

**SCOTTSDALE CITY COUNCIL  
REGULAR MEETING MINUTES  
WEDNESDAY, DECEMBER 4, 2019**



**CITY HALL KIVA  
3939 N. DRINKWATER BOULEVARD  
SCOTTSDALE, AZ 85251**

**CALL TO ORDER**

Mayor W.J. "Jim" Lane called to order a Regular Meeting of the Scottsdale City Council at 5:03 P.M. on Wednesday, December 4, 2019, in the City Hall Kiva.

**ROLL CALL**

Present: Mayor W.J. "Jim" Lane; Vice Mayor Kathleen S. Littlefield; and Councilmembers Suzanne Klapp, Virginia L. Korte, Linda Milhaven, Guy Phillips, and Solange Whitehead

Also Present: City Manager Jim Thompson, City Attorney Sherry Scott, City Treasurer Jeff Nichols, City Auditor Sharron Walker, and City Clerk Carolyn Jagger

**PLEDGE OF ALLEGIANCE** – Councilwoman Whitehead

**INVOCATION** – Pastor David Joynt, Valley Presbyterian Church

**MAYOR'S REPORT** – Mayor Lane announced that the League of American Bicyclists certified the City as a Gold Level Bicycle Friendly Community.

**PRESENTATIONS/INFORMATION UPDATES** – None

**PUBLIC COMMENT**

- Norwood Sisson expressed concern about police visits and police records.

**MINUTES**

**Request:** Approve the Special Meeting Minutes of November 12, 2019, Regular Meeting Minutes of November 12, 2019, and Executive Session Minutes of November 12, 2019.

**NOTE:** MINUTES OF CITY COUNCIL MEETINGS AND WORK STUDY SESSIONS ARE PREPARED IN ACCORDANCE WITH THE PROVISIONS OF ARIZONA REVISED STATUTES. THESE MINUTES ARE INTENDED TO BE AN ACCURATE REFLECTION OF ACTION TAKEN AND DIRECTION GIVEN BY THE CITY COUNCIL AND ARE NOT VERBATIM TRANSCRIPTS. DIGITAL RECORDINGS AND CLOSED CAPTION TRANSCRIPTS OF SCOTTSDALE CITY COUNCIL MEETINGS ARE AVAILABLE ONLINE AND ARE ON FILE IN THE CITY CLERK'S OFFICE.

## **MOTION AND VOTE – MINUTES**

Councilman Phillips made a motion to approve the Special Meeting Minutes of November 12, 2019; Regular Meeting Minutes of November 12, 2019; and Executive Session Minutes of November 12, 2019. Councilwoman Klapp seconded the motion, which carried 7/0, with Mayor Lane; Vice Mayor Littlefield; and Councilmembers Klapp, Korte, Milhaven, Phillips, and Whitehead voting in the affirmative.

## **CONSENT AGENDA**

### **1. Khazana Indian Bistro Liquor License (75-LL-2019)**

**Request:** Consider forwarding a recommendation of approval to the Arizona Department of Liquor Licenses and Control for a Series 12 (restaurant) State liquor license for an existing location with a new owner.

**Location:** 8140 N. Hayden Rd., Suite H115

**Staff Contact(s):** Tim Curtis, Current Planning Director, 480-312-4210, [tcurtis@scottsdaleaz.gov](mailto:tcurtis@scottsdaleaz.gov)

### **2. Wine Girl Liquor License (76-LL-2019)**

**Request:** Consider forwarding a recommendation of approval to the Arizona Department of Liquor Licenses and Control for a Series 7 (beer and wine bar) State liquor license for a new location and owner.

**Location:** 4205 N. Scottsdale Rd.

**Staff Contact(s):** Tim Curtis, Current Planning Director, 480-312-4210, [tcurtis@scottsdaleaz.gov](mailto:tcurtis@scottsdaleaz.gov)

### **3. Hospitality Store Liquor License (88-LL-2019)**

**Request:** Consider forwarding a recommendation of approval to the Arizona Department of Liquor Licenses and Control for a Series 10 (beer and wine store) State liquor license for a new location and owner.

**Location:** 7037 E. 6<sup>th</sup> St.

**Staff Contact(s):** Tim Curtis, Current Planning Director, 480-312-4210, [tcurtis@scottsdaleaz.gov](mailto:tcurtis@scottsdaleaz.gov)

### **4. Gopuff Liquor License (89-LL-2019)**

**Request:** Consider forwarding a recommendation of approval to the Arizona Department of Liquor Licenses and Control for a Series 9 (liquor store) State liquor license for a new location and owner.

**Location:** 1465 N. Hayden Rd., Suite 150

**Staff Contact(s):** Tim Curtis, Current Planning Director, 480-312-4210, [tcurtis@scottsdaleaz.gov](mailto:tcurtis@scottsdaleaz.gov)

### **5. Kona Grill Liquor License (90-LL-2019)**

**Request:** Consider forwarding a recommendation of approval to the Arizona Department of Liquor Licenses and Control for a Series 12 (restaurant) State liquor license for an existing location with a new owner.

**Location:** 7014 E. Camelback Rd., Suite 559

**Staff Contact(s):** Tim Curtis, Current Planning Director, 480-312-4210, [tcurtis@scottsdaleaz.gov](mailto:tcurtis@scottsdaleaz.gov)

**6. Storyrock Plat Phase 1A (9-MD-2019)**

**Request:** Approve the re-plat for Storyrock Phase 1A, Section D5, to modify the lot sizes on the recorded plat to .3±-acre for Lot 1 and Lot 2, with Single-Family Residential, Planned Community Development, Environmentally Sensitive Lands (R1-18-PCD ESL) zoning.

**Location:** Northwest Corner of 130<sup>th</sup> Street and Ranch Gate Road

**Staff Contact(s):** Randy Grant, Planning and Development Services Director, 480-312-2664, [rgrant@scottsdaleaz.gov](mailto:rgrant@scottsdaleaz.gov)

**7. Archaeological Services Contracts**

**Requests:** Authorize the following one-year contracts, with the option to extend the contracts for four additional one-year terms, in an amount not to exceed \$10,000 per contract for archaeological services:

1. Adopt **Resolution No. 11633** authorizing Contract No. 2019-186-COS with Archaeological Consulting Services, Ltd.
2. Adopt **Resolution No. 11634** authorizing Contract No. 2019-187-COS with Desert Archaeology, Inc.
3. Adopt **Resolution No. 11635** authorizing Contract No. 2019-188-COS with Logan Simpson Design, Inc.

**Staff Contact(s):** Randy Grant, Planning and Development Services Director, 480-312-2664, [rgrant@scottsdaleaz.gov](mailto:rgrant@scottsdaleaz.gov)

**8. Solid Waste Management Code Amendment**

**Request:** Adopt **Ordinance No. 4430** amending Scottsdale Revised Code, Chapter 24, Solid Waste Management, to clarify enforcement of violations through civil citations.

**Staff Contact(s):** Daniel Worth, Public Works Director, 480-312-5555, [dworth@scottsdaleaz.gov](mailto:dworth@scottsdaleaz.gov)

**9. Wireless License Agreement with Sprint Spectrum**

**Request:** Adopt **Resolution No. 11629** authorizing Agreement No. 2019-182-COS with Sprint Spectrum L.P. permitting the continued operation of a wireless site on the northeast corner of Scottsdale and Cactus roads.

**Location:** 12225 N. Scottsdale Rd.

**Staff Contact(s):** Daniel Worth, Public Works Director, 480-312-5555, [dworth@scottsdaleaz.gov](mailto:dworth@scottsdaleaz.gov)

**10. Loloma Area Terminations and Releases of Covenants and Restrictions**

**Request:** Adopt **Resolution No. 11657** to authorize a termination and release of covenants and restrictions in the vicinity of and including the Museum Square Project (Loloma Area) for:

1. Contract 2010-189-COS-E1-A1 with Arts District Group, LLC, and Arts District Development I, LLC.
2. Contract No. 2010-189-COS-E2-A2 with Gateway at Main St. Plaza Scottsdale Condominium Association.

**Staff Contact(s):** Daniel Worth, Public Works Director, 480-312-5555, [dworth@scottsdaleaz.gov](mailto:dworth@scottsdaleaz.gov)

**11. Bicycle and Pedestrian Safety Education and Enforcement Grant**

**Request:** Adopt **Resolution No. 11648** to authorize:

1. Agreement No. 2019-198-COS with the Arizona Governor's Office of Highway Safety to accept a grant in the amount of \$50,000 for overtime costs related to bicycle and pedestrian safety education and enforcement.
2. A budget transfer in the amount of \$50,000 from the FY 2019/20 Future Grants Budget and/or Grant Contingency Budget and the creation of a new cost center to record the related grant activity.

