycle parking.*

The development, as stipulated, includes bicycle parking and bicycle facilities as a central component of the project to facilitate bicycling as a way of life. Features include secure bicycle parking for residents, convenient racks for guests, and a bicycle repair station situated as a public amenity; together, these features will complement the Grand Canal and its multiuse trail.

CONNECT PEOPLE AND PLACES CORE VALUE; CANALS AND TRAILS; LAND USE PRINCIPLES: *Plan, design, and develop pedestrian linkages between parks, open spaces, village cores, neighborhood shopping centers, neighborhood schools, and neighboring municipalities.*

The subject site is immediately adjacent to the Grand Canal which recently was improved through the Canalscape Project and provides regional connectivity, direct connections to Phoenix Central High School, the Phoenix Coding Academy, Xavier College Preparatory, Brophy College Preparatory, Steele Indian School Park, and access to Central Avenue and the rail. The development, as stipulated, will add vitality to this section of the Grand Canal and its multiuse trail as a community asset.

Applicable Plans, Overlays, and Initiatives

[Transit Oriented Development Strategic Policy Framework](#): Background Item No. 5.

[Uptown Transit Oriented Development Policy Plan](#): Background Item No. 6.

[Tree and Shade Master Plan](#): Background Item No. 9.

[Complete Streets Guidelines](#): Background Item No. 10.

[Comprehensive Bicycle Master Plan](#): Background Item No. 11.

[Housing Phoenix](#): Background Item No. 12.

[Reimagine Phoenix](#): Background Item No. 13.

Surrounding Land Uses and Zoning

	<u>Land Use</u>	<u>Zoning</u>
On Site	Office	R-3 and R-5
East	Multifamily	R-5
North (across Coolidge Street)	Various residential	R-3 and R-5
South (across the Grand Canal)	Multifamily	R-4
West	Single-family residential	R-3

Walkable Urban Code Transect 5:5 UT		
<u>Standards</u>	<u>Requirements</u>	<u>Provisions on the Proposed Site Plan</u>
Gross Acreage	No minimum	3.29
Total Number of Units	No maximum	218 units
Density	No maximum	66.26
Building Height	56 foot maximum	56 feet (Met)
Parking Structure Height	Cannot exceed building height	58 feet (Not Met*)
<i>Streetscape Standards (Section 1312.E)</i>		
Minor Collector and Local Streets	Minimum sidewalk width: 5 feet Minimum landscape width: 5 feet (if no public utility conflict)	5 feet (Met) 5 feet (Met)
<i>Main Building Setbacks</i>		
Primary Frontage (Coolidge Street)	12 foot maximum	Varies but less than 12 feet (Met)
Secondary Frontage (3rd Avenue)	10 foot maximum	10 feet (Met)
Non Street (South and East)	0 foot minimum	15 feet and 10 feet respectively (Met)
<i>Parking Setbacks</i>		
Primary Frontage	30 foot minimum or behind building	Behind building (Met)
Secondary Frontage	20 foot minimum with a 10 foot landscape setback measured from the street right of way	Behind building (Met)
Rear (West)	0 foot minimum	Behind building (Met)
<i>Lot Requirements</i>		
Lot Coverage	80 percent maximum	73 percent (Met)
Primary Building Frontage	70 percent minimum	94 percent (Met)
Secondary Building Frontage	50 percent minimum	83 percent (Met)

Walkable Urban Code Transect 5:6 UT (Cont.)		
<u>Standards</u>	<u>Requirements</u>	<u>Provisions on the Proposed Site Plan</u>
<i>Frontage Types Allowed</i>		
Primary Frontage (Coolidge Street)	All frontages or alternative frontages as per Section 1305.B.1.c	Storefront and Stoop / Doorwell, Met)
Secondary Frontage (3rd Avenue)	All frontages or alternative frontages as per Section 1305.B.1.c	Stoop / Doorwell, Met)
Entry Requirements	Common Entry: minimum one per 50 feet of primary building frontage and one per 80 feet of secondary frontage. Other frontages as per Table 1305.1	Not provided.
Glazing Requirements T4 standards apply for multifamily	Ground floor and second floor 25 percent minimum. Second floor (east and west): 10 percent minimum Upper floors: not applicable	Not provided.
<i>*Site plan adjustment required</i>		

Background/Issues/Analysis

SUBJECT SITE

1. This request is to rezone 3.29 acres at the southeast corner of 3rd Avenue and Coolidge Street from R-3 (Multifamily Residence District) and R-5 (Multifamily Residence District) to WU Code T5:5 UT (Walkable Urban Code Transect 5:5, Uptown Character Area).

SURROUNDING LAND USES AND ZONING

2. The proposed zoning of WU Code T5:5 UT (Walkable Urban Code Transect 5:5, Uptown Character Area) permits a maximum height of 56 feet. The site is currently developed with an office building. The Zoning Context Map depicts the zoning entitlements of the subject site and the surrounding area.

East: Immediately east of the subject site is a multifamily complex which is zoned R-5 (Multifamily Residence District). The zoning permits a maximum height of 48 feet but the existing buildings do not exceed three stories in height.

West: West of the subject site across 3rd Avenue are residential structures of a single-story and single-family detached character. The R-3 (Multifamily Residence District) zoning permits a maximum height of 30 feet by right, and up to 48 feet with increased setbacks.

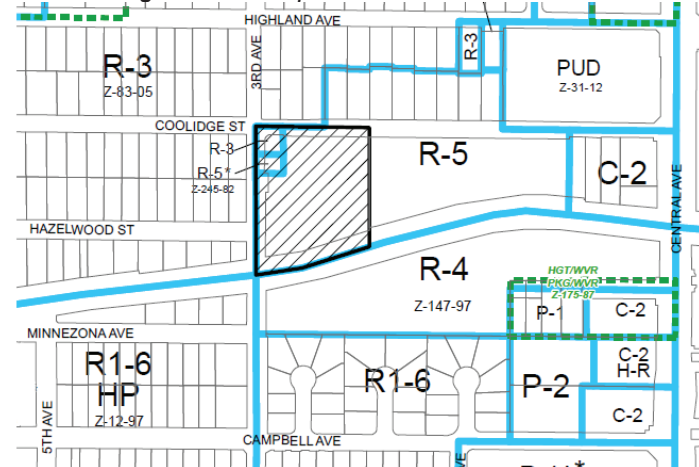
North: North of the subject site across Coolidge Street are various residential structures ranging from a single-family detached character to small apartment complex, with neither type exceeding two stories. The approximate west half of sites immediately north of the subject site are zoned R-3 (Multifamily Residence District) which permits a maximum height of 30 feet by right, and up to 48 feet with increased setbacks, and the remaining sites to the east are zoned R-5 (Multifamily Residence District) which permits a maximum height of 48 feet.

South (the Grand Canal): South of the subject site is the Grand Canal which was recently improved through the Canalscape project which brought lighting, landscaping, and seating improvements to this section of the canal.

South (beyond the Grand Canal): South of the subject site across the Grand Canal is a multifamily community zoned R-4 (Multifamily Residence District) which permits a maximum height of 48 feet.

3. Located along Central Avenue and several properties east of the subject site is the Interim Transit-Oriented Zoning Overlay District One (TOD-1). The primary purpose of TOD-1 was "to encourage an appropriate mixture and density of activity around transit stations to increase ridership along the light rail corridor and promote alternative modes of transportation to the automobile" while the Walkable Urban Code was developed.

Title: Zoning Context Map

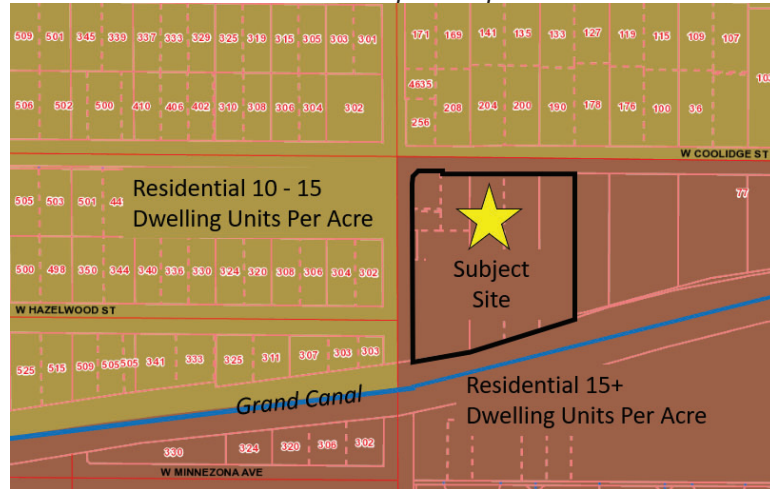


Source: Planning and Development Department

GENERAL PLAN LAND USE MAP

4. The General Plan Land Use Map depicts a land use designation of Residential 15+ dwelling units per acre which is consistent with the density proposed.

Title: General Plan Land Use Map Excerpt



Source: Planning and Development Department

Surrounding the subject site are designations for multifamily densities including

Residential 15+ dwelling units per acre to the south and east and Residential 10 to 15 dwelling units per acre to the north and west. The proposed use and density of the subject site is consistent with the surrounding context.

5. The Encanto Village Character Plan was approved and adopted in the Phoenix General Plan through General Plan Amendment GPA-1-19. Each of the 15 Urban Villages have a Character Plan.

The proposed project advances the following items identified in the Encanto Village Character Plan: encourage growth along the light rail; integrating canals into project design; and new development being consistent with adopted plans.

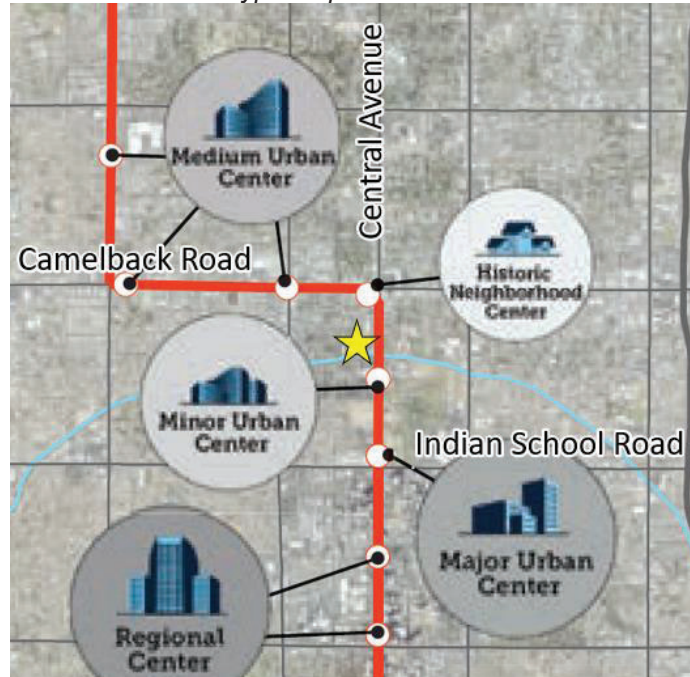
One such area of alignment is with the North Central Employment Center (profile attached) which identifies the presence of approximately 770,000 young, well-educated, workers within a 10 to 20 minute drive and projected growth of 170,000 new residents within a 30 minute drive. The proposed development will provide housing opportunities for the growing population in proximity to the growing employment center while also reducing the need for long vehicle commutes.

6. **Transit Oriented Development Strategic Policy Framework:**

The Transit Oriented Development Strategic Policy Framework is part of the City's General Plan. The framework identifies planning typologies to describe urban environments in terms of appropriate scale and intensity

As depicted on the right, the subject site is located within one-quarter mile from two light rail stations. The nearest station, Central and Campbell, is identified in the Strategic Policy Framework as a Minor Urban Center Place Type.

Title: Transit Oriented Development Strategic Policy Framework Place Type Map



Source: Planning and Development Department

The Minor Urban Center Place Type is characterized by two to five story buildings with allowances for up to seven when incentive criteria are met or when a special circumstance exists. The proposed development, using the Walkable Urban Code and depicting a height of four stories, is consistent with the Minor Urban Center Place Type.

7. **Uptown Transit Oriented Development Policy Plan:**

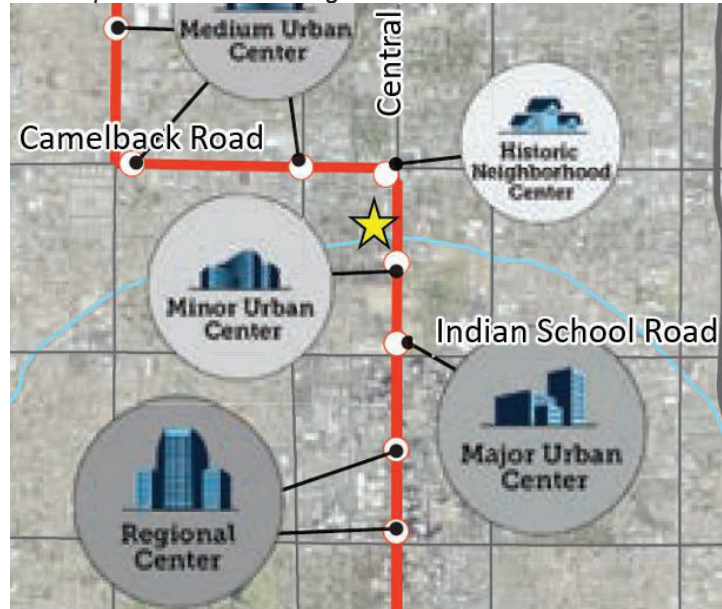
The subject site is located within the Uptown TOD Planning Area which is depicted on the following page. The policy plan adopted for the Uptown TOD District provides a blueprint for fully achieving the transformative potential of light rail in a sustainable manner. Changes advocated in the plan can lower transportation costs for residents, create new business opportunities, encourage active, healthy lifestyles, ensure Phoenix increases its competitive advantage in the global marketplace, and improve prosperity by growing the economy in locations with existing infrastructure and public services.

While the subject site is not mapped for a specific recommended transect for redevelopment, the Uptown TOD District Plan provides the following direction relevant to the subject site:

Activating the Grand Canalscape:

The Uptown TOD Plan describes at length the importance and opportunity of embracing the Grand Canal as an open space amenity, as a regional active transportation trail, and as waterfront. While the Canalscape Project is complete, it is the projects adjacent to the Grand Canal that will enliven the waterfront.

Title: Uptown TOD Planning Area



Source: Planning and Development Department

Increase the Population Using Alternative Transportation: .

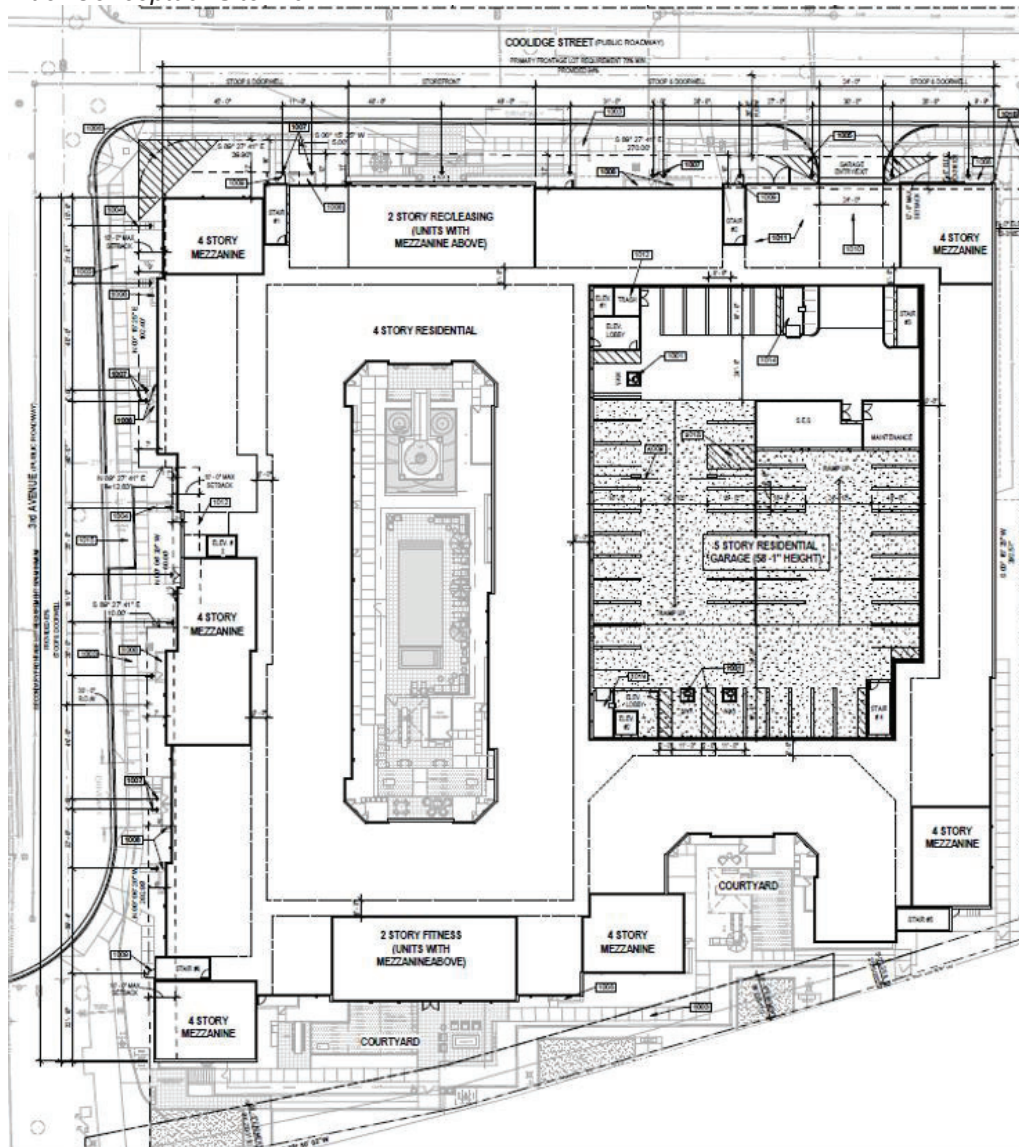
The Uptown TOD Plan includes several measurable outcomes focused on increasing ridership on the light rail, increasing the number of individuals riding bikes or walking to work, and decreasing the number of Vehicle Miles Traveled (VMT). The proposed project will position new households within walking and bicycling distance to jobs, schools, and major park facilities.

PROPOSAL

8. Site Plan

As depicted on the conceptual site plans and elevations on the following pages, the proposal is for four floors of housing with five levels of parking located at the interior of the site. The site plan depicts one point of vehicular access from Coolidge Street. The site plan depicts 218 dwelling units with 46 studios, 116 one-bedroom, and 56 two-bedroom units. At a rate of 1.3 parking spaces per studio and 1.5 spaces per one and two bedroom units, the code would require 318 parking spaces but due to the proximity to light rail, a 10 percent reduction is applied for a total of 287 spaces.

Title: Conceptual Site Plan



Source: Rich Barber Architects

The ground floor units fronting 3rd Avenue and Coolidge Street will employ stoop and doorwell frontages and the main leasing area oriented to Coolidge Street will employ a storefront frontage; these ground level treatments abide by the intent of the Walkable Urban Code to activate the street frontage in addition to detached sidewalks and trees planted between the curb and sidewalk as required by the Walkable Urban Code.

The conceptual site plan depicts frontage types along the southern face of the

building mass to activate the interface with the canal. Staff is recommending Stipulation No. 1 to require the frontage types along 40 percent of the canal oriented building frontage.

9. Canal Interface

The conceptual site plan and building elevations depict measures intended to embrace and activate the frontage to the Grand Canal including amenity areas, common areas, bike racks, a bicycle repair station, vegetation, and a perimeter wall comprised mostly of view fence for ground level transparency. The Phoenix Zoning Ordinance governs canal interface through the design standards contained in Section 507 Tab A.

To advance the intent of the design guidelines and the Walkable Urban Code, staff is recommending a series of stipulations to provide additional specificity regarding improvements to the area between the southern mass of the building and the Grand Canal right-of-way including the following:

- Stipulation No. 1: To require Walkable Urban Code Frontage Types along a minimum 50 percent of the canal-facing building façade.
- Stipulation No. 2: To require architectural enhancements along the canal-facing building façade.
- Stipulation No. 3: To require large canopy shade trees to soften the canal environment and provide thermal comfort in the amenity areas and near the canal.
 - Due to the presence of an SRP easement at this location, the extent to which the developer will be allowed to improve this area is unknown and, therefore, the stipulation contains the language “as approved or modified by the Planning and Development Department.
- Stipulation No. 4: To require shaded open space adjacent to the canal right-of-way through the application of Section 1310.A.2 of the Phoenix Zoning Ordinance.
 - Due to the presence of an SRP easement at this location, the extent to which the developer will be allowed to improve this area is unknown and, therefore, the stipulation contains the language “as approved or modified by the Planning and Development Department.
- Stipulation No. 5: To require all walls and fences within 30 feet and oriented to the canal right-of-way to have a maximum opaque height of 36 inches to promote interface between the project and the canal amenity.

10. Conceptual Elevations

The conceptual building elevations, pictured below, depict a four story multifamily complex exhibiting modern design elements, multiple colors, building articulation, shaded upper floor balconies, and a mix of ground floor frontage treatments including stoops, doorwells, and storefronts.

Title: Conceptual Building Elevations



Source: Rich Barber Architects

STUDIES AND POLICIES

11. **Tree and Shade Master Plan:**

The Tree and Shade Master Plan encourages treating the urban forest as infrastructure to ensure the trees are an integral part of the City's planning and development process. Sidewalks on the street frontages should be detached from the curbs to allow trees to be planted on both sides of the sidewalk to provide thermal comfort for pedestrians and to reduce the urban heat island effect.

The Walkable Urban Code contains landscape standards to provide enhanced tree plantings with a focus on thermal comfort and the conceptual site plan complies with code requirements.

To require tree shade be integrated into the project between the southern building mass and the Grand Canal right-of-way, staff is recommending Stipulation No. 3 requiring large canopy shade trees, placed 20 feet on center or in equivalent groupings, and with a minimum caliper of 3-inches at installation; the purpose of this stipulation is to promote thermal comfort for the amenity areas and along the Grand Canal.

12. **Complete Streets Guidelines:**

In 2014, the City of Phoenix City Council adopted the Complete Streets Guiding Principles. The principles are intended to promote improvements that provide an accessible, safe, connected transportation system to include all modes, such as bicycles, pedestrians, transit, and vehicles. The Walkable Urban Code contains requirements for detached sidewalks with vegetative shade which will enhance the thermal comfort and sense of security for pedestrians passing on adjacent sidewalks.

Staff is recommending Stipulation No. 8 to require enhanced bicycle facilities on the site including secure bicycle parking for residents, bicycle racks for guests, and a publicly accessible bicycle repair station near the southern edge of the site; the purpose of these stipulations is to complement 3rd Avenue which is identified as the Phoenix Sonoran Bikeway and the Grand Canal multiuse trail which provides regional trail connectivity.

13. **Comprehensive Bicycle Master Plan:**

The Comprehensive Bicycle Master Plan is a guide for creating a culture and environment conducive to bicycling as a viable mode of transportation. The proximity to high capacity transit underscores the importance of walking and bicycling in this area.

Recognizing the presence of the Grand Canal, the recently completed Canalscape investments, the presence of the Phoenix Sonoran Bikeway, and proximity to high capacity transit, staff is recommending Stipulation No. 8 which requires secure bicycle parking for residents, bicycle parking for guests, and a publicly accessible bicycle repair station.

14. **Housing Phoenix:**

In June 2020, the Phoenix City Council approved the Housing Phoenix Plan. This Plan contains policy initiatives for the development and preservation of housing with the vision of creating a stronger and more vibrant Phoenix through increased housing options for residents at all income levels and family sizes. Phoenix's rapid population growth and housing underproduction has led to a need for over 163,000 new housing units. Current shortages of housing supply relative to demand are a primary reason why housing costs are increasing.

The proposed development supports the Plan's goal of preserving or creating 50,000 housing units by 2030 by contributing to a variety housing types that will address the supply shortage at a more rapid pace while using vacant or underutilized land in a more sustainable fashion.

15. **Zero Waste PHX:**

The City of Phoenix is committed to its waste diversion efforts and has set a goal to become a zero waste city, as part of the city's overall 2050 Environmental Sustainability Goals. One of the ways Phoenix can achieve this is to improve and expand its recycling and other waste diversion programs. Section 716 of the Phoenix Zoning Ordinance establishes standards to encourage the provision of recycling containers for multifamily, commercial and mixed-use developments meeting certain criteria. The provision of recycling containers was not addressed in the applicant's submittals.

COMMUNITY CORRESPONDENCE

16. As of the writing of this report, one letter of opposition was received detailing concerns relating to scale, privacy, traffic, the abundance of multifamily, and the design compatibility with the historic district.

INTERDEPARTMENTAL COMMENTS

17. The Fire Department commented that the site plan must comply with the Phoenix Fire Code and further indicated there are no problems anticipated with the case. Further, the Department commented that they do not know the water supply at this site and noted that additional water supply may be required to meet the required fire flow per the Phoenix Fire Code.

18. The Public Works Department, Floodplain Management Division determined the site is in a Special Flood Hazard Area (SFHA) called Zone A, on panel 1740 L of the Flood Insurance Rate Maps (FIRM) dated October 16, 2013. The Public Works Department provided Stipulation No. 10 to require the applicant follow and document all necessary processes and improvements.
19. The Street Transportation Department provided Stipulation Nos. 6, 7, and 9 to require traffic calming at vehicular driveways, two pedestrian connections to the Grand Canal trail, and their standard stipulation regarding the applicant being responsible for construction of adjacent streets, respectively.

The Street Transportation Department including the Pedestrian Safety Coordinator further commented on the importance of enhanced pedestrian and bicycle facilities including detached sidewalks, bicycle parking, a bicycle repair station, and connections to the Grand Canal trail. These issues are addressed in other stipulations or will be addressed through the application of the Walkable Urban Code.

20. The Public Transit Department commented on the need for a robust system of shaded pedestrian pathways with measures to delineate pedestrian crossings at drive-aisles. These issues are addressed in other stipulations or will be addressed through the application of the Walkable Urban Code.

OTHER

21. The site has not been identified as being archaeologically sensitive. However, in the event archaeological materials are encountered during construction, all ground disturbing activities must cease within 33-feet of the discovery and the City of Phoenix Archaeology Office must be notified immediately and allowed time to properly assess the materials. This is addressed in Stipulation No. 13.
22. Based on the proximity to Sky Harbor Airport, the Aviation Department is requiring Stipulation Nos. 11 and 12 which require recorded documents to disclose the existence of Sky Harbor Airport to future owners and residents, and that an aviation easement be recorded.
23. Development and use of the site are subject to all applicable codes and ordinances. Zoning approval does not negate other ordinance requirements. Other formal actions such as, but not limited to, zoning adjustments and abandonments may be required.

Findings

1. The proposal is consistent with the General Plan Land Use Map designation of Residential 15+ Dwelling Units Per Acre and the TOD Strategic Policy Framework Minor Urban Center Place Type designation.
2. The development advances the vision and recommendations contained in the Uptown Transit Oriented Development Plan and will support pedestrian oriented development near the light rail and multiple urban bikeways.
3. The proposal will create additional housing options for the significant number of residents in the Uptown TOD District.

Stipulations

1. The south facing mass of the building(s) oriented to the Grand Canal shall incorporate Walkable Urban Code Frontage Types described in Section 1305 for a minimum 40 percent of the building face(s), as approved by the Planning and Development Department. For the purpose applying the above provisions, the above shall be treated as a Secondary Frontage with regard to glazing.
2. The south facing mass of the building(s) oriented to the Grand Canal shall contain architectural embellishments, design detailing, and / or space programming to activate and provide visual access onto the canal, as approved by the Planning and Development Department. Examples of appropriate enhancements may include textural changes, offsets, recesses, variation in window size and location, overhang canopies, balconies with a depth greater of than 3 feet, and amenities such as gathering spaces.
3. Between the southern mass of the building and the south property line (the Grand Canal right-of-way), the developer shall plant minimum 3-inch caliper, large canopy shade trees, at a minimum frequency of 25 feet on center or in equivalent groupings, as approved or modified by the Planning and Development Department.
4. The provisions of Section 1310.A.2 of the Phoenix Zoning Ordinance shall apply to require shaded open space of which a minimum 50 percent shall be situated adjacent to the south property line (the Grand Canal right-of-way), as approved or modified by the Planning and Development Department.