**Staff Contact(s):** Alan Rodbell, Chief of Police, 480-312-1900, [arodbell@scottsdaleaz.gov](mailto:arodbell@scottsdaleaz.gov)

- 12. South Corporation Yard Revocable License Agreement**  
**Request:** Adopt **Resolution No. 11614** authorizing Agreement No. 2019-175-COS with RTW Management, Inc., for the use of space at the South Corporation Yard.  
**Location:** 7601 E. McKellips Rd.  
**Staff Contact(s):** Daniel Worth, Public Works Director, 480-312-5555, [dworth@scottsdaleaz.gov](mailto:dworth@scottsdaleaz.gov)
- 13. Safe Routes to School Coordinator Grant**  
**Request:** Adopt **Resolution No. 11636** to authorize the acceptance of two, one-year Transportation Alternatives Program federal grants in the total amount of \$94,297, with a local match requirement of \$5,700 funded with operating Transportation Sales Tax, for a total program cost of \$99,997 to fund an existing part-time, temporary Safe Routes to School Coordinator in the Transportation Department and purchase incentive items for students.  
**Staff Contact(s):** Daniel Worth, Public Works Director, 480-312-5555, [dworth@scottsdaleaz.gov](mailto:dworth@scottsdaleaz.gov)
- 14. Arizona Public Service Agency Portal Agreement**  
**Request:** Adopt **Resolution No. 11655** authorizing Contract No. 2019-202-COS with Arizona Public Service Company to provide emergency services to eligible Scottsdale APS customers under the Community Action Program.  
**Staff Contact(s):** Greg Bestgen, Human Services Department Director, 480-312-0104, [gbestgen@scottsdaleaz.gov](mailto:gbestgen@scottsdaleaz.gov)
- 15. Nationwide Realty Investors Ltd. Economic Development Agreement**  
**Request:** Adopt **Resolution No. 11659** authorizing Agreement No. 2018-063-COS-A1 with Nationwide Realty Investors Ltd. to add a full-service hotel in Phase II and eliminate the select service hotels in Phases II and III.  
**Staff Contact(s):** Rob Millar, Economic Development Director, 480-312-2533, [rmillar@scottsdaleaz.gov](mailto:rmillar@scottsdaleaz.gov)
- 16. Proposition 202 Funds Acceptance Intergovernmental Agreement**  
**Request:** Adopt **Resolution No. 11619** to authorize:  
  1. Agreement No. 2019-176-COS with Salt River Pima-Maricopa Indian Community to accept Proposition 202 Tribal Gaming Funds in the amount of \$1,190,443.21.
  2. A budget transfer in the amount of \$700,000 from the adopted FY 2019/20 Grant Contingency and/or the Future Grants Budget to a newly created cost center to record the grant activity.**Staff Contact(s):** Brad Lundahl, Government Relations Director, 480-312-2683, [blundahl@scottsdaleaz.gov](mailto:blundahl@scottsdaleaz.gov)
- 17. Audit Committee Recommendation for the Transportation Commission Sunset Review**  
**Request:** Adopt **Resolution No. 11656** accepting the Audit Committee's recommendation and authorizing continuation of the Transportation Commission.  
**Staff Contact(s):** Sharron Walker, City Auditor, 480-312-7867, [swalker@scottsdaleaz.gov](mailto:swalker@scottsdaleaz.gov)
- 18. The Satanic Temple and Michelle Shortt v. City of Scottsdale, et al., Legal Fees**  
**Request:** Adopt **Resolution No. 11658** authorizing the maximum legal fees to be incurred in Contract No. 2015-023-COS with Dickinson Wright PLLC, in an amount not to exceed a total of \$130,000 for the defense of *The Satanic Temple and Michelle Shortt v. City of Scottsdale et al.*, CV 18-00621-PHX-DGC currently pending in the United States District Court for the District of Arizona.  
**Staff Contact(s):** Sherry Scott, City Attorney, 480-312-2405, [sscott@scottsdaleaz.gov](mailto:sscott@scottsdaleaz.gov)

**\*\*\*18A. Mason v. City of Scottsdale et al. Legal Fees**

**Request:** Adopt **Resolution No. 11660** authorizing legal fees to be incurred in Contract No. 2015-035-COS with the law firm of Wieneke Law Group, in an amount not to exceed \$100,000 for the defense of *Mason v. City of Scottsdale et al.*, Cause No. CV2018-009579 and CV2019-01239, currently pending in Maricopa Superior Court.

**Staff Contact(s):** Sherry Scott, City Attorney, 480-312-2405, [sscott@scottsdaleaz.gov](mailto:sscott@scottsdaleaz.gov)

**MOTION AND VOTE – CONSENT AGENDA**

Councilmember Korte made a motion to approve Consent Agenda Items 1 through 18A. Councilman Phillips seconded the motion, which carried 7/0, with Mayor Lane; Vice Mayor Littlefield; and Councilmembers Klapp, Korte, Milhaven, Phillips, and Whitehead voting in the affirmative.

**REGULAR AGENDA**

Items No. 19 and 20 were considered together.

**19. Rose Garden Termination Agreement**

**Request:** Adopt **Resolution No. 11660** authorizing Contract No. 2019-203-COS, the termination and release of development agreements and declarations of restrictions and related documents for properties in the vicinity of 5<sup>th</sup> Avenue and Goldwater Boulevard, with Rose Garden LLC.

**Presenter(s):** Dan Worth, Public Works Director

**Staff Contact(s):** Daniel Worth, Public Works Director, 480-312-5555, [dworth@scottsdaleaz.gov](mailto:dworth@scottsdaleaz.gov)

Public Works Director Dan Worth gave a presentation on the termination agreement.

**20. Southbridge Two (22-ZN-2018, 19-AB-2018, and 4-DA-2019)**

**Request(s):**

1. Find that the Planned Block Development Overlay Criteria have been met and determine that the proposed Zoning District Map Amendment is consistent and conforms with the adopted General Plan; and adopt **Ordinance No. 4422** approving a Zoning District Map Amendment from Central Business, Downtown Overlay (C-2 DO) and Downtown/Retail Specialty – Type 1, Downtown Overlay (D/RS-1 DO) to Downtown/Downtown Core – Type 1, Planned Block Development Downtown Overlay (D/DC-1 PBD DO), Downtown/Downtown Multiple Use – Type 2, Planned Block Development, Downtown Overlay (D/DMU-2 PBD DO) and Downtown/Downtown Multiple Use – Type 3, Planned Block Development, Downtown Overlay (D/DMJ-3 PBD DO), including approval of a Development Plan, with amended development standards, for a mixed-use development on a 9.94±-acre site.
2. Adopt **Resolution No. 11575** declaring “Southbridge Two Development Plan” to be a public record.
3. Adopt **Resolution No. 11577** (Site A), **Resolution No. 11578** (Site C), **Resolution No. 11579** (Site D), and **Resolution No. 11646** (Portico) to abandon multiple alley and other rights-of-way to allow development of a large, mixed-use development, with various zoning districts.
4. Adopt **Resolution 11576** authorizing Development Agreement No. 2019-164-COS.

5. Adopt **Resolution 11649** authorizing Rose Garden Real Property Purchase and Sale Agreement Contract No. 2019-199-COS with Scottsdale Canal Project, LLC, for the acquisition of City property of approximately 54,076 square feet located west of N. Goldwater Boulevard and north of 5<sup>th</sup> Avenue, commonly known as the Rose Garden parking lot, in the amount of \$8,000,000.

**Locations:** Near the intersections of E 5<sup>th</sup> Avenue and N. Marshall Way, E. 5<sup>th</sup> Avenue and N. Goldwater Boulevard, E. 5<sup>th</sup> Avenue and N. Scottsdale Road, E. 6<sup>th</sup> Avenue and E. Stetson Drive, and other rights-of-way locations include alleys between E. 5<sup>th</sup> Ave. and the Arizona Canal west of N. Goldwater Blvd., between E. 5<sup>th</sup> Avenue, and the Arizona Canal east of Goldwater Blvd. to E. Stetson Drive, between 7132 and 7138 E. 5<sup>th</sup> Ave., and between E. 6<sup>th</sup> Ave. and E. Stetson Drive.

**Presenter(s):** Brad Carr, Principal Planner

**Staff Contact(s):** Randy Grant, Planning and Development Services Director,  
[rgrant@scottsdaleaz.gov](mailto:rgrant@scottsdaleaz.gov), 480-312-2664

Principal Planner Brad Carr gave a PowerPoint presentation (attached) on the Southbridge Two zoning, abandonment, and development agreement applications.

Applicant Representative Jordan Rose gave a PowerPoint presentation (attached) on the proposed Southbridge Two project and applicant Carter Unger spoke about the project's economic benefits.

Mayor Lane opened public testimony.

The following spoke in opposition to the Rose Garden Termination Agreement:

- David Ortega, Scottsdale resident
- Barney Gonzales, Scottsdale resident

The following spoke in support of the project:

- Mike Norton, Scottsdale resident
- Sonnie Kirtley, Scottsdale resident
- Chuck Vivian, Scottsdale resident
- Bill Crawford, Scottsdale resident
- Alex McLaren, Scottsdale resident
- Don Henninger, Scottsdale resident
- Laraine Rodgers, Scottsdale resident
- Thamarit Suchart, Scottsdale resident
- Elizabeth Challinor, Scottsdale resident
- Eric Marvin, Scottsdale resident
- Tim Klug, Chandler resident
- Alexandra In-Albon, Scottsdale resident
- Kelly Wolfe, Scottsdale resident
- Ryan Smith, Scottsdale resident
- Rod Schrengohst, Scottsdale resident
- John Little, Scottsdale resident
- David Henderson, Scottsdale resident
- Phillip Weddle, Weddle Gilmore Architects
- Jason Alexander, Scottsdale resident
- Andrea Alley, Scottsdale resident
- T.J. Claassen, Scottsdale business owner

- Jesse Westad, Scottsdale resident
- Paula Sturgeon, Scottsdale resident

The following spoke in opposition to the project:

- Patty Badenoch, Scottsdale resident
- Janet Wilson, Scottsdale resident
- Marilyn Atkinson, Scottsdale resident
- Nick Metzger, BODI
- French Thompson, Scottsdale resident

The following asked the Council to continue the item:

- Betty Janik, Coalition of Greater Scottsdale

Mayor Lane closed public testimony.