5. No solid perimeter wall greater than 36 inches in height shall be oriented to and located within 30 feet of the south property line (the Grand Canal right-of-way), as approved by the Planning and Development Department.
6. The developer shall provide traffic calming to slow vehicle traffic exiting the property with specific regard to pedestrian safety on the public sidewalk, as approved by the Planning and Development Department.
7. The developer shall provide a minimum of two direct and accessible pedestrian connections from the amenity areas located south of the building mass to the shared use path along the Grand Canal Trail, as approved by the Planning and Development Department.
8. The developer shall provide and maintain the following bicycle infrastructure as described below and as approved by the Planning and Development Department.
 - a. A bicycle repair station (fix-it station) along the southern edge of the site, visible, and accessible from the public sidewalk and / or the Grand Canal Trail. The station shall include but not limited to: standard repair tools affixed to the station; a tire gauge and pump; and a bicycle repair stand which allows pedals and wheels to spin freely while adjusting the bike.
 - b. All required bicycle parking for multifamily use, per Section 1307.H.6.d of the Phoenix Zoning Ordinance, shall be secured parking.
 - c. Guest bicycle parking for multifamily residential use shall be provided at a minimum of 0.05 spaces per unit with a maximum of 50 spaces near entrances of buildings and installed per the requirements of Section 1306.H. of the Phoenix Zoning Ordinance.
9. The developer shall construct all streets within and adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping and other incidentals as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.
10. This parcel is in a Special Flood Hazard Area (SFHA) called Zone A, on panel 1740 L of the Flood Insurance Rate Maps (FIRM) dated October 16, 2013. The following requirements shall apply, as approved by the Planning and Development Department:

- a. The Architect/Engineer is required to show the floodplain boundary limits on the Grading and Drainage plan and ensure that impacts to the proposed facilities have been considered, following the National Flood Insurance Program (NFIP) Regulations (44 CFR Paragraph 60.3); this includes, but not limited to provisions in the latest versions of the Floodplain Ordinance of the Phoenix City Code.
 - b. A copy of the Grading and Drainage Plan shall be submitted to the Floodplain Management section of Public Works Department for review and approval of Floodplain requirements.
 - c. The developer shall provide a FEMA approved CLOMR-F or CLOMR prior to issuance of a Grading and Drainage permit.
11. The property owner shall record documents that disclose the existence, and operational characteristics of Phoenix Sky Harbor Airport to future owners or tenants of the property. The form and content of such documents shall be according to the templates and instructions provided which have been reviewed and approved by the City Attorney.
12. The developer shall grant and record an avigation easement to the City of Phoenix for the site, per the content and form prescribed by the City Attorney prior to final site plan approval.
13. In the event archaeological materials are encountered during construction, the developer shall immediately cease all ground-disturbing activities within a 33-foot radius of the discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.

Writer

Nick Klimek
January 20, 2021

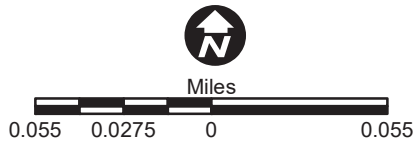
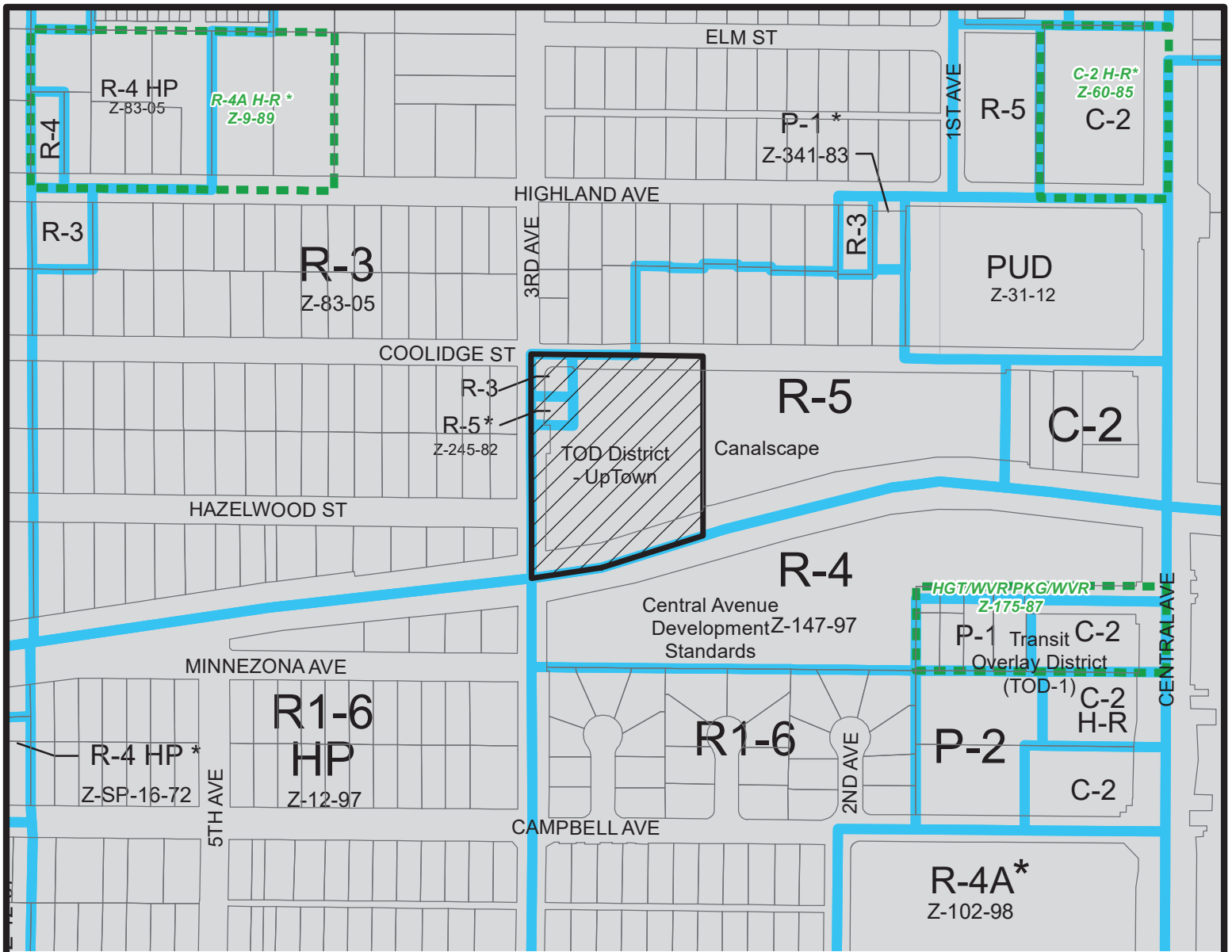
Team Leader

Samantha Keating

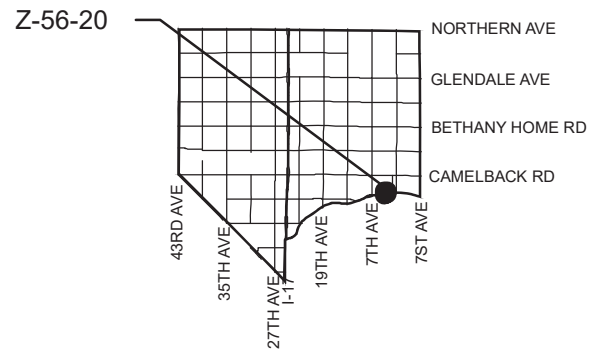
Exhibits

Zoning sketch map
Aerial sketch map
Conceptual Site Plan and Elevations date stamped October 19, 2020 (2 pages)
Community Correspondence (4 pages)

North Central Employment Center Profile (2 pages)

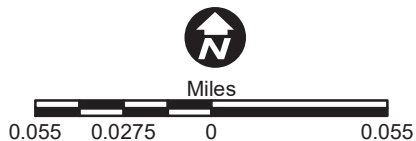
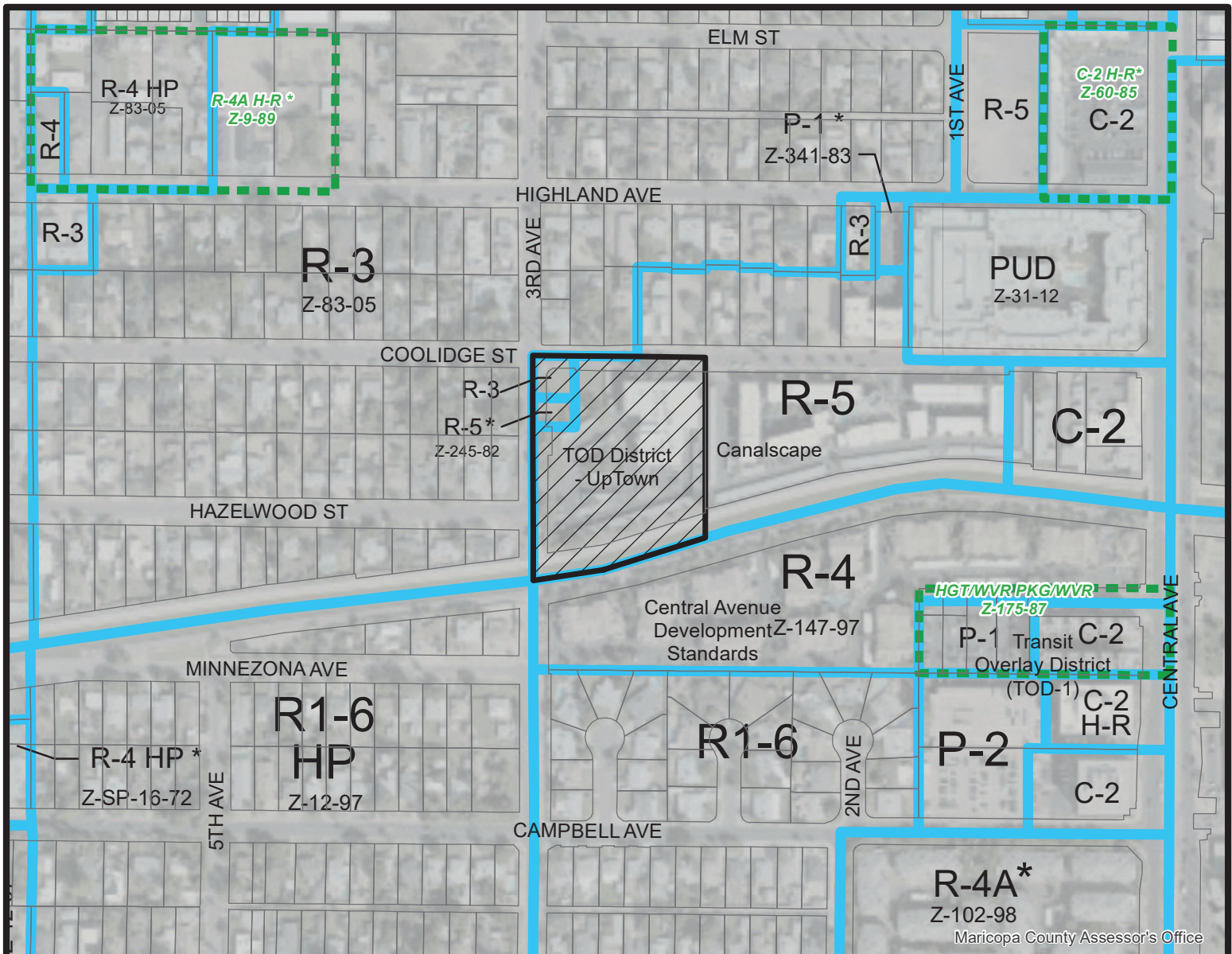


ALHAMBRA VILLAGE
CITY COUNCIL DISTRICT: 4

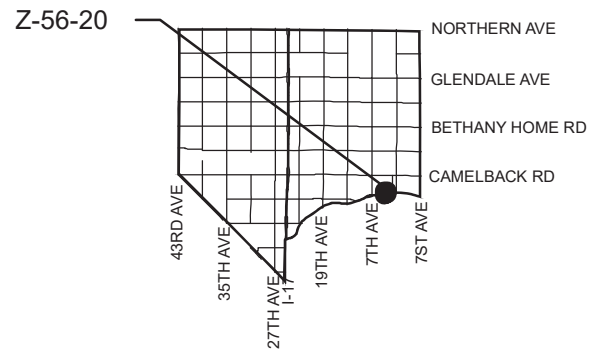


APPLICANT'S NAME: Trinsic Residential Group, Todd Gosselin		REQUESTED CHANGE:	
APPLICATION NO. Z-56-20	DATE: 10/23/2020 REVISION DATES:	FROM: R-3 (0.18 a.c.) R-5 (3.11 a.c.)	
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 3.29 Acres	AERIAL PHOTO & QUARTER SEC. NO. QS 18-27	ZONING MAP H-8	TO: WU Code T5:5 UT (3.29 a.c.)
MULTIPLES PERMITTED R-3, R-5 WU Code T5:5 UT	CONVENTIONAL OPTION 2, 135 No Maximum		* UNITS P.R.D. OPTION 3, 162 N/A

* Maximum Units Allowed with P.R.D. Bonus



ALHAMBRA VILLAGE
CITY COUNCIL DISTRICT: 4



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		* UNITS P.R.D. OPTION 3, 162 N/A	

* Maximum Units Allowed with P.R.D. Bonus

- MATERIAL KEY NOTES:**
- (A) STUCCO FINISH DUNN EDWARDS DEB373 WHITE LRV 93
 - (B) STUCCO FINISH DUNN EDWARDS DEB373 FINE GRAY LRV 59
 - (C) STUCCO FINISH DUNN EDWARDS DEB373 FINE GRAY LRV 59
 - (D) STUCCO FINISH DUNN EDWARDS DEB373 FINE GRAY LRV 59
 - (E) STUCCO FINISH DUNN EDWARDS DEB373 FINE GRAY LRV 59
 - (F) STUCCO FINISH DUNN EDWARDS DEB373 FINE GRAY LRV 59
 - (G) STUCCO FINISH DUNN EDWARDS DEB373 FINE GRAY LRV 59
 - (H) STUCCO FINISH DUNN EDWARDS DEB373 FINE GRAY LRV 59
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 - (K) STUCCO FINISH DUNN EDWARDS DEB373 FINE GRAY LRV 59
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 - (N) STUCCO FINISH DUNN EDWARDS DEB373 FINE GRAY LRV 59
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 - (X) STUCCO FINISH DUNN EDWARDS DEB373 FINE GRAY LRV 59
 - (Y) STUCCO FINISH DUNN EDWARDS DEB373 FINE GRAY LRV 59
 - (Z) STUCCO FINISH DUNN EDWARDS DEB373 FINE GRAY LRV 59



1 NORTH ELEVATION



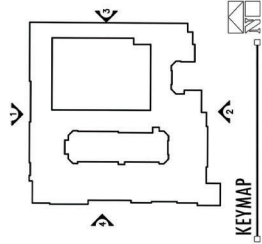
2 SOUTH ELEVATION



3 EAST ELEVATION



4 WEST ELEVATION



KIVA PROJECT: 20-3402
SHEET #: 2007976
DATE: OCT 19 2020
PAPER: 2013569
DESIGNER: CR

CITY OF PHOENIX
OCT 19 2020
Planning & Development
Department

REVISIONS

DATE: OCTOBER 16, 2020 08:17:26
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PRELIMINARY
COLOR ELEVATIONS

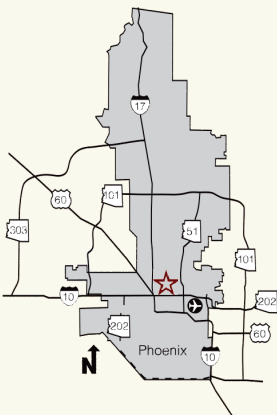


City of Phoenix Employment Center Profile

NORTH CENTRAL

The North Central employment center offers an exceptional location in one of the city's premier office corridors.

This employment center extends from McDowell Road north to Camelback Road between Seventh Street and Seventh Avenue. The North Central area includes high-rise office and residential buildings surrounded by historic single family neighborhoods, parks and cultural amenities.



- Access to a large executive and professional workforce
- Advanced telecommunications infrastructure
- Large inventory of office space
- Competitive lease rates
- Superior accessibility to key business and financial services

Labor Force Accessibility and Skills

The North Central employment center offers excellent access to a large portion of the metro area's 1.7 million workers. Approximately 770,000 young, well-educated workers reside within a 30 minute drive time.¹ High concentrations of service and health care workers live within 10 to 20 minutes. In addition, about 16 percent of the workforce living within a 20 minute drive time is made up of executives, managers and technical professionals.²

Projected growth for this area will result in close to 170,000 new residents within a 30 minute drive time by 2020, providing a continually expanding labor pool.³

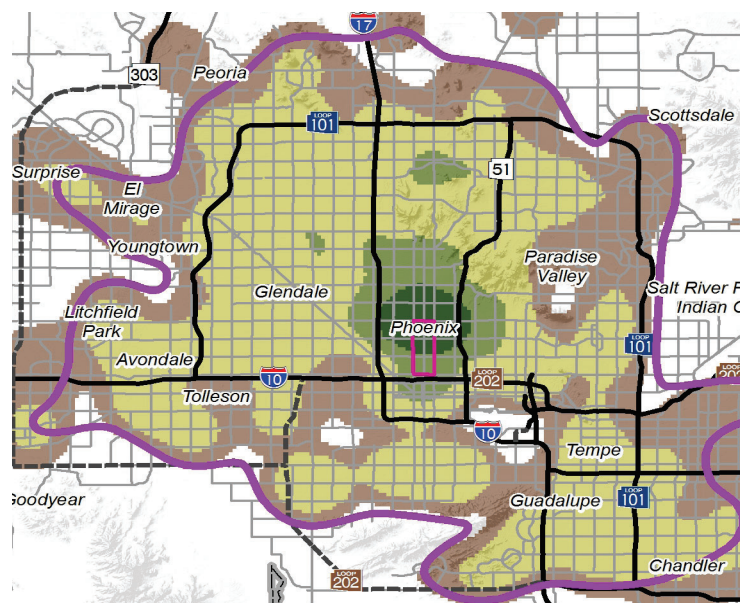
1, 2, 3 Claritas, 2015.

Employment by Occupation

Workforce	10 Min. Drive		20 Min. Drive		30 Min. Drive	
	Number	%	Number	%	Number	%
Management	7,416	7	57,595	8	131,498	9
Engineering & Science	2,224	2	16,777	2	36,046	3
Healthcare & Education	11,089	10	82,493	11	170,387	12
Service	16,173	15	109,119	15	195,911	14
Sales	10,112	9	81,075	11	167,369	12
Clerical & Admin. Support	15,143	14	117,524	16	219,346	16
Construction	8,978	8	48,001	6	71,611	5
Production	6,210	6	39,874	5	64,441	5
Trans./Material Mover	6,373	6	46,614	6	76,283	5
Total	83,718		599,072		1,132,892	

Source: Claritas, 2015.

Commute Shed



Commuters who travel to Employment Corridor per Square Mile

- 4 to 10
- 10 to 25
- 25 to 50
- More than 50
- Phoenix North Central Job Center
- Phoenix North Central Job Center Catchment Area

Source: Maricopa Association of Governments, TRP Reduction Database, 2013

Sites and Buildings

The North Central employment center offers a **large inventory of office and commercial space** mixed with a variety of hotel and residential developments. From high-rise office buildings and condominiums to palm tree-lined streets of historic single-family neighborhoods, diversity enhances the appeal of this conveniently located area.

The area has about **14.5 million square feet of existing office space** in close proximity to downtown. For companies that require build-to-suit space, there are prime commercial high-rise parcels available.⁴

The map to the right highlights the type of community real estate in the North Central area. Our team can provide more detail, custom information based on your requirements.

4 CoStar Realty Information Inc., 2015

Connectivity

The North Central employment center features modern, **reliable telecommunications infrastructure** that is supported by multiple providers. These providers are able to offer specialized capabilities such as complete digital infrastructure, T-1 (DS1) lines, T-3 (DS3) lines, self-healing fiber ring architecture and high-speed data communications. Local exchange carriers with service in the North Central area include CenturyLink and Cox Communications.

Infrastructure

Abundant and reliable power sources are available from a highly advanced network system that provides redundant feeds from multiple sub-stations.

The North Central employment center enjoys easy access to a **modern network of urban freeways and arterial streets**. This employment center has excellent transit service and is located along the **METRO light rail** transit line that connects the area to downtown Phoenix, Phoenix Sky Harbor International Airport and surrounding cities.

For businesses that require convenient air access, **Phoenix Sky Harbor International Airport** is located just 15 minutes away. The airport is one of the busiest in the U.S. based on passenger traffic and offers more than **830 daily non-stop flights** to nearly 80 domestic destinations and 13 international destinations.⁵

5 Phoenix Sky Harbor International Airport, 2015.

Existing and Planned Development

- 1. Century Link Tower**
586,403 sq. ft.
Office
- 2. Viad Tower Phase II**
478,488 sq. ft.
Office - Proposed
- 3. Phoenix Corporate Tower**
445,811 sq. ft.
Office
- 4. Phoenix Plaza Tower II**
419,453 sq. ft.
Office
- 5. Phoenix Plaza Tower I**
418,613 sq. ft.
Office
- 6. Younan Central Plaza**
405,693
Office
- 7. 2800 Tower**
364,533 sq. ft.
Office
- 8. 3550 Tower**
287,269 sq. ft.
Office
- 9. Park Central - Bldg 7**
224,953 sq. ft.
Office
- 10. Security Title Plaza**
219,032 sq. ft.
Office

Source: CoStar Realty Information Inc., 2015



Amenities and Attractions

The exciting **Phoenix Arts District** includes the Phoenix Art Museum and Theater, the Playhouse on the Park and the internationally renowned Heard Museum of Native American Art. Steele Indian School Park, located at the northeast corner of Central Avenue and Indian School Road, features an expansive 15-acre entry garden, several historical buildings depicting the history of Phoenix Indian School, an amphitheater with seating for 1,500, a 2.5-acre bird-shaped lake and waterfall and a 15-acre neighborhood park. Located in the heart of the North Central employment center, Park Central is a 500,000 square foot mixed-use redevelopment featuring offices, retail, restaurants and business-oriented hotels. In addition, there are a number of **new luxury apartment developments** in the area that provide a variety of housing options for workers and support continued office and retail development.

Major Area Employers

CenturyLink
Telecommunications
Deloitte LLP
Accounting and Management Consulting
Fennemore Craig
Law Firm
SCF Arizona
Direct Property and Casualty Insurance - HQ
Viad Corporation
Business Services - HQ

PricewaterhouseCoopers
Accounting and Management Consulting
Dignity Health
Hospital Administration
IBM Corporation
Administrative Operations
U-Haul International
Leasing Services - Corp. HQ
Xerox Corporation
Copiers and Office Products
BMO Harris Bank
Banking and Financial Services

Source: Maricopa Association of Governments, 2013



City of Phoenix
Community and Economic Development Department
200 W. Washington St., 20th Floor | Phoenix, AZ 85003
www.phoenix.gov/econdev | 602-262-5040

From: [Adam Ghiz](#)
To: [Nick Klimek](#)
Cc: ben@witheymorris.com
Subject: Re: Z-56-20 (3rd Avenue and Coolidge)
Date: Tuesday, November 3, 2020 12:07:07 PM

One Additional concern.

The large grassy area on the corner of 3rd and Coolidge has been used for years by the neighborhood as a makeshift park. Families have used this area for recreation with their children and pets. It provides for a grassy green area, in an otherwise paved jungle. You will be taking this away from all residents, and instead of providing more greenery, will be adding more concrete.

~Adam

On Nov 3, 2020, at 11:51 AM, Adam Ghiz <a.ghiz@me.com> wrote:

Here are my concerns for this project:

1. 56ft building height allowed by T5:5
2. 10 ft setback from current sidewalk, this in combination of the height will basically provide for an entire block of apartments from the canal to Coolidge looking directly over my fence and into my yard and house.
3. Noise, this is an extremely quiet section and adding an additional 218 housing units will greatly increase the noise factor of the neighborhood.
4. Traffic. Hazelwood turns into 3rd ave and as a result, there is a very low traffic density. Even with the the garage entry on Coolidge, traffic is going to greatly increase on these streets and most likely all street parking with cease to exist.
5. Saturation. There are already 5 or 6 (possibly even more) high density apartment complexes in this immediate area. Adding yet another complex will adversely and disproportionately affect this neighborhood vs other neighborhoods.
6. Historic district. This complex is almost surrounded on the 3rd ave and Coolidge street sections by the Pierson Place Historic district. Constructing this large complex when surrounded by a historic district diminishes the intention of having a historic district. The proposed elevations are quoted as "blending in" yet it looks like every other apartment complex built.

This project adversely affects my property disproportionately as I am on the corner of 3rd and Hazelwood and this apartment complex will be towering over my house, and on the entire east side of my property I will now stare at 56ft of apartment building.

~Adam

On Nov 3, 2020, at 11:18 AM, Nick Klimek
<nick.klimek@phoenix.gov> wrote:

Good morning, Adam –

I apologize but I believe I failed to answer one of your primary questions, expressed via Maura, regarding whether the property is currently approved for development. The answer is both yes and no... please allow me to explain.


The property is currently zoned R-5 which generally means they could build to a height of 48 feet.

However, the applicant has elected to pursue additional zoning entitlement under the [Walkable Urban Code](#). The process will take 4-6 months and include 3 public hearings and a neighborhood meeting. During this process, the site plan may change and evolve in response to community concerns and priorities. I recommend putting your concerns in writing and sending them over to me. I also suggest reaching out to the applicant's representative, Ben Tate, to express your concerns early on.

In the coming weeks, I will be reviewing the proposal in greater detail.

Kind regards,

Nick

 **Nick Klimek, AICP**
Village Planner
Office: 602-534-7696
E-mail: nick.klimek@phoenix.gov

City of Phoenix
Planning & Development Department
200 West Washington Street
Phoenix, AZ 85003

Mission: Planning, Development and Preservation for a Better Phoenix

I am currently working remotely on a rotational schedule, but will be checking voicemails multiple times per day. Please feel free to leave me a voice message or email me for a more timely response. Thank you.

From: Adam Ghiz <a.ghiz@me.com>
Sent: Tuesday, November 3, 2020 10:45 AM
To: Nick Klimek <nick.klimek@phoenix.gov>

Subject: Re: Z-56-20 (3rd Avenue and Coolidge)

Thanks for the response. So I am in the house directly across from this and will be affected greatly as most of my exposure is to the east where the current donor network building is. This picture is what I see from most of my house. I estimate that these trees are approximately 30ft tall and from what I have seen, it looks like the building will be 56ft tall. Also, correct me if I am wrong, but the building will only be setback 10 ft from the current sidewalk?

If this is the case, how can I expect any modicum of privacy? Not to mention, that all I will be able to see from my windows will now be building.

How does a project this large get approved so close to a historic residential neighborhood? It destroys any point in trying to preserve the original feel of the neighborhood.

I am greatly distressed by this news and also would like to know if there is an estimated time when construction will begin.

Thanks,
Adam

<image003.jpg>

On Nov 3, 2020, at 10:38 AM, Nick Klimek
<nick.klimek@phoenix.gov> wrote:

Good morning, Mr. Ghiz –

My name is Nick Klimek and I am the Alhambra Village Planner. I received your contact information from Maura Jackson from our Historic Preservation Office. Please feel free to send any written comments to me and I will ensure they be provided to the applicant and included with the staff report as the request is processed; in your email, please reference the case number Z-56-20.