### **MOTION AND VOTE – ITEM 19 AND 20**

Councilwoman Milhaven made a motion to:

(1) Approve Item 19 by adopting Resolution No. 11660, authorizing Contract No. 2019-203-COS, the termination and release of development agreements; and  
(2) Approve Item 20 as amended in the posted materials for this item in the memo dated December 3, 2019, from Tim Curtis to the Mayor and Council, including that memo's attachments, by finding that the planned block development overlay criteria have been met and determining that the proposed zoning district map amendment is consistent and conforms with the adopted general plan; adopting Ordinance No. 4422 approving a zoning map amendment; adopting Resolution No. 15575 declaring "Southbridge Two Development Plan" to be a public record; adopting Resolution No. 11577, Resolution No. 15578, Resolution No. 11579, and Resolution No. 11646 to abandon multiple alley and other rights-of-way to allow development; adopting Resolution No. 15576 authorizing Development Agreement No. 2019-164-COS; and adopting Resolution No. 11649 authorizing Rose Garden Real Property Purchase and Sale Agreement Contract No. 2019-199-COS. Mayor Lane seconded the motion, which carried 4/3, with Mayor Lane and Councilmembers Klapp, Korte, and Milhaven voting in the affirmative, and Vice Mayor Littlefield and Councilmembers Phillips and Whitehead dissenting.

### **21. 2020 State Legislative Agenda**

**Request:** Consider approval of the City of Scottsdale's 2020 State Legislative Agenda.

**Presenter(s):** Brad Lundahl, Government Relations Director

**Staff Contact(s):** Brad Lundahl, Government Relations Director, 480-312-2683,  
[blundahl@scottsdaleaz.gov](mailto:blundahl@scottsdaleaz.gov)

Government Relations Director Brad Lundahl gave a PowerPoint presentation (attached) on the 2020 State Legislative Agenda.

### **MOTION AND VOTE – ITEM 21**

Councilman Phillips made a motion to approve the 2020 State Legislative Agenda. Councilmember Korte seconded the motion, which carried 7/0, with Mayor Lane; Vice Mayor Littlefield; and Councilmembers Klapp, Korte, Milhaven, Phillips, and Whitehead voting in the affirmative.

**PUBLIC COMMENT** – None.

**CITIZEN PETITIONS**

**22. Receipt of Citizen Petitions**

**Request:** Accept and acknowledge receipt of citizen petitions. Any member of the Council may make a motion, to be voted on by the Council, to: (1) Direct the City Manager to agendaize the petition for further discussion; (2) direct the City Manager to investigate the matter and prepare a written response to the Council, with a copy to the petitioner; or (3) take no action.

**Staff Contact(s):** Carolyn Jagger, City Clerk, 480-312-2411, [cjagger@scottsdaleaz.gov](mailto:cjagger@scottsdaleaz.gov)

No citizen petitions were received.

**MAYOR AND COUNCIL ITEMS** - None

**ADJOURNMENT**

The Regular City Council Meeting adjourned at 8:07 P.M.

**SUBMITTED BY:**



Carolyn Jagger  
City Clerk

Officially approved by the City Council on

January 14, 2020

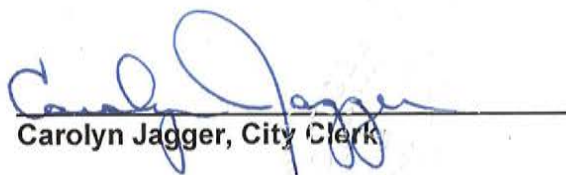


### CERTIFICATE

I hereby certify that the foregoing Minutes are a true and correct copy of the Minutes of the Regular Meeting of the City Council of Scottsdale, Arizona held on the 4<sup>th</sup> day of December 2019.

I further certify that the meeting was duly called and held, and that a quorum was present.

**DATED** this 14<sup>th</sup> day of January 2020.



Carolyn Jagger, City Clerk

# Southbridge Two

22-ZN-2018, 19-AB-2018, 4-DA-2019

City Council  
December 4, 2019

Coordinator: Brad Carr, AICP, LEED-AP

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PK2



**Detail Aerial**

**22-ZN-2018**

3

PK2



**Detail Aerial**

**22-ZN-2018**

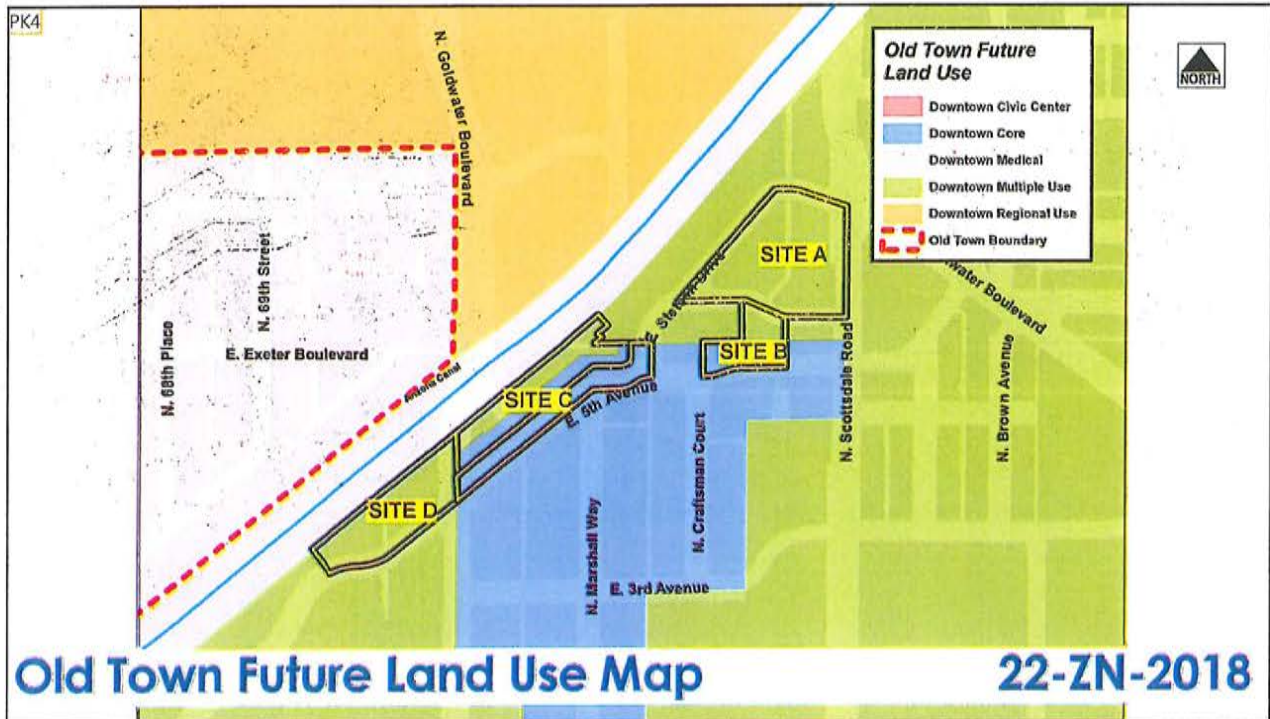
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PK2

# Applicant's Requests

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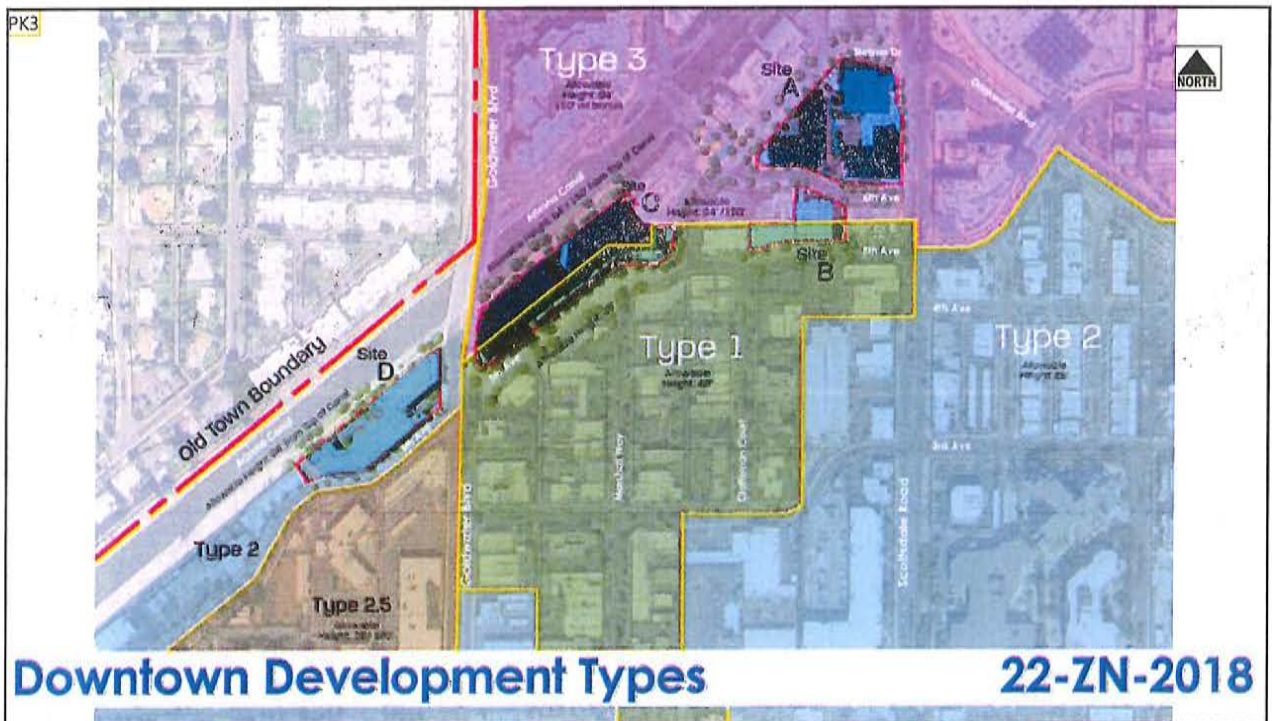
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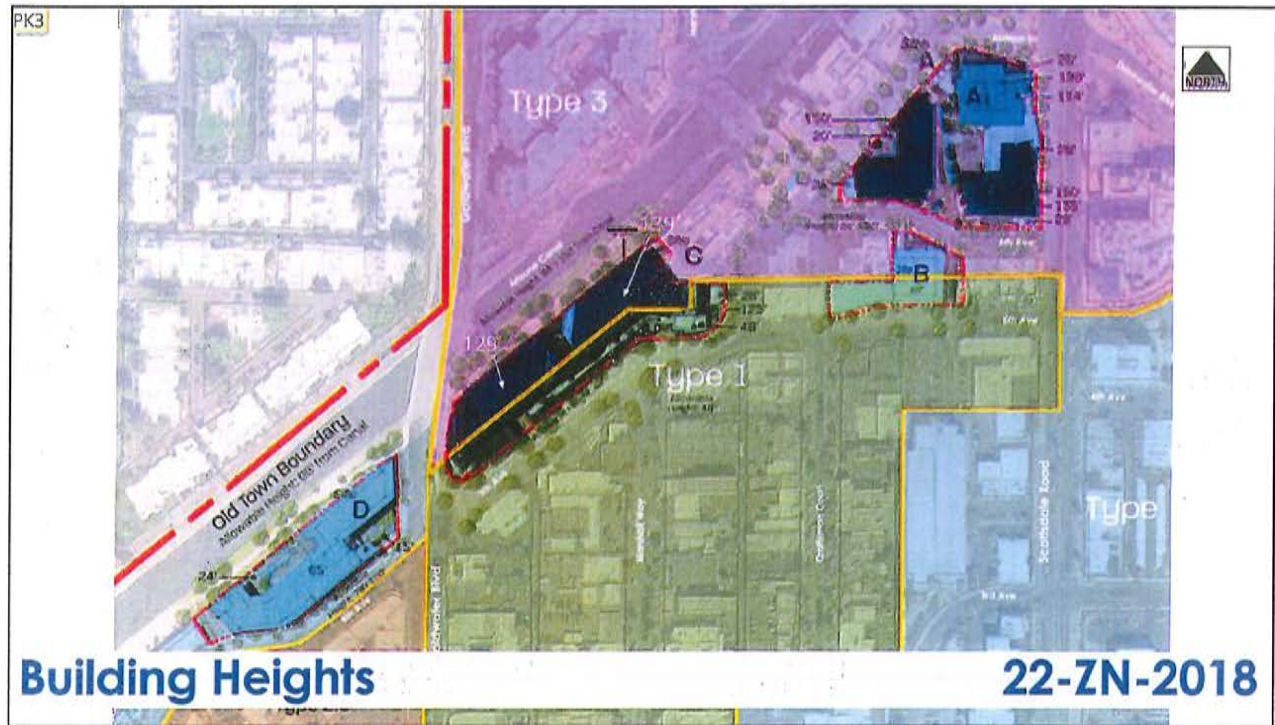


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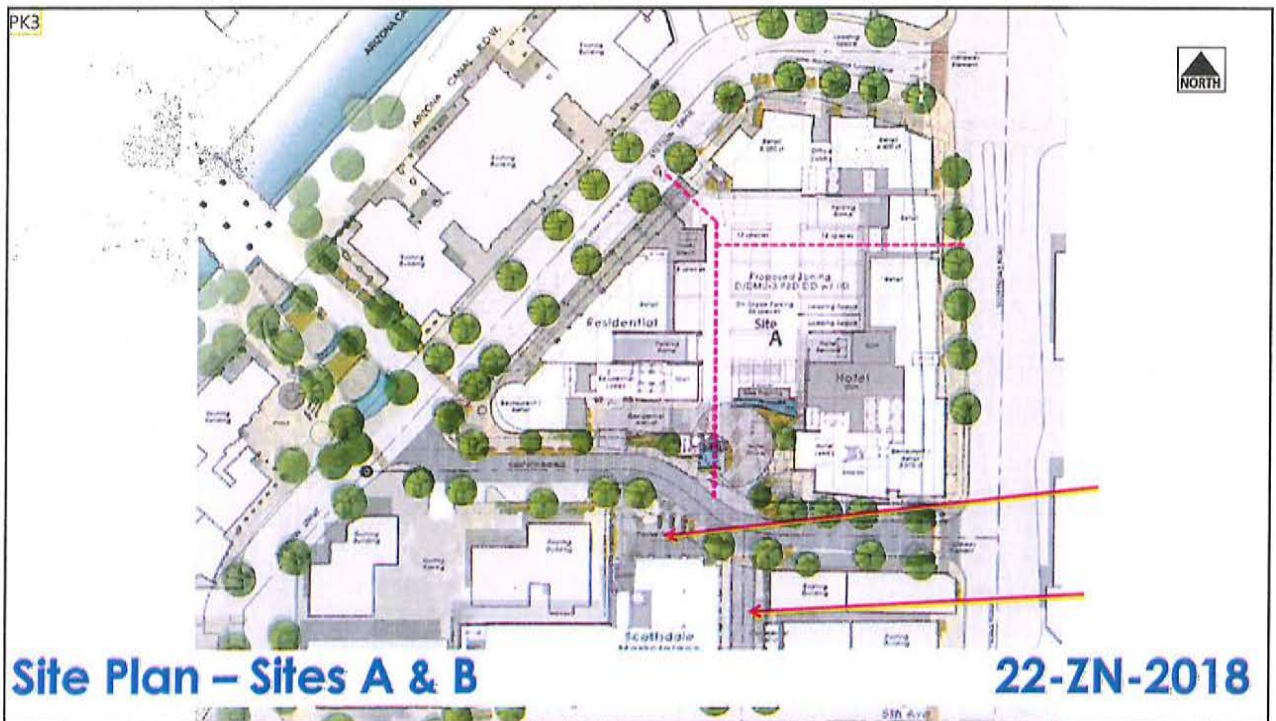


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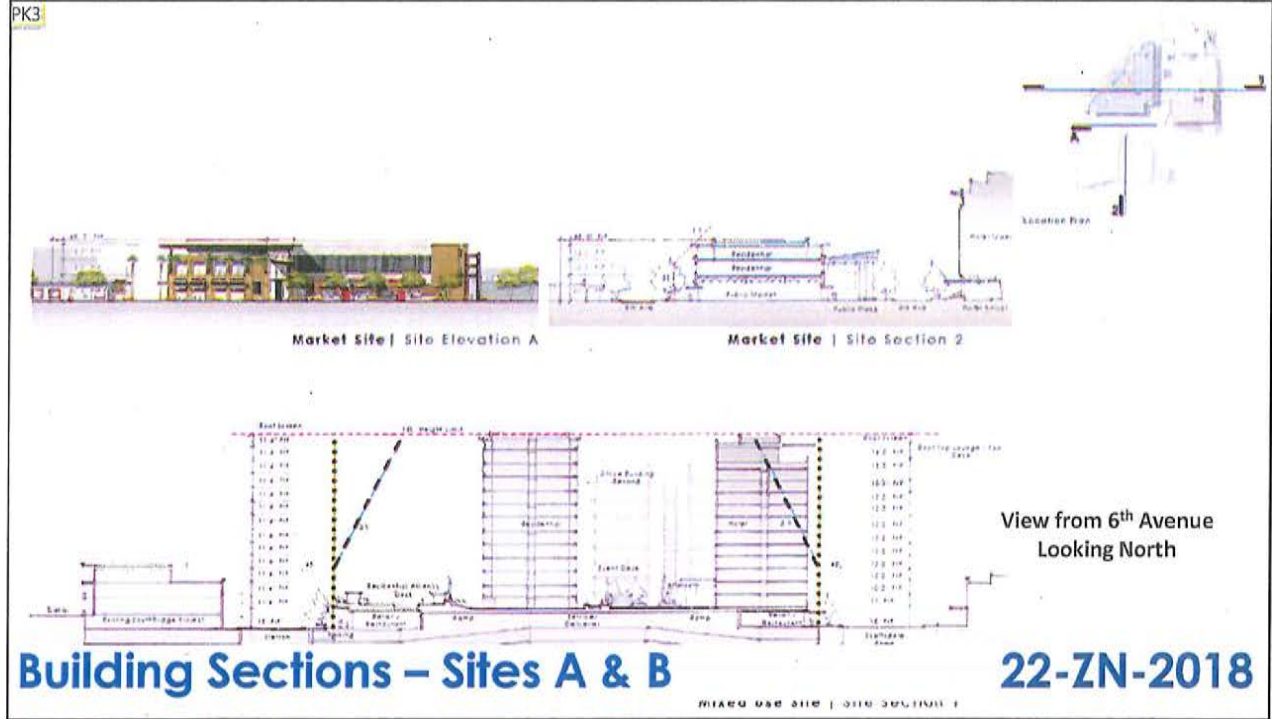