If you would like to discuss, please feel free to call me at the below number but please note that the request is very new so I may be light on exact details regarding the site plan.

Kind regards,

Nick

<image003.jpg>

Nick Klimek, AICP
Village Planner

Office: 602-534-7696

E-mail: nick.klimek@phoenix.gov

City of Phoenix
Planning & Development
Department
200 West Washington Street
Phoenix, AZ 85003

Mission: Planning, Development and Preservation
for a Better Phoenix

***I am currently working remotely on a rotational schedule,
but will be checking voicemails multiple times per day.
Please feel free to leave me a voice message or email me
for a more timely response. Thank you.***

Village Planning Committee Meeting Summary Z-56-20-4

Date of VPC Meeting	January 26, 2021
Request From	R-3 and R-5
Request To	WU Code T5:5 UT
Proposed Use	Multifamily Residential
Location	Southeast corner of 3rd Avenue and Coolidge Street
VPC Recommendation	Approve per staff recommendation
VPC Vote	15-1-0 , motion passes with Farina, Ammon, Ender, Fitzgerald, Adams, Keyser, Kreitor, LeBlanc, Sanchez, Jones, Solorio, McCabe, Bryck, Vice Chair Williams, and Chair Shore in favor; Smith in dissent; and none in abstention.

VPC DISCUSSION & RECOMMENDED STIPULATIONS:

One speaker card was received on this item from an individual wishing to speak in opposition to the request.

During this item, Becker was unavailable by audio or video and did not vote on the item. For the purpose of the vote, he is considered absent reducing the quorum to 16 members (10 being needed for a quorum).

STAFF PRESENTATION

Klimek, staff, provided an overview of the site, the request, the proposal, and the recommendation. Located at the southeast corner of 3rd Avenue and Coolidge Street, the site is currently occupied by an office complex, and the request is to rezone the property from R-3 and R-5 to the Walkable Urban Code Transect 5:5 Uptown to allow for multifamily redevelopment. The site is within 0.25 miles of light rail, multiple schools, and immediately adjacent to both the Phoenix Sonoran Bikeway (3rd Avenue) and the Grand Canal which position the property at the junction of two major bicycle routes.

The request is consistent with the General Plan Land Use Map designation of Residential 15+ dwelling units per acre and with the Transit Oriented

Development Strategic Policy Framework which is identified as supporting intensity of 2 to 5 stories and up to 7 when certain bonus criteria are met. Further, the proposal will advance the Canalscape Catalyst Project identified in the Uptown Transit Oriented Development Policy Plan.

The proposal for a 4 story multifamily complex with 218 units includes shaded and detached sidewalks along 3rd Avenue and Coolidge Street and “frontage types” to activate the streetscape environment. The elevations and conceptual site plan depict measures to engage and activate the Grand Canal including frontage types oriented to the canal, plazas and amenities between the building and the canal, and low walls designed to embrace the waterfront.

Staff is recommending approval, subject to 13 stipulations, on the basis of the request being consistent and aligned with the recommendations of the Phoenix General Plan, the TOD Strategic Policy Framework, the Uptown TOD Policy Plan, and the Housing Phoenix Plan.

Stipulation Nos. 1 – 5 seek to promote a strong interface with the Grand Canal. Stipulations Nos. 6 – 8 seek to promote a safe and comfortable environment for pedestrians and bicyclists. Stipulation Nos. 9 – 13 include standard language pertaining to street improvements, removing the site from the special flood hazard area, aviation disclosures, and archaeology.

APPLICANT PRESENTATION

Jason Morris, of Withey Morris, introduced himself, his client, the project, and the change happening in this area. Trinsic Residential has done many projects throughout the region and their investment model is to hold their properties long term due, in large part to their ownership structure which includes the Texas Teachers’ Retirement Fund.

The property is currently an office complex but its tenant, the Donor Network of Arizona, has relocated to Tempe. There is a concentration of multifamily development here because of the urban core, because of the transit overlay, and because of the transportation patterns in the area. The developer views this location as an excellent opportunity for multi-modal transportation with the adjacency to the Grand Canal, the Phoenix Sonoran Bikeway, and the light rail along Central Avenue. Unlike the nearby multifamily residential projects, these projects did not embrace the canal nor their street frontages. The subject site currently is entitled for 4 story multifamily development, the developer is seeking to transition this entitlement to the Walkable Urban Code to yield a better and more context-appropriate project.

Multiple city adopted policies call for this level of intensity at this location including the General Plan, the Transit Oriented Strategic Policy Framework, and the Uptown Transit Oriented Development Policy Plan. The location is ideal to

leverage the city's investment in the light rail and in the Canalscape improvements and the project is designed to embrace these policies and investments.

The Walkable Urban Code is a newer zoning category that is much more restrictive or directive in terms of the types of things that should be done in the project while also being more flexible in other ways. He then provided an overview of the site plan and renderings focusing on the street environment, the canal interface designed to create more eyes and interaction onto this waterfront, and the building architecture which includes offsets, recesses, and a variety of materials to break up the mass of the building. The project is designed with units wrapped around the parking structure which will not be visible from the perimeter.

Through the neighborhood outreach efforts which included an additional meeting with the Pierson Place Historic Neighborhood, stakeholders raised a series of concerns and the plan responds to these as follows:

- On Street Parking. Parking is provided in excess to the amount required by code. To reduce the likelihood of street parking, the project was designed to make street parking less convenient than garage parking for future tenants. As a buy-hold builder, tenant retention is important to the ownership group they are therefore conscious that parking must be sufficient. Further, the applicant has agreed to work with the city to prohibit on street parking along the 3rd Avenue and Coolidge Street frontages.
- Traffic. The development is served by a single-point of vehicular access located at the far northeast corner of the site to reduce westbound traffic through the neighborhood and to reduce vehicle conflicts with the bikeway.
- Height. The site is currently permitted to build 48 feet and four stories and the request for 56 feet and four stories is intended to allow for higher ceiling heights. The increase in height from 48 to 56 feet will be imperceptible from ground level and produce a significantly better project.
- Publicly Accessible Open Space. The plan includes a public amenity area in the southwest corner of the site with a bicycle fix-it station, bike racks, seating, and shade. The plan also includes publicly accessible lawn areas and seating along the canal frontage with lush landscaping and a pedestrian connection into the project.
- Trash Collection. Waste collection will be provided by a private contractor with all dumpsters located within the parking structure which will reduce noise.

He concluded by reiterating that the site is permitted for high density multifamily currently, how the project embraces alternative transportation as an amenity in a manner consistent with city policy and investments, and will create an enhanced canalscape including an active interface with publicly accessible open space and amenities.

QUESTIONS FROM THE COMMITTEE

Solorio: Does the project include affordable units?

- **Morris:** No, while there is a need in the region, there is currently no affordable housing program which would provide an even approach. If such a program were in place, the applicant would participate.

Adams: What are the price-points for units, the size of units, and the projected impact on nearby property values?

- **Morris:** The units will rent from \$1,300 – \$2,000. The project includes a mix of unit sizes. Trinsic has studied the issue of property values in the vicinity of their projects and has found that their projects produce an increase in values beyond the increase projected by the market baseline. He added that this trend is not universal for all multifamily projects but because Trinsic is in it for the long-haul, their projects are well-designed, well-managed, and well-maintained long term.
- **Adams:** Expressed concern over how the landscaping and architectural design elements will likely be unsuccessful in breaking up the mass of the building in reality.

Smith: Is this a 4 or 5 story building, is there an opportunity to reduce the height of the building, and are they concerned about security with the site being so open to the canal? She added concern that parking does not seem sufficient and noted that it will likely spill over into the neighborhood.

- **Morris:** There will be a limited number of premium units that have an interior staircase to a mezzanine level; that the applicant recognizes that parking is an important consideration for long-term tenant retention and has therefore studied the topic extensively; and that, while the project does place more eyes on the canal, security measures include a perimeter fence, access controlled gates, and all perimeter doors to the building being locked.

The site is zoned for high-intensity multifamily, identified for high-intensity residential in the General Plan, located nearly adjacent to the light rail, and along two major alternative-transportation routes and the proposal embraces these concepts utilizing the Walkable Urban Code which is recommended for these types of circumstances. Change can be challenging especially when it comes from “left field” but all publicly accessible policy points to this being an area to accommodate growth. He concluded this point by sharing that there are no single-family, owner occupied homes north of Coolidge, and that the applicant has worked extensively with owners west of the subject site to resolve concerns.

The development will include security measures such as a perimeter fence, access-controlled gates, and all perimeter doors to the building being locked.

Ammon: What improvements are proposed at the 3rd Avenue bridge over the canal, do the ground floor units have direct street access, is open space being provided beyond code requirements, and does the project include photovoltaic energy productions?

- **Morris:** There will be an open masonry portal that will further enhance and complement the canalscape improvements. The ground floor units along 3rd Avenue and Coolidge Street have stoop and doorwell frontages and the lobby will be a storefront. The project will have 12 percent open space compared to the 5 percent required by code. To reduce the potential for overflow parking and interference with the bikeway, they will work with the city to prohibit on street parking.
- **Gosselink:** Todd Gosselink introduced himself as the developer and explained that they are proud to include a photovoltaic array on the building. One of their earlier projects, Aura Watermark, on the north shore of Tempe Town Lake included a \$150,000 solar array and was the first market-rate, multifamily project, in Arizona to include solar energy. They currently have a project at Central Avenue and Indianola Avenue with a \$750,000 solar array. Trinsic recognizes the value of solar as long term investors and this project will have a \$750,000 – \$1,000,000 solar array on the rooftop in addition to other efficiency enhancements.

PUBLIC COMMENTS

Frank Paoletti introduced himself and state that he lives on Coolidge Street west of the subject site and has lived there for 22 years and knew some of the original owners. He expressed concerns related to parking, safety, and traffic noting that Coolidge does not have sidewalks west of 3rd Avenue. He asked whether the streets, sewers, and other infrastructure can accommodate another 218 units and 436 cars daily.

APPLICANT RESPONSE

Morris responded that traffic and on street parking had been early concerns from the neighborhood and the plan had been revised to address these issues. He added that code could have required less parking but, given its importance to retaining tenants, the plan includes structured parking in excess of that required by code. Regarding traffic, the site is zoned for high-intensity development and is developed as an office complex, and therefore, the proposed multifamily complex will replace traffic and infrastructure impacts already present on the site.

FLOOR/PUBLIC COMMENT CLOSED: DISCUSSION, MOTION AND VOTE

Motion

Bryck moved to approve the request per staff recommendation. **McCabe** seconded the motion.

VOTE: 15-1-0, motion passes with Farina, Ammon, Ender, Fitzgerald, Adams, Keyser, Kreitor, LeBlanc, Sanchez, Jones, Solorio, McCabe, Bryck, Vice Chair Williams, and Chair Shore in favor; Smith in dissent; and none in abstention.

VPC RECOMMENDED STIPULATIONS

1. The south facing mass of the building(s) oriented to the Grand Canal shall incorporate Walkable Urban Code Frontage Types described in Section 1305 for a minimum 40 percent of the building face(s), as approved by the Planning and Development Department. For the purpose applying the above provisions, the above shall be treated as a Secondary Frontage with regard to glazing.
2. The south facing mass of the building(s) oriented to the Grand Canal shall contain architectural embellishments, design detailing, and / or space programming to activate and provide visual access onto the canal, as approved by the Planning and Development Department. Examples of appropriate enhancements may include textural changes, offsets, recesses, variation in window size and location, overhang canopies, balconies with a depth greater of than 3 feet, and amenities such as gathering spaces.
3. Between the southern mass of the building and the south property line (the Grand Canal right-of-way), the developer shall plant minimum 3-inch caliper, large canopy shade trees, at a minimum frequency of 25 feet on center or in equivalent groupings, as approved or modified by the Planning and Development Department.
4. The provisions of Section 1310.A.2 of the Phoenix Zoning Ordinance shall apply to require shaded open space of which a minimum 50 percent shall be situated adjacent to the south property line (the Grand Canal right-of-way), as approved or modified by the Planning and Development Department.
5. No solid perimeter wall greater than 36 inches in height shall be oriented to and located within 30 feet of the south property line (the Grand Canal right-of-way), as approved by the Planning and Development Department.
6. The developer shall provide traffic calming to slow vehicle traffic exiting the property with specific regard to pedestrian safety on the public sidewalk, as approved by the Planning and Development Department.
7. The developer shall provide a minimum of two direct and accessible pedestrian connections from the amenity areas located south of the building mass to the shared use path along the Grand Canal Trail, as approved by the Planning and Development Department.
8. The developer shall provide and maintain the following bicycle infrastructure as

described below and as approved by the Planning and Development Department.

- a. A bicycle repair station (fix-it station) along the southern edge of the site, visible, and accessible from the public sidewalk and / or the Grand Canal Trail. The station shall include but not limited to: standard repair tools affixed to the station; a tire gauge and pump; and a bicycle repair stand which allows pedals and wheels to spin freely while adjusting the bike.
 - b. All required bicycle parking for multifamily use, per Section 1307.H.6.d of the Phoenix Zoning Ordinance, shall be secured parking.
 - c. Guest bicycle parking for multifamily residential use shall be provided at a minimum of 0.05 spaces per unit with a maximum of 50 spaces near entrances of buildings and installed per the requirements of Section 1306.H. of the Phoenix Zoning Ordinance.
9. The developer shall construct all streets within and adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping and other incidentals as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.
10. This parcel is in a Special Flood Hazard Area (SFHA) called Zone A, on panel 1740 L of the Flood Insurance Rate Maps (FIRM) dated October 16, 2013. The following requirements shall apply, as approved by the Planning and Development Department:
 - a. The Architect/Engineer is required to show the floodplain boundary limits on the Grading and Drainage plan and ensure that impacts to the proposed facilities have been considered, following the National Flood Insurance Program (NFIP) Regulations (44 CFR Paragraph 60.3); this includes, but not limited to provisions in the latest versions of the Floodplain Ordinance of the Phoenix City Code.
 - b. A copy of the Grading and Drainage Plan shall be submitted to the Floodplain Management section of Public Works Department for review and approval of Floodplain requirements.
 - c. The developer shall provide a FEMA approved CLOMR-F or CLOMR prior to issuance of a Grading and Drainage permit.
11. The property owner shall record documents that disclose the existence, and operational characteristics of Phoenix Sky Harbor Airport to future owners or tenants of the property. The form and content of such documents shall be

according to the templates and instructions provided which have been reviewed and approved by the City Attorney.