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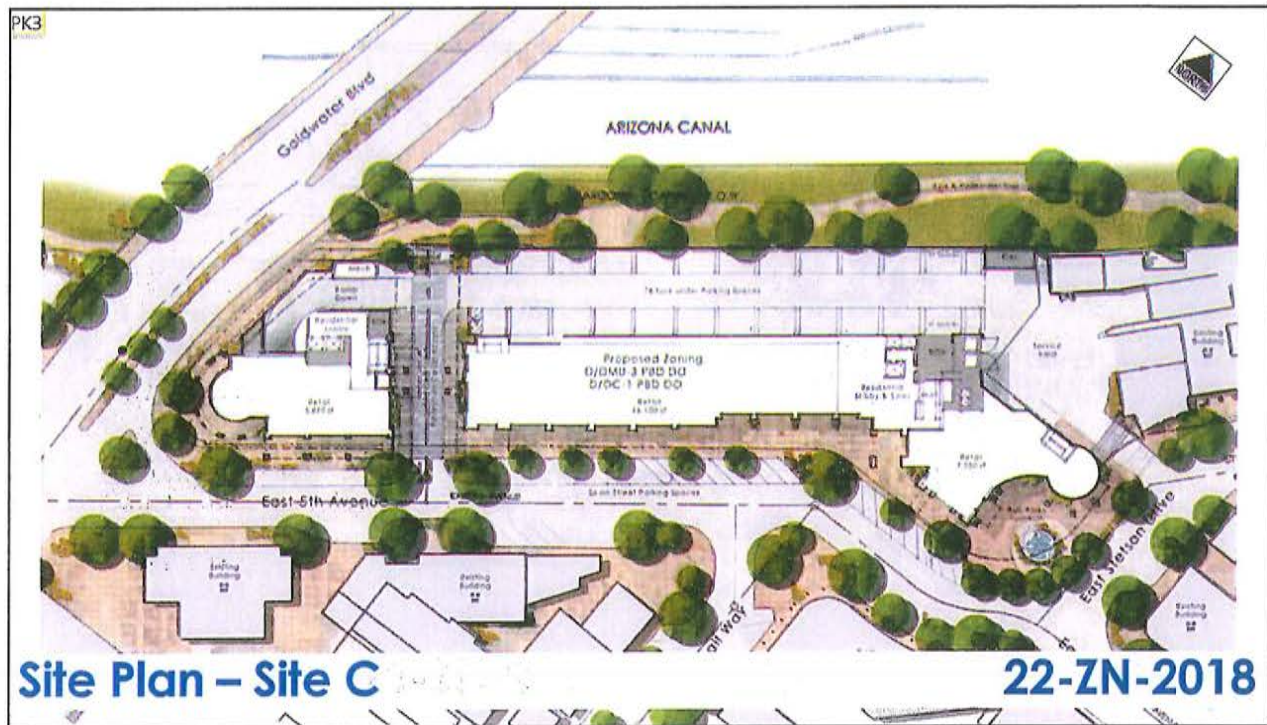
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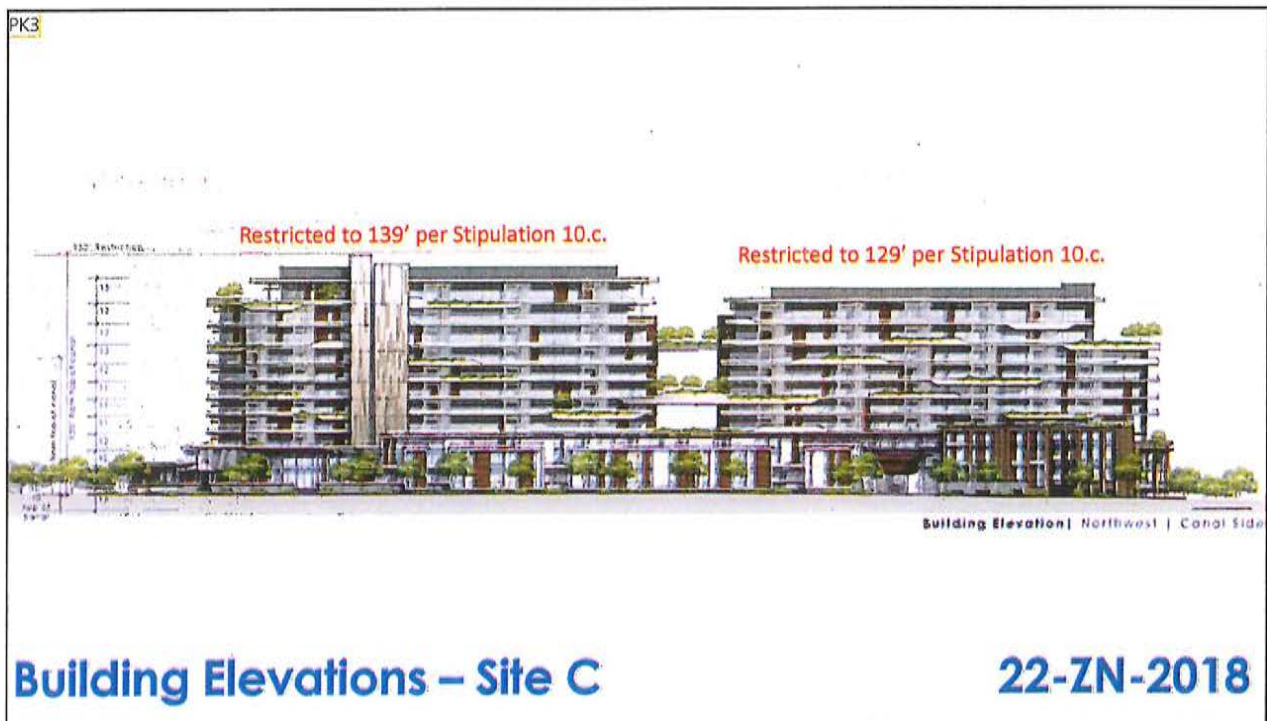
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## Building Elevations – Site C

22-ZN-2018

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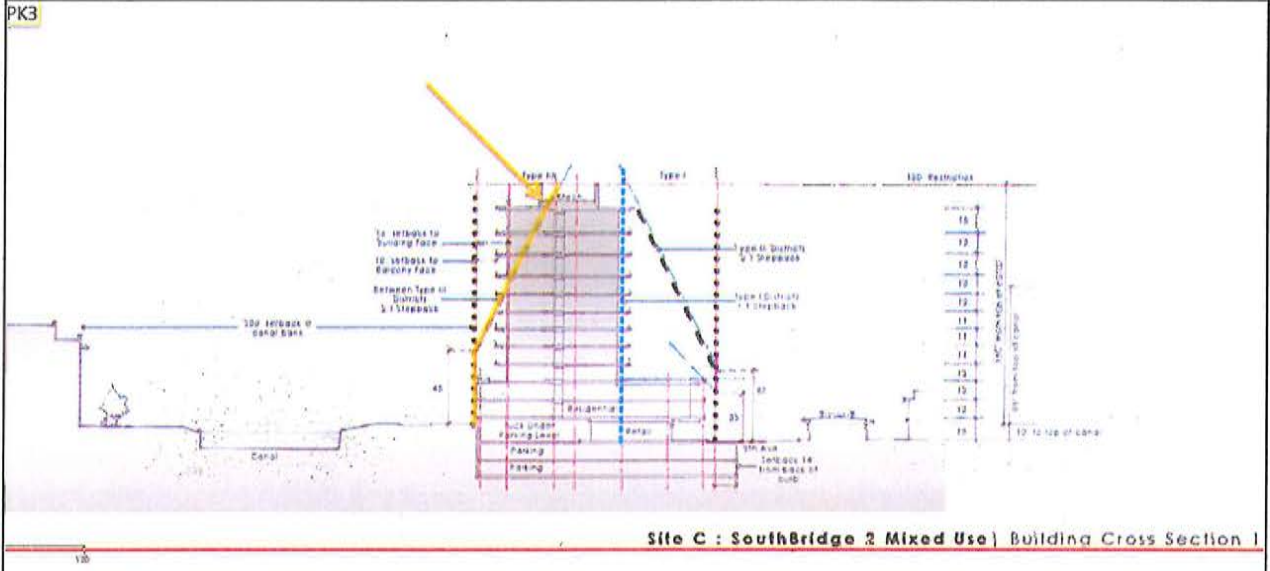
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## Building Elevations – Site C