12. The developer shall grant and record an avigation easement to the City of Phoenix for the site, per the content and form prescribed by the City Attorney prior to final site plan approval.
13. In the event archaeological materials are encountered during construction, the developer shall immediately cease all ground-disturbing activities within a 33-foot radius of the discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.

Attachment D

REPORT OF PLANNING COMMISSION ACTION February 4, 2021

ITEM NO: 13	
	DISTRICT NO.: 4
SUBJECT:	
Application #:	Z-56-20-4
Location:	Southeast corner of 3rd Avenue and Coolidge Street
From:	R-3 and R-5
To:	WU Code T5:5 UT
Acreage:	3.29
Proposal:	Multifamily residential
Applicant:	Trinsic Residential Group, T. Gosselink
Owner:	Donor Network of Arizona
Representative:	Jason Morris , Withey Morris, PLC

ACTIONS:

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:

Alhambra 1/26/2021 Approval, per the staff recommendation. Vote: 15-1.

Planning Commission Recommendation: Approval, per the Alhambra Village Planning Committee recommendation, with an additional stipulation.

Motion Discussion: Commissioner Howard made a MOTION to approve Z-56-20-4, per the Alhambra Village Planning Committee recommendation, with an additional stipulation as read into the record.

Commissioner McCabe seconded.

Chairwoman Shank asked if there was any questions or comments.

Commissioner Busching made a substitute motion to continue Z-56-20-4.

Chairwoman Shank asked for a second. There was no second, therefore the motion failed.

Motion details: Commissioner Howard made a MOTION to approve Z-56-20-4, per the Alhambra Village Planning Committee recommendation, with an additional stipulation as read into the record.

Maker: Howard
Second: McCabe
Vote: 7-1 (Busching)
Absent: Johnson
Opposition Present: Yes

Findings:

1. The proposal is consistent with the General Plan Land Use Map designation of Residential 15+ Dwelling Units Per Acre and the TOD Strategic Policy Framework Minor Urban Center Place Type designation.
2. The development advances the vision and recommendations contained in the Uptown Transit Oriented Development Plan and will support pedestrian oriented development near the light rail and multiple urban bikeways.
3. The proposal will create additional housing options for the significant number of residents in the Uptown TOD District.

Stipulations:

1. The south facing mass of the building(s) oriented to the Grand Canal shall incorporate Walkable Urban Code Frontage Types described in Section 1305 for a minimum 40 percent of the building face(s), as approved by the Planning and Development Department. For the purpose applying the above provisions, the above shall be treated as a Secondary Frontage with regard to glazing.
2. The south facing mass of the building(s) oriented to the Grand Canal shall contain architectural embellishments, design detailing, and / or space programming to activate and provide visual access onto the canal, as approved by the Planning and Development Department. Examples of appropriate enhancements may include textural changes, offsets, recesses, variation in window size and location, overhang canopies, balconies with a depth greater of than 3 feet, and amenities such as gathering spaces.
3. Between the southern mass of the building and the south property line (the Grand Canal right-of-way), the developer shall plant minimum 3-inch caliper, large canopy shade trees, at a minimum frequency of 25 feet on center or in equivalent groupings, as approved or modified by the Planning and Development Department.
4. The provisions of Section 1310.A.2 of the Phoenix Zoning Ordinance shall apply to require shaded open space of which a minimum 50 percent shall be situated adjacent to the south property line (the Grand Canal right-of-way), as approved or modified by the Planning and Development Department.
5. No solid perimeter wall greater than 36 inches in height shall be oriented to and located within 30 feet of the south property line (the Grand Canal right-of-way), as approved by the Planning and Development Department.
6. The developer shall provide traffic calming to slow vehicle traffic exiting the property with specific regard to pedestrian safety on the public sidewalk, as approved by the Planning and Development Department.
7. The developer shall provide a minimum of two direct and accessible pedestrian connections from the amenity areas located south of the building mass to the

shared use path along the Grand Canal Trail, as approved by the Planning and Development Department.

8. The developer shall provide and maintain the following bicycle infrastructure as described below and as approved by the Planning and Development Department.
 - a. A bicycle repair station (fix-it station) along the southern edge of the site, visible, and accessible from the public sidewalk and / or the Grand Canal Trail. The station shall include but not limited to: standard repair tools affixed to the station; a tire gauge and pump; and a bicycle repair stand which allows pedals and wheels to spin freely while adjusting the bike.
 - b. All required bicycle parking for multifamily use, per Section 1307.H.6.d of the Phoenix Zoning Ordinance, shall be secured parking.
 - c. Guest bicycle parking for multifamily residential use shall be provided at a minimum of 0.05 spaces per unit with a maximum of 50 spaces near entrances of buildings and installed per the requirements of Section 1306.H. of the Phoenix Zoning Ordinance.
9. The developer shall construct all streets within and adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping and other incidentals as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.
10. This parcel is in a Special Flood Hazard Area (SFHA) called Zone A, on panel 1740 L of the Flood Insurance Rate Maps (FIRM) dated October 16, 2013. The following requirements shall apply, as approved by the Planning and Development Department:
 - a. The Architect/Engineer is required to show the floodplain boundary limits on the Grading and Drainage plan and ensure that impacts to the proposed facilities have been considered, following the National Flood Insurance Program (NFIP) Regulations (44 CFR Paragraph 60.3); this includes, but not limited to provisions in the latest versions of the Floodplain Ordinance of the Phoenix City Code.
 - b. A copy of the Grading and Drainage Plan shall be submitted to the Floodplain Management section of Public Works Department for review and approval of Floodplain requirements.
 - c. The developer shall provide a FEMA approved CLOMR-F or CLOMR prior to issuance of a Grading and Drainage permit.
11. The property owner shall record documents that disclose the existence, and operational characteristics of Phoenix Sky Harbor Airport to future owners or tenants of the property. The form and content of such documents shall be

according to the templates and instructions provided which have been reviewed and approved by the City Attorney.

12. The developer shall grant and record an avigation easement to the City of Phoenix for the site, per the content and form prescribed by the City Attorney prior to final site plan approval.
13. In the event archaeological materials are encountered during construction, the developer shall immediately cease all ground-disturbing activities within a 33-foot radius of the discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.
14. PRIOR TO PRELIMINARY SITE PLAN APPROVAL, THE LANDOWNER SHALL EXECUTE A PROPOSITION 207 WAIVER OF CLAIMS FORM. THE WAIVER SHALL BE RECORDED WITH THE MARICOPA COUNTY RECORDER'S OFFICE AND DELIVERED TO THE CITY TO BE INCLUDED IN THE REZONING APPLICATION FILE FOR RECORD

This publication can be made available in alternate format upon request. Please contact Tamra Ingersoll at (602) 534-6648, TTY use 7-1-1.

Attachment E

CITY OF PHOENIX PLANNING AND DEVELOPMENT DEPARTMENT

FORM TO REQUEST PC to CC I HEREBY REQUEST THAT THE CC HOLD A PUBLIC HEARING ON: MARCH 3, 2021								
APPLICATION NO/ LOCATION	Z-56-20-4 Southeast corner of 3 rd Avenue and Coolidge Street	(SIGNATURE ON ORIGINAL IN FILE) <table style="width: 100%; border: none;"> <tr> <td style="width: 33%; border: 1px solid black; padding: 5px;">opposition</td> <td style="width: 10%; border: 1px solid black; text-align: center; padding: 5px;">x</td> <td style="width: 33%; border: 1px solid black; padding: 5px;">applicant</td> <td style="width: 24%; border: 1px solid black;"></td> </tr> </table>			opposition	x	applicant	
opposition	x	applicant						
Phoenix, AZ 85013	PC 1/8/2021	308 West Coolidge Street Phoenix, AZ 85013						
	<i>PC DATE</i>	<i>STREET/ADDRESS/CITY/STATE/ZIP</i>						
TO PC/CC HEARING	CC 3/3/2021	Ron Szematowicz 602-748-5607 Pjharveytrack12@yahoo.com						
	<i>CC DATE</i>	<i>NAME / PHONE / EMAIL</i>						
REASON FOR REQUEST: See attached sheet.								
RECEIVED BY:	Racelle Escolar	RECEIVED ON:	1/10/2021					

Alan Stephenson
 Joshua Bednarek
 Tricia Gomes
 Racelle Escolar
 Stephanie Vasquez
 Leah Swanton
 Vikki Cipolla-Murillo
 Danielle Jordan
 Ra'Desha Williams
 Village Planner
 Samantha Keating
 Paul M. Li
 GIS
 Applicant



The **PLANNING COMMISSION** agenda for **February 4, 2021** is attached.

The **CITY COUNCIL** may approve the recommendation of the Planning Commission without further hearing **unless**:

1. A **REQUEST FOR A HEARING** by the **CITY COUNCIL** is filed within seven (7) days.

There is a \$630.00 appeal fee for hearings requested by the applicant, due by 5:00 p.m. **February 11, 2021**.

Any member of the public may, within seven (7) days after the Planning Commission's action, request a hearing by the City Council on any application. If you wish to request a hearing, fill out and sign the form below and return it to the Planning and Development Department by 5:00 p.m., **February 11, 2021**.

2. A **WRITTEN PROTEST** is filed, no later than seven (7) days after the Planning Commission's action, which requires a three-fourths vote. A written protest will require a three-fourths vote of the City Council to approve a zoning change when the owners of at least 20 percent of the property by area and number of lots, tracts, and condominium units within the zoning petition area have signed the petition. The zoning petition area includes both the area of the proposed amendment, and the area within 150 feet of the proposed amendment, including all rights-of-way. For condominium, townhouse and other types of ownership with common lands, authorized property owner signatures are required. Please see Planning and Development Department Staff for additional information prior to gathering signatures.

To require a three-fourths vote of the City Council for approval, a written protest for applications on this agenda must be filed with the Planning and Development Department by 5:00 p.m. **February 11, 2021**.

The Planning and Development Department will verify ownership by protestors to determine whether or not a three-fourths vote will be required.

3. A **CONTINUANCE** is granted at the **PLANNING COMMISSION**. In the event of a continuance, there is an \$830.00 fee due from the applicant within fourteen (14) days, by 5:00 p.m. **February 18, 2021**.

FORM TO REQUEST CITY COUNCIL HEARING

I HEARBY REQUEST THAT THE CITY COUNCIL HOLD A PUBLIC HEARING:

Z-56-20-4
APPLICATION NO.

SE corner 3rd Ave / Coolidge St
LOCATION OF APPLICATION SITE

1/8/21
DATE APPEALED FROM

☒ OPPOSITION
☐ APPLICANT

Racelle Escobar
PLANNER
(PLANNER TAKING THE APPEAL)

BY MY SIGNATURE BELOW, I ACKNOWLEDGE CITY COUNCIL APPEAL:

Ron Szematowicz
PRINTED NAME OF PERSON APPEALING

[Signature]
SIGNATURE

308 W. Coolidge St
STREET ADDRESS

1-8-21
DATE OF SIGNATURE

Phoenix AZ 85013
CITY, STATE & ZIP CODE

602-748-5607
TELEPHONE NO.