22-ZN-2018

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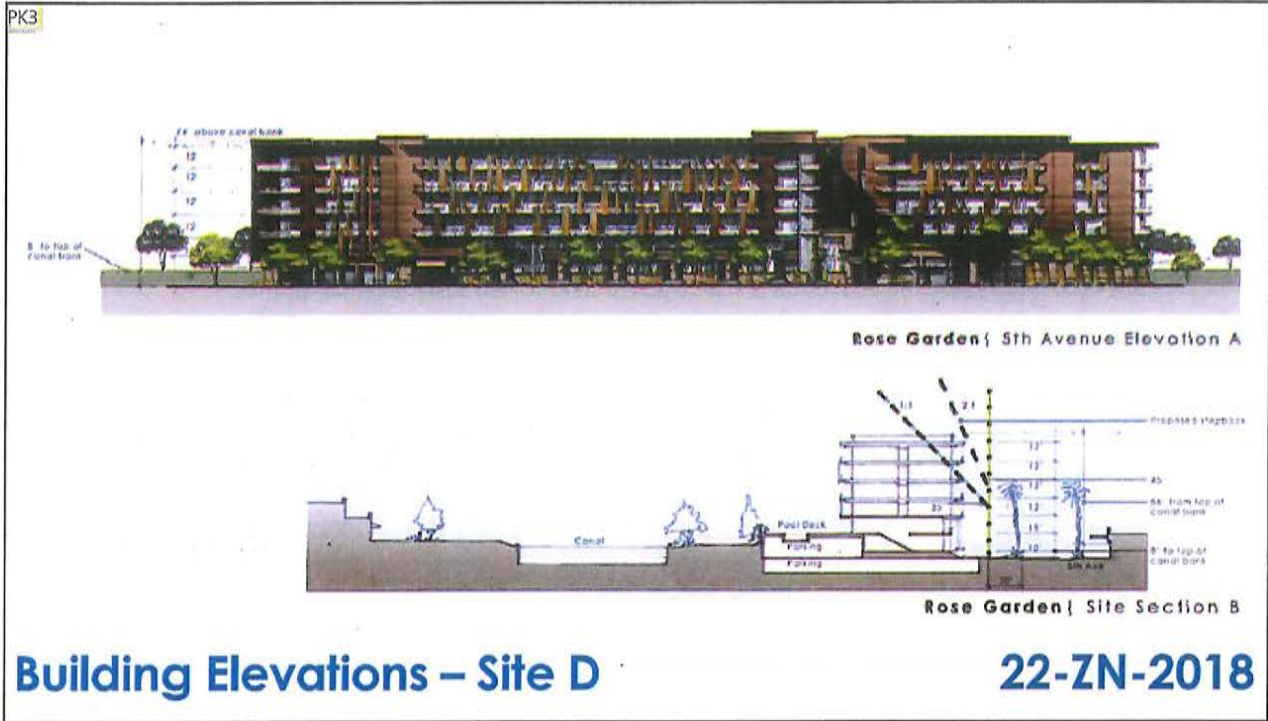


Site Sections – Site C

22-ZN-2018







23



24



PK3

- Relocation of Neighborhood Utilities: All Sites
- Canal Bank Improvements: Site C
- Bob Parks Bronze Horse Fountain Plaza: Site C (3,060 sf)
- Bob Parks Bronze Horse Fountain Relocation: Site C
- Site B Accessway Dedication (Unger Way): Site B
- Area B Plaza: Site B (2,650 sf)
- Area C Accessway: Site C
- Area A Accessway: Site A

## Abandonment Offsets/Community Benefits 19-AB-2018

25

PK3



## Abandonment Offsets/Community Benefits 19-AB-2018

26



PK3

Site	Gross Parking Required	Net Parking Required (after reductions) <sup>1</sup>	Parking Provided
Sites A & B	970	796 <sup>2</sup>	798 <sup>3</sup>
Site C	446	445	467
Site D	180	174	254 <sup>4</sup>
<b>Total</b>	<b>1,596</b>	<b>1,415</b>	<b>1,519</b>

## Parking Information

22-ZN-2018

27

PK3



## Public Parking

22-ZN-2018

28





29

# Southbridge Two

## 22-ZN-2018, 19-AB-2018, 4-DA-2019

City Council  
December 4, 2019

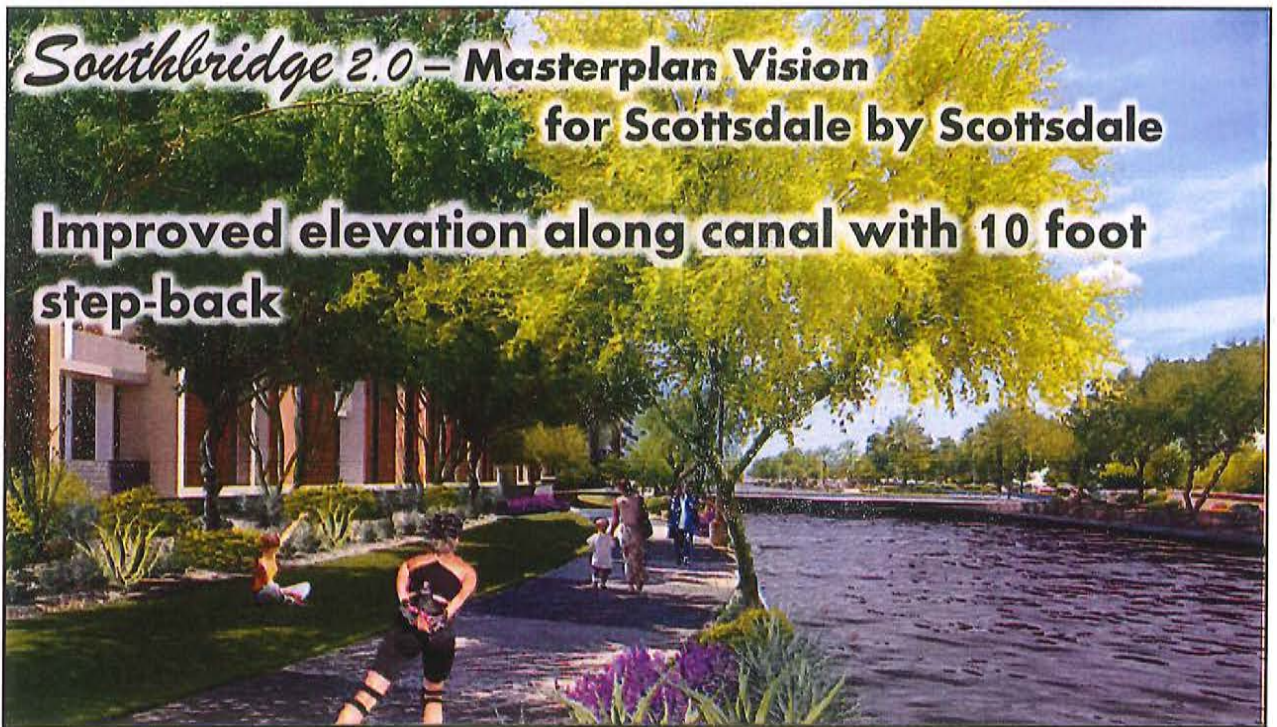
Coordinator: Brad Carr, AICP, LEED-AP

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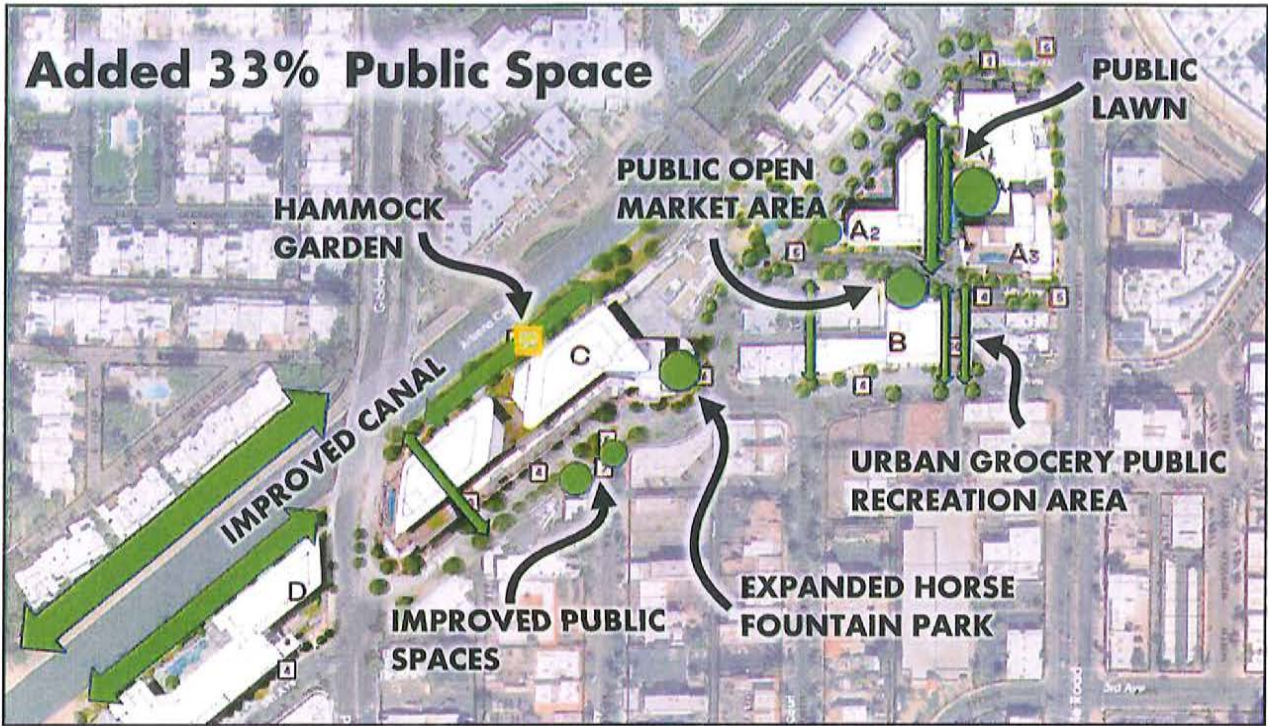