Pjharveytrack12@yahoo.com
EMAIL ADDRESS

Pjharveytrack12@yahoo.com
REASON FOR REQUEST
see attached

CITY OF PHOENIX

FEB 08 2021

Planning & Development

APPEALS MUST BE FILED IN PERSON AT 200 WEST WASHINGTON, 2ND FLOOR, ZONING COUNTER

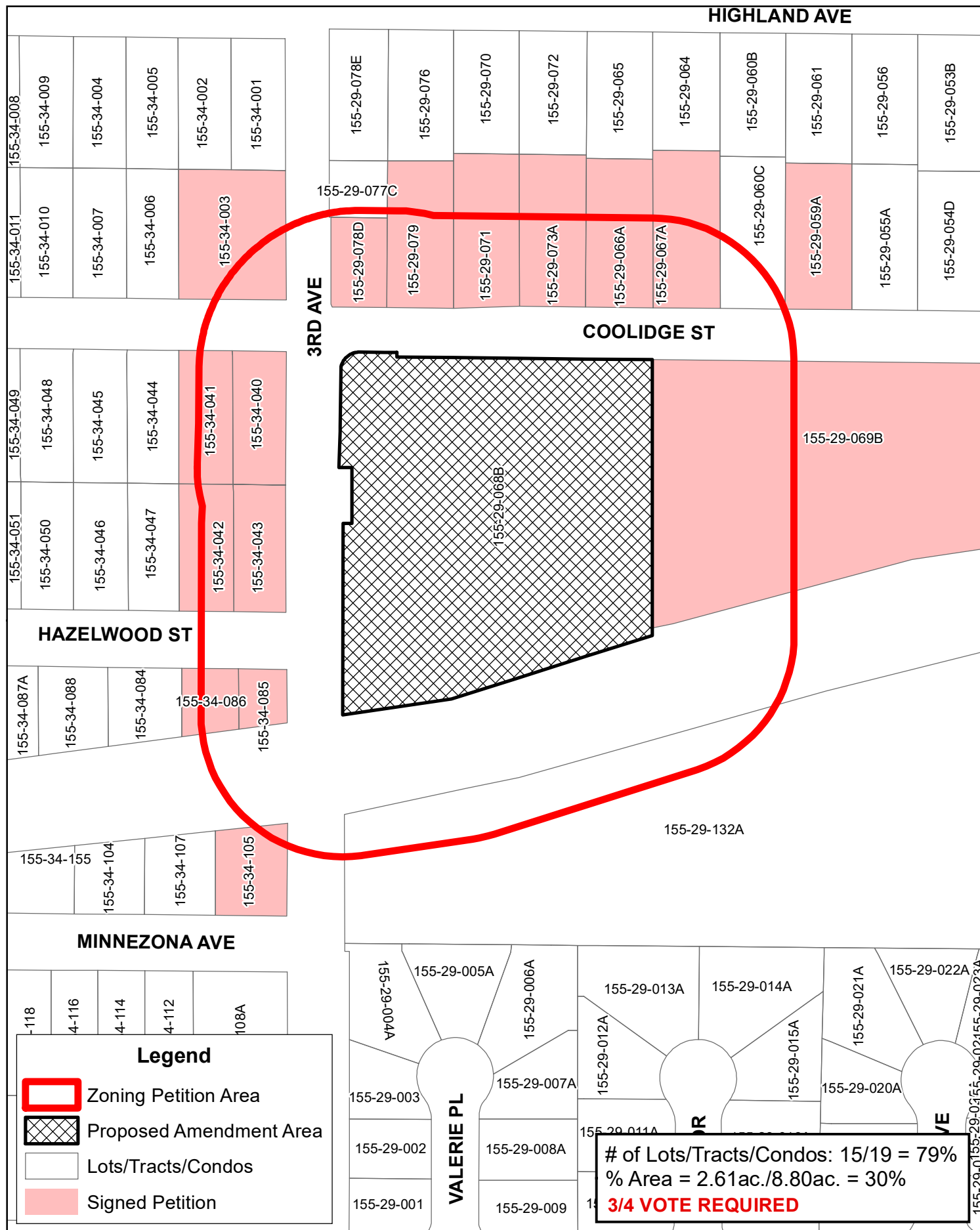
The reason for this request is the increased capacity of the zoning change will inundate the Pierson Place neighborhood and particularly Coolidge St, Hazelwood, Highland and the 3rd Ave bike path with traffic. This project is going deep within the neighborhood quite far from major thoroughfares. Pierson Place is already cut off to the south by the canal, limited access on the north and east because of the light rail and dealing with a suicide lane to the west with 7th Ave. They are putting their garage toward Central Ave, but Central Ave only heads south. The traffic will come through the neighborhood. We support sensible development and we too want to beautify the canal but our infrastructure cannot handle the increase in traffic and parking deep within our neighborhood. The code change will also allow the developers to increase height within the neighborhood and disregard easement and go to the curb. It is also a relatively small space of canal (only five historic house lengths) to sacrifice the interior of the historic neighborhood for.



CITY OF PHOENIX

FEB 10 2021

**Planning & Development
Department**



Petition Verification Map for Z-56-20-4

CITY OF PHOENIX
PLANNING AND DEVELOPMENT DEPARTMENT

FORM TO REQUEST PC to CC I HEREBY REQUEST THAT THE CC HOLD A PUBLIC HEARING ON: MARCH 3, 2021								
APPLICATION NO/ LOCATION	Z-56-20-4 Southeast corner of 3 rd Avenue and Coolidge Street	(SIGNATURE ON ORIGINAL IN FILE) <table style="width: 100%; border: none;"> <tr> <td style="width: 33%; border: 1px solid black; padding: 2px;">opposition</td> <td style="width: 10%; border: 1px solid black; text-align: center; padding: 2px;">x</td> <td style="width: 33%; border: 1px solid black; padding: 2px;">applicant</td> <td style="width: 24%;"></td> </tr> </table>			opposition	x	applicant	
opposition	x	applicant						
Phoenix, AZ 85013	PC 2/4/2021	308 West Coolidge Street Phoenix, AZ 85013						
	<i>PC DATE</i>	<i>STREET/ADDRESS/CITY/STATE/ZIP</i>						
TO PC/CC HEARING	CC 3/3/2021	Ron Szematowicz 602-748-5607 Pjharveytrack12@yahoo.com						
	<i>CC DATE</i>	<i>NAME / PHONE / EMAIL</i>						
REASON FOR REQUEST: Petition for Three Quarter Vote on Rezoning Case No. Z-56-20-4. (Sent via email February 11, 2021.)								
RECEIVED BY:	Racelle Escolar	RECEIVED ON:	2/11/2021					

Alan Stephenson
 Joshua Bednarek
 Tricia Gomes
 Racelle Escolar
 Stephanie Vasquez
 Leah Swanton
 Vikki Cipolla-Murillo
 Danielle Jordan
 Ra'Desha Williams
 Village Planner
 Samantha Keating
 Paul M. Li
 GIS
 Applicant

From: [Racelle Escolar](#)
To: [R S](#)
Cc: dillon.hall.mtaz@gmail.com; [Victoria C Murrillo](#)
Subject: FW: 3/4 City Council Petition Signatures
Date: Thursday, February 11, 2021 2:29:42 PM
Attachments: [34 City Council Petition Signatures with Icon.pdf](#)
[34 City Council Petition Signatures Page 2 with Ron Carpenter of 302 W Minnezona.pdf](#)
[Mark Daniels, GG ICON LLC.pdf](#)
Importance: High

Hello Ron,

I have received your request for a ¾ vote on Rezoning Case No. Z-56-20-4. We will process this and let you know if a ¾ vote will be required.

Thanks,

Racelle Escolar, AICP
Planner III

City of Phoenix
Planning and Development Department
Planning Division
(602) 534-2864

From: R S <pjharveytrack12@yahoo.com>
Sent: Thursday, February 11, 2021 2:17 PM
To: Racelle Escolar <racelle.escolar@phoenix.gov>
Cc: dillon.hall.mtaz@gmail.com
Subject: 3/4 City Council Petition Signatures

Hello Racelle

Attached are two pages of signatures including the Icon next door to the proposed project. With the Icon, I think we have should have covered our 20% land and we are over 75% of land owners I believe. Thank you. I cc'ed Dillon in case there is anything else you need today.

Ron



GOODMAN REAL ESTATE
An Investment Company

To whom it may concern:

Goodman Real Estate has been contracted to provide Asset Management services to Icon On Central (entity name – GG ICON LLC) located at 77 West Coolidge Street, Phoenix, AZ 85013. As the Investment Portfolio Manager assigned to Icon On Central I am responsible to act as agent for ownership for all issues pertaining to the Icon on Central property. If you have any questions I can be reached at the contact info listed below.

Sincerely,

Mark Daniels | Investment Portfolio Manager

GOODMAN REAL ESTATE

8400 Normandale Lake Blvd. | Suite 920 | Bloomington, MN 55438

M: 952.451.1206

mdaniels@goodmanre.com | www.goodmanre.com

Attachment G

From: pamlperry@cox.net
To: [Nick Klimek](#)
Subject: rezone 3.29 acres located at the southeast corner of 3rd Avenue and Coolidge Street
Date: Monday, January 25, 2021 2:55:26 PM

Alhambra Village Planning Committee

Regarding: 7. Z-56-20-4: Presentation, discussion, and possible recommendation regarding a request to rezone 3.29 acres located at the southeast corner of 3rd Avenue and Coolidge Street from R-3 (Multifamily Residence District) and R-5 (Multifamily Residence District) to WU Code T5:5 UT (Walkable Urban Code, Transect 5:5, Transit Uptown Character Area) to allow multifamily residential. The Planning Commission will consider this request on February 4, 2021.

The proposed zoning change requested by developers to meet WU code benefits for the property that used to be known as the donor network site will indeed justify the time and money spent developing this code. However, the changes proposed fail to meet a walkable urban situation for residents along Coolidge street. The development would be more appropriate along a main thoroughfare with existing sidewalks and perhaps even bike lanes.

Density of this level is also questionable in a neighborhood already afforded zoning for level commercial residential 3 and 5 which was in place when the neighborhood was registered on The National Historic Register.

- The largest concern voiced by residents is generally described as ‘traffic’. To be sure we understand and observe daily the increased ratio of cars to driveway parking available or even cars to designed, planned parking in recent multi-unit developments. Streets are parked bumper to bumper: vehicles, both sides. Cyclists, pedestrians, runners, dog walkers, baby strollers all use active traffic lanes. Delivery vehicles are forced to double park... access for police, ambulance fire equipment is limited and restricted.
- Traffic is sometimes defined as the number of trips in and out of a property. More and more this traffic includes all sorts of deliveries. Currently neighbors are delivered of something more than half a dozen times a day. Multiply that by two hundred and too many units! The driveway for this property becomes ingress/ egress for hundreds of deliveries and an increasingly noticeable traffic hazard for cyclists, pedestrians, dog walker, toddlers on tiny bikes, moms with strollers...
- It is projected that development residents will avail themselves to grand canalscape project and light rail as a means of going places, but for those excursions to retail opportunities (some not so very far, but not on canal or train lines) and others when delivery is not used, people make trips in their cars. Their guests park where there is space...increased vehicle trips, count them again!
- There are limited sidewalks on Coolidge Street. All bike, pedestrian, dog walkers, children waiting for busses, yes, this will happen again, runners, children going to school, (there are several proximate), stroller-brigade, toddlers on tiny bikes with training wheels and parents following along slowly along at decreased rates of speed to supervise, or just folks going out for a meal or coffee must walk in the street. They run the gamut along both sides of the thoroughfare of stationary parking, travel lanes cluttered with delivery vehicles, moving vans, ubers and other gig parcel and package delivery, trash collectors, city vehicles, cut thru traffic as well as locals simply arriving, or leaving their homes exiting driveways... . This hardly qualifies as “WALKABLE”. It will be a very unsafe and not walkable district.

- Extracting a vehicle from a driveway with sight line impeded by what becomes double parked vehicles (only for a moment, let me drop off this package...) living in the neighborhood becomes less and less conducive to personal safety: pedestrians and vehicles two or 4 wheeled.

Who knows what sort of lurkers find all this stationary parking a good place to while away time waiting to steal packages delivered or spring on unsuspecting victims...? Is this "WALKABLE" ? Or Safe? Calls for service by fire trucks, ambulances, and police are all impeded.

Your developer is investing client's dollars. He wants to make them a good return, but does this need to be at the expense of livability in an Historic District? Current zoning may be dated to earlier planning goals, but perhaps they better reflects the multiple uses of pedestrian, bicycle and automotive traffic that prevail in our ever-denser central core. Walking and biking along Coolidge are a chancy thing sometimes already. Let's not go out our way to make it worse.

Thank you, Pam Perry 304 W. Coolidge St.

P.S. In case this is not clear, I do not support these rezoning efforts for the old donor network property!

From: [R.S](#)
To: [Nick Klimek](#)
Subject: Rezoning effort at Coolidge and 3rd Ave(Meeting Jan 26th... Item: 126 771 4317)
Date: Monday, January 25, 2021 2:49:22 PM

There is a rezoning effort happening within my neighborhood at 3rd Ave and Coolidge St. I beg you not to allow the zoning change as it will deeply affect the traffic and parking in the neighborhood as well as a create a hazard on the 3rd Ave bike path. I am not against the project as much as I am against the increase in units. Its too much added traffic and parking into the neighborhood. Please hear me out.

The developers are trying to increase zoning from the current R3-R5 to a WU which would basically allow and 4+ story building increase from about 137 units to 213ish. This apartment complex would be situated in the middle of the historic neighborhood rather than on a major road (like Camelback or Central). Currently standing in the proposed space is an office building (formerly Organ Donors) with a private park that the neighborhood has enjoyed for the 20+ years I have lived here. The proposed project is at the corner of 3rd Ave and Coolidge along the canal which coincides with the 3rd Ave bike path.

Before covid, I enjoyed walking to businesses and watering hole landmarks but I still owned a vehicle the entire time as most residents do. While walkability is an important tool for those of us that live in the neighborhood, most of us still need to drive to work or the store or to get out of town. Just because people walk occasionally does not mean that they do not own a vehicle and use it. On top of that, this apartment complex will be very close to the sidewalk (like Elevation) on a neighborhood street not having the same easement houses are required. The front of end of the complex will face the canal while we in the neighborhood get its backside. We need easement within our neighborhood. I understand the importance of city growth, but cities that grow need to also ensure there is ample green space for the congested masses living within such areas. If nothing else give us that easement.

If you look at other apartment complexes in the area such as the Pavilions (Campbell and Central), Elevation (Coolidge and Central), the Station (Central and Monterosa), you will see cars constantly parked along the road day and night even with ample parking garages. It creates a hazardous congestion and unsightly view of the neighborhood. Since Elevation was built here on Coolidge and Central, the traffic on Coolidge St has increased with drivers flying down the street even with speed bumps. We also have a constant problem of cars stopping to load or unload dangerously close to Central. There is nothing to stop the proposed development from having irresponsible parking and traffic from inundating the neighborhood. The increase in variance is going to add more cars and more congestion. Elevation is attractive on the website and from Central Ave but from Coolidge St is a block monstrosity right on top of the sidewalk with a parking garage and a bunch of parked cars all around it. There is nothing attractive about it from Coolidge St.

While I understand I cannot stop the development nor do I necessarily want to, I just want the city council to understand this complex is going directly into the neighborhood and has no direct access to a major through street (like Central and Camelback). It must cut through this neighborhood. The developers will try to sell to you people won't need a car, but I implore you to look at the parking around the apartment complexes I have mentioned. Its Phoenix. Most people own vehicles. We in the neighborhood are already having to sacrifice this private park that added much charm and use to an otherwise busy area in Phoenix but an

additional 75 units will not help us maintain control of neighborhood streets or the added congestion of parking.

Sincerely

Ron Szematowicz

home owner living at 308 W Coolidge St

pjharveytrack12@yahoo.com

From: [frank.paoletti](#)
To: [Nick Klimek](#)
Subject: Rezoning Z-56-20-4
Date: Tuesday, January 26, 2021 10:14:16 AM

Why has the zoning change for the area at 3rd Ave and Coolidge St now state there are to be 165 units minimum to no maximum. This is not what the developer and lawyer stated in our neighborhood meeting. Also, what about the parking, no one has ever addressed that and no one from the city has come to see the congestion at the end of Coolidge St because of the other 2 apartment buildings? Nothing has been done with that problem that already exists. Will 3rd Ave and Coolidge St have no street parking signs along with fines for violating the parking rules?

Thank you,
Frank Paoletti
449 W. Coolidge St

Racelle Escolar

From: gbvalladao@gmail.com
Sent: Monday, February 1, 2021 12:49 PM
To: PDD Planning Commission
Subject: Opposition to Case #13 Z-56-20-4

I write in opposition to the rezoning application hearing for rezoning 3rd Avenue & Collidge from R-5/R-3 zoning to Walkable Urban Code zoning. While I am not opposed to the development of the site, it should be within the confines of it's current zoning. I oppose the request for the following reasons:

- Pierson Place is one of the few historic neighborhoods in the urban core and Central/Uptown Phoenix and fabric of it should be preserved if at all possible
- WC Code T5:5T was intended for high traffic urban mixed-use districts with retail/office/dining uses like Central Avenue, not the middle of a residential historic neighborhood. Even if a rezone is allowed it should be limited to either:
 - T3:2 since it is a residential neighborhood with single family homes and duplexes with a maximum height of 30 feet
 - T4:3 an area characterized by single and multi-family residences with a maximum height of 40 feet.
- The 3rd Avenue & Coolidge location is a quiet dead end street that was never intended to accommodate the heavy vehicular traffic the project will generate. While a traffic study has repeatedly been referenced, it has not been shared with the neighborhood.
- The developer request to increase the unit count from the currently zoned 136 to 218 adds 80 units to the project increasing the unit count by 59% with no justification as to why it is needed.
- Increasing the height limitations from 48 feet to 56 feet will impair the sunlight on the north side of Coolidge as well as impede the southern site lines for homes throughout the neighborhood.
- Overflow parking from a project this size will spill into the single family homes on Coolidge, Hazelwood and 3rd avenue which is can be witnessed daily on the streets adjacent to The Elevations on Central, The Icon and the Lexington.

Again, I am not opposed to development of the site, but there is no reason a project should be built beyond the currently zoning requirements which allows for 136 units and 48 feet of height on the R-5 zoned parcels.

I thank you for your consideration.

Regards – Greg Valladao

Greg Valladao
VALCOR Commercial
602-697-0078

Sent from [Mail \[go.microsoft.com\]](mailto:gbvalladao@gmail.com) for Windows 10

From: pamlperry@cox.net pamlperry@cox.net <pamlperry@cox.net>
Sent: Monday, February 1, 2021 12:58 PM
To: PDD Planning Commission
Subject: case number Z-56-20-4

Planning Committee

The proposed zoning change requested by developers to meet WU code benefits for the property that used to be known as the donor network site will indeed justify the time and money spent developing this code. However, the changes proposed fail to make a walkable urban situation for all residents along Coolidge street. The WU development would certainly be more appropriate along a main thoroughfare Camelback, Central, 7th Ave. with existing sidewalks and perhaps even bike lanes.

Pierson Place Historic District neighborhood already is afforded zoning for commercial residential 3 and 5 which was in place when the neighborhood was registered on The National Historic Register. Other in-fill developers are expected to use these parameters.

Your developer is investing client's dollars. He wants to make them a good return, but does this need to be at the expense of walkability in an Historic District? Current zoning may be dated to earlier planning goals, but perhaps they better reflect the multiple uses of pedestrian, bicycle and automotive traffic that prevail in our ever-denser central core. Walking and biking along Coolidge are a chancy thing sometimes already. Let's not go out our way to make it worse.

the frequently cited developers of proposed and existing multi-family projects will not be afforded the privilege of WU code benefits, having to work with current zoning. Any developer can add gates to fencing along the canal to avail residents to easy access to that local feature. Gates in fences is not rocket science for WU code developers only. There is little excuse to make special exceptions for this project.

The major concern voiced by residents is generally described as 'traffic'. We understand and observe daily the increased street parking. Streets are parked bumper to bumper: vehicles, both sides. Cyclists, pedestrians, runners, dog walkers, baby strollers all use active traffic lanes. Delivery vehicles are forced to double park... access for police, ambulance fire equipment become more and more limited and restricted. We are seeing increasing numbers of auto related crime as well.

- There are limited sidewalks on Coolidge Street. All bike, pedestrian, dog walkers, children waiting for busses, yes, this will happen again, runners, children going to school, (there are several proximate), stroller-brigade, toddlers on tiny bikes with training wheels and parents following along slowly along at decreased rates of speed to supervise, or just folks going out for a meal or coffee must walk in the street. They run the gamut along both sides of the thoroughfare of stationary parking, travel lanes cluttered with delivery vehicles, moving vans, ubers and other gig parcel and package delivery, trash collectors, city vehicles, cut thru traffic as well as locals simply arriving, or leaving their homes exiting driveways... . This hardly qualifies as "WALKABLE". It will be a very unsafe and not walkable district.
- Extracting a vehicle from a driveway with sight line impeded by double parked vehicles (only for a moment, let me drop off this package...) living in the neighborhood becomes less and less conducive to personal safety: pedestrians and vehicles two or 4 wheeled.
- Who knows what sort of lurkers find all this stationary parking a good place to while away time waiting to steal packages delivered, break into parked cars, or spring on unsuspecting victims...? Is this "WALKABLE" ? Or Safe? We are already seeing increased crime in automobiles parked along the east end of Coolidge, and this can be expected to move west with parked cars!
- Calls for service by fire trucks, ambulances, and police are all impeded.

Thank you, Pam Perry 304 W. Coolidge St.

P.S. In case this is not clear, I do not support these rezoning efforts for the old donor network property!

Racelle Escolar

From: Monica Kearns <monycisneros9900@gmail.com>
Sent: Monday, February 1, 2021 2:22 PM
To: PDD Planning Commission
Subject: Rezoning case No.Z-56-20-4 WU code T5: 5 UT

good afternoon, regardless this Project we are on opposition, not only the time that will take to build 24 months, we are families who have to work and we want to rest after work and on our days off too, but also the traffic, our privacy, because those apartments will face at our houses and when the high schools open again it will be a big, big problem of traffic I am talking about 2 high schools beside businesses around and other traffic, we are concerned about people will parking on front of our houses specially on the weekends, the noise of the traffic, this is a HISTORIC DISTRICT and we want to keep this neighborhood that way, WE DONT WANT MORE APARTMENTS AROUND, I INVITE YOU TO STAY ONE DAY LOOKING AT THE TRAFFIC ON CENTRAL AVE, CAMELBACK RD AND 7 AV. we are living here, we see it every day, I hope we all from this neighborhood hope to consider our petition to not to build more apartments.

Thank for your time, sincerely:

MM.

Racelle Escolar

From: R S <pjharveytrack12@yahoo.com>
Sent: Monday, February 1, 2021 9:29 PM
To: PDD Planning Commission
Subject: Rezoning on Coolidge St and 3rd Ave 56-20-4 item 13
Attachments: project 56-20-4 is the Red boxed area.png

To the Phoenix Planning Commission,

I ask you to consider the gravity of the zoning change on case 56-20-4 in this Thursday's agenda. The property in question is not on a major thoroughfare, but deep within the historic Pierson Place neighborhood.

The developers are asking to go from a R3-R5 to a WU because the site in question is on the canal. While that is true, the area of the canal that the said project would be built on is relatively small. It is only four to five historic house properties long. In return they want to increase units from 137 to about 215, which comes out to 275 beds (as there are two bedroom units), increase the height to 56' in the middle of the neighborhood, have next to no easement on the street and not supply adequate parking. On top of that, the project would not face the neighborhood. We would get its backside. I have attached a copy of a map of the said property.

Please take the time to go the site and inspect the canal area, the bike path and the neighborhood and you will see this is too great a sacrifice on height, easement, traffic and parking for the limited canal scaping they will accomplish. Let them use their already in place R3-R5 zoning to help ease traffic congestion and parking overflow.

Please vote NO on the said project. It will irreversibly hurt the historic neighborhood in which will reside within. Again it is not on a major street, Camelback, 7th Ave and Central are all a good distance away and 3rd Ave does not cut through for purposes of limiting traffic.

Sincerely

Ron Szematowicz

home owner living at 308 W Coolidge St

pjharveytrack12@yahoo.com
602-748-5607



Elevation on Central

Racelle Escolar

From: Thomas Rice <javelinatreework@gmail.com>
Sent: Tuesday, February 2, 2021 3:16 PM
To: PDD Planning Commission
Subject: Reasoning Case No Z-56-20-4

Hello,

My name is Thomas Rice; I live at 320 W Hazelwood St. I am writing this letter to oppose the zoning change from R-3 and R-5 to WU Code T5:5 UT. I oppose this for the following reasons:

Not enough parking

Intrudes on Pierson Place Historic Neighborhood

Insufficient access

Takes away a green space in the neighborhood

Too congested

Thank you for your time!

Thomas D. Rice
Owner/Operator
Javelina Tree Work LLC
480-208-1974

Racelle Escolar

From: grosso9377@cox.net
Sent: Tuesday, February 2, 2021 3:34 PM
To: PDD Planning Commission
Subject: Oppsition to 56-20-4

To whom it concern (Phoenix Planning Commission),

My name is Michael Grosso, owner of the property at 303 W Coolidge. I am in opposition of the planning and zoning of the proposed property at 3 ave. and Coolidge.

My concerns are:

1. 218 unit complex built on the edges of Coolidge and 3 ave, to large of a footprint for the area.
2. The building will not allow any parking on Coolidge or limited which turns the street into a single lane road. Dangerous for riding bikes and walking.
3. Increases the walking traffic and more chance for crime.
4. Coolidge Ave. is a cut-through for 7 ave to Central, which could be dangerous for residents.
5. The community is going to suffer with all the added walking traffic.

Thank You for you time please do not rezone the location.

Racelle Escolar

From: Jeff Rahm <j.rahm@ohpartners.com>
Sent: Tuesday, February 2, 2021 4:41 PM
To: PDD Planning Commission
Subject: RE Application #: Z-56-20-4

Attn Planning Commission:

I own a home (306 West Coolidge) just down the street from the proposed apartment development site. While I am all for growth & expansion, I have reservations with the proposed WU rezone. I foresee a heavy increase in vehicular traffic, especially on Coolidge, Hazelwood & Highland. Central Ave only allows for a right turn heading south. To travel north, the only option is to drive to 7th Ave on either street and make a right. Again, I am all for growth, but just want to be sure that the traffic congestion issue is carefully considered.

Thank you,
Jeff Rahm

 **Jeff Rahm** • Sr. Digital Media Planner/Buyer
o. 602.228.2377
OHPARTNERS.COM [ohpartners.com]
[ohpartners.com]

Racelle Escolar

From: Sarah Simpson <sjsimpso@asu.edu>
Sent: Tuesday, February 2, 2021 4:53 PM
To: PDD Planning Commission
Subject: Rezoning Case No: Z-56-20-4

Hello! I am a resident at 308 W. Hazlewood St. and I am writing to request a reduction in the size of the multifamily residential dwelling that is planned for the Southeast corner of 3rd avenue and Coolidge. Case Z-56-20. Please reduce the size to 80 units. Please let me know if you have any questions!

-Sarah Simpson
(602)405-6943

Racelle Escolar

From: Bill Wells <bdtgwells@icloud.com>
Sent: Tuesday, February 2, 2021 5:15 PM
To: PDD Planning Commission
Subject: Opposition to Application No. Z-56-20-4

I am opposed to Application No. Z-56-20-4 to change the zoning from R-3 and R-5 to WU Code T5:5 UT located on the Southeast corner of 3rd Avenue and Coolidge Street for several reasons including:

- a) constructing a multifamily residential property with no maximum units allowed will significantly increase the traffic on 3 residential streets (Coolidge, Hazelwood, and 3rd Avenue)
- b) increased traffic will increase the likelihood of pedestrian getting harmed as this is primarily a residential area consisting of families with children and older adults
- c) Other than a standard size sidewalk along the eastern edge of 3rd Avenue there is no public sidewalk on Coolidge, Hazelwood, and other nearby residential streets. The proposal is an extremely dangerous mix of increased pedestrian traffic walking in the street and an increase in vehicle traffic
- d) Access to and from the Grand Canal pathway is from 3rd Avenue and Hazelwood which already stresses the pedestrian and vehicle traffic in the area
- e) Increasing the population density within the area will increase levels of crime and lower public safety
- f) Parking along Hazelwood, Coolidge, and other nearby residential streets is restricted but does not appear to be enforced. Additional residents and vehicles will take advantage of unauthorized street parking.

Until such time as the proponent can provide studies that these reasons have been addressed in their proposal or provide mitigation measures to offset or compensate for this reasons, I am opposed to this application.

Regards,

Bill Wells
498 W Hazelwood St
Phoenix, AZ 85013
bdtgwells@icloud.com

Racelle Escolar

From: Lina Money <linamoney@gmail.com>
Sent: Tuesday, February 2, 2021 5:53 PM
To: PDD Planning Commission
Subject: Opposition / 56-20-4, item 13

Zoning case 56-20-4. Item 13.

Dear Sir and Madam,

I am deeply troubled to know that there is a high possibility of a new build of apartment complex in our small historic neighborhood, which we the neighbors have been in charge of making it better, cleaner, more safe and friendlier place to live. My family and I have been living on Coolidge st since 2007 and we have been part of the transitions in the hood. I have two small kids and two dogs, as a mother I am very concern of rezoning the corner lot and allowing some Texan investor developer to make money from the work we did all these years (to maintain and make it a better neighbourhood) without being considerate to the people and pets in the Pierson Place. We as human have responsibilities to make life better for all and not just for one company!!! Life is not all about money and we have to make the right steps to protect each other and not to allow this rezoning!

I deeply ask you to view this case as a person who lives in Pierson Place and not just as an outsider.

If they are allowed to build they should be limited to the current zoning and they should provide place (trees, green grass, play area for the families in the neighborhood. We are already overwhelmed by cars parked on the side walks and fast drivers and lets not forget that 3 ave has a bike lane used by many to commute. It will put a lot of people in danger!

This letter represents the families living at 510, 505 and [506 W Coolidge Street!](#)

Yours truly,
Lina Money
Tania Bachelot
Olga Pegkova

Lina Money