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# Spring Creek developed Tenant Relocation and Support Plan

**Spring Creek Development Tenant Relocation and Support Plan**

As a longtime landowner and resident of Scottsdale, the Southbridge II developer is very interested in making sure the transition process is as smooth as possible for tenants that will be redeveloped as part of the Southbridge II project. Because the project is going to be phased over many years, the owner has a dual interest in making sure those tenants who occupy buildings that have not yet begun redevelopment remain successful while making sure newly constructed retail spaces can be occupied as soon as possible by local businesses with a track record of success in Scottsdale. As a result, this plan is intended to help make sure existing tenants have the best possible opportunity to thrive during and after the construction process.

- We have appointed Jose Ramirez to be the point of contact for each tenant in the buildings that are being redeveloped as part of this process. Jose Ramirez will be available to answer questions and help tenants with details including recommending service providers that can best assist with moving tenants from their current locations into new locations in the completed buildings as they complete.
- Since 2008 all tenants have been provided notice that their commercial unit is the subject of likely redevelopment at the time they execute their lease. As a result, each tenant signing up to lease since 2008 has not only had knowledge of the possibility of their building being redeveloped, but these tenants have short term lease arrangements and pay with market lease terms and conditions as a result of this situation.
- There 19 tenants in the areas to be redeveloped that have been tenants for more than five years.
- All tenants will be provided with the option of relocating their establishment into a site at one of the new buildings with priority being given to those that have been renting for greater than five years—all of whom were given notice of the likelihood of redevelopment at the time of their initial lease, or at the time their lease was inspired by the Southbridge II developer.
- A minimum of six-month notice will be provided to each tenant prior to the start of development on any phase involving the building they occupy.
- The developer will focus on providing opportunities for tenants to smoothly transition into new rental space in buildings as they complete construction.

5

**TOTAL PARKING SPACES 252 (INCLUDING 78 EXCLUSIVE PUBLIC PARKING SPACES)**

**TOTAL PARKING 493 SPACES**

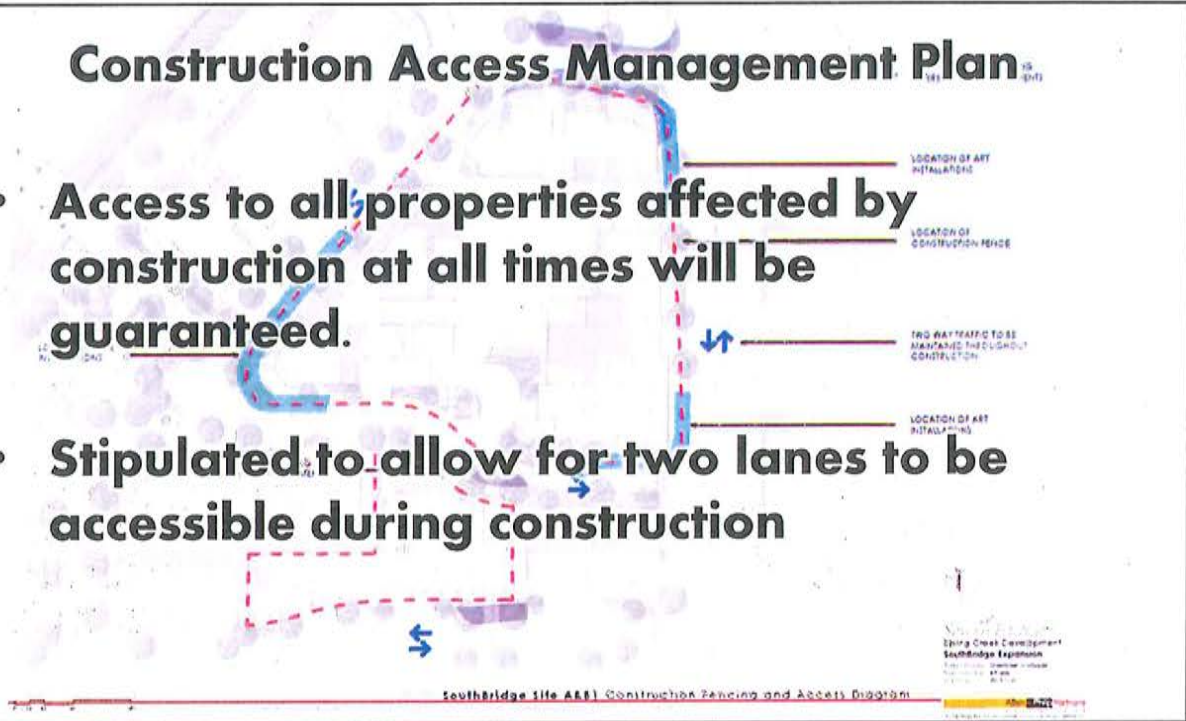
**TOTAL PARKING 860 SPACES NIGHTS & WEEKENDS PUBLIC PARKING 397 SPACES**

**PROVIDING EXCESS PARKING & \$3.4 MILLION FOR PUBLIC PARKING**

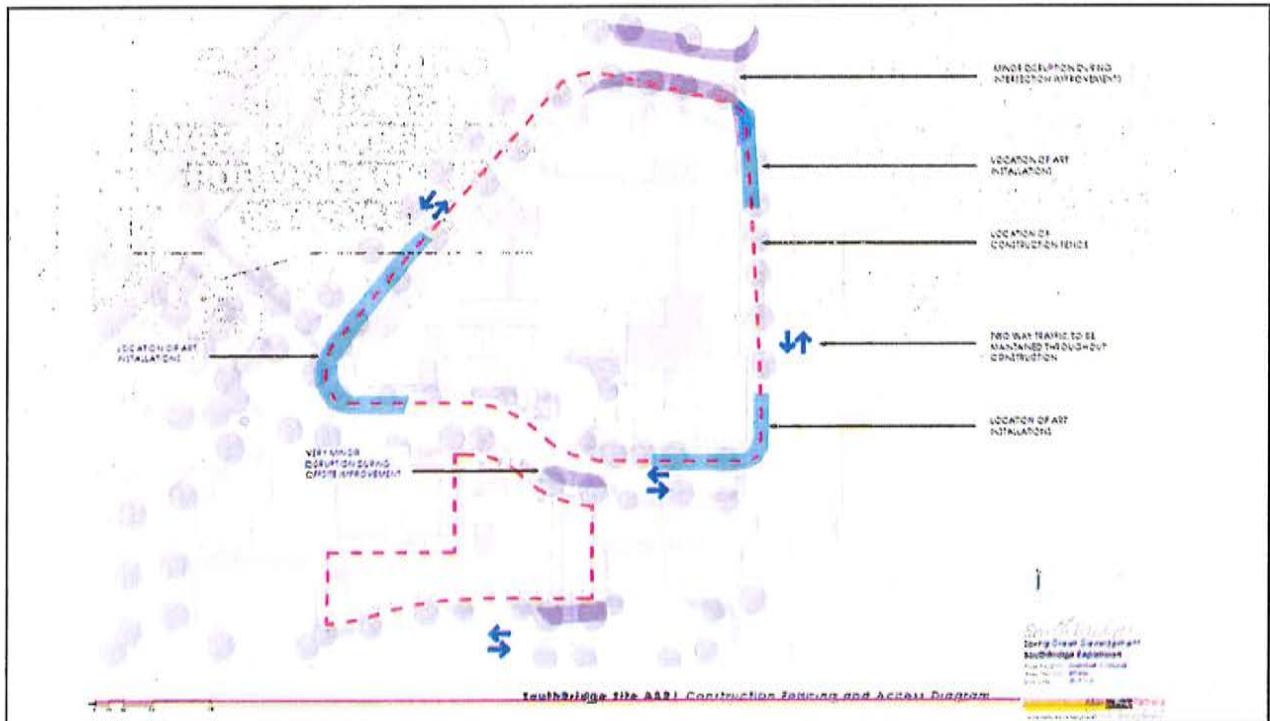
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# Construction Access Management Plan

- Access to all properties affected by construction at all times will be guaranteed.
- Stipulated to allow for two lanes to be accessible during construction

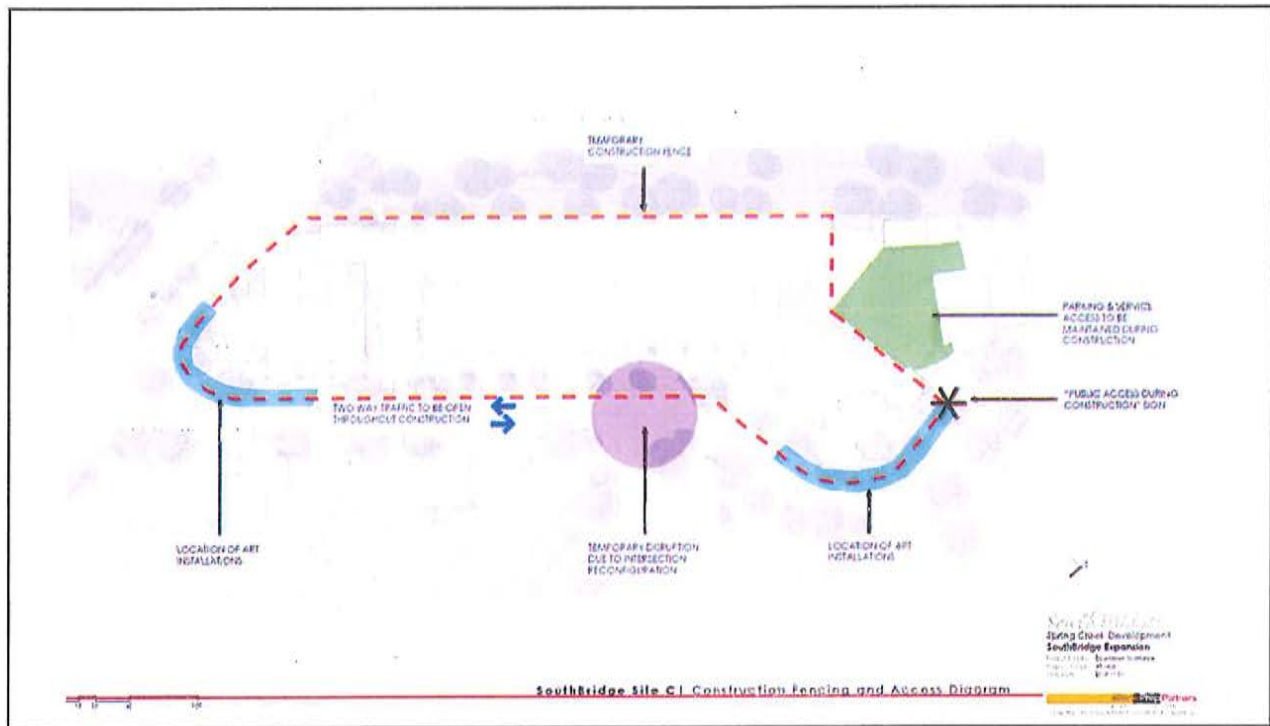


7

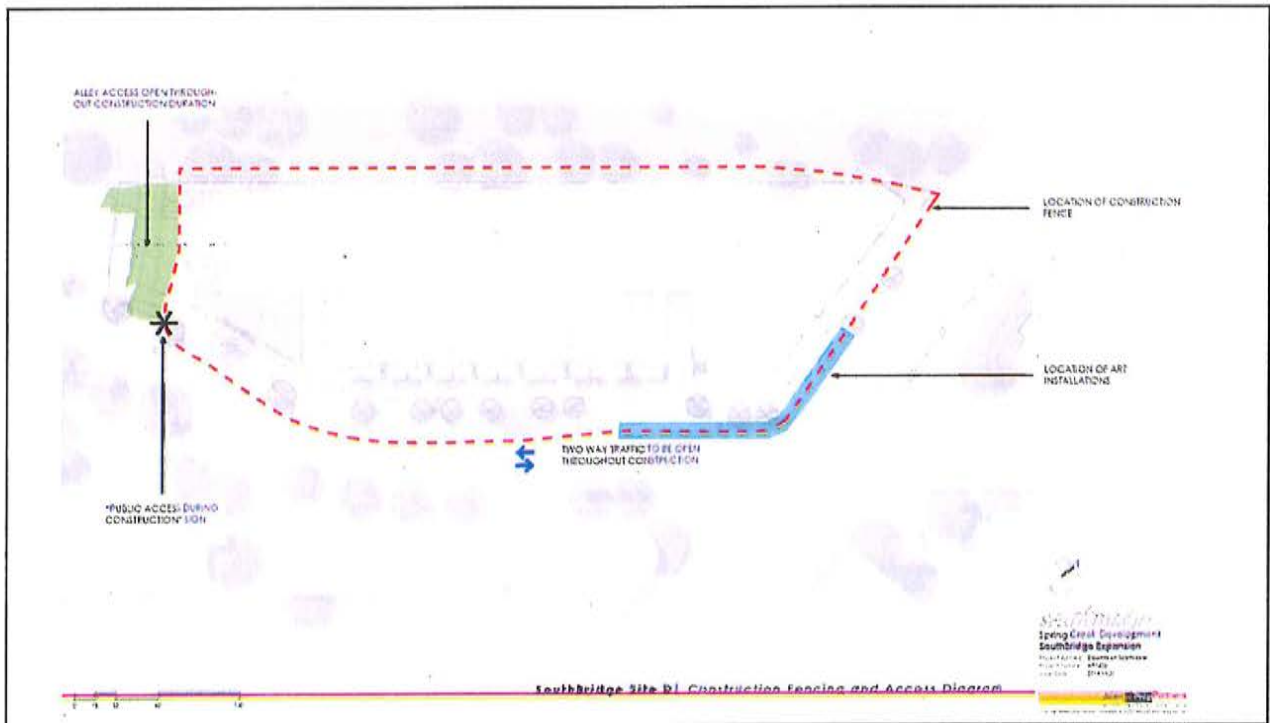


8





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## Widespread Support from Those Closest to the Site



### GREEN

Property owners that expressed support of southbridge 2.0 or neutral.

### RED

Property owners that oppose the project (there are 4 red dots which consists of 2 owners for the 4 properties)

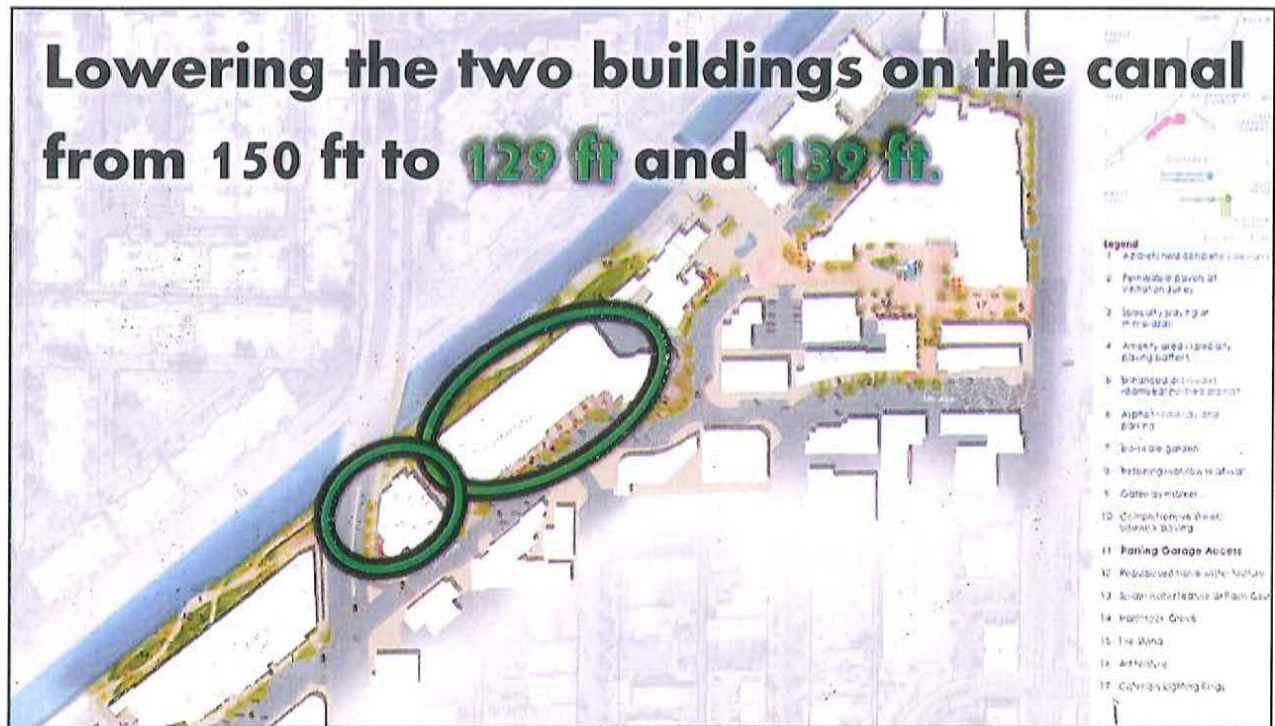
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## Widespread Support from Those Closest to the Site

4248 N Craftsman Ct	Scottsdale Area Chamber of Commerce	Greg Donnally	Greg & Cindy Ondrak	Thaku's Mens Wear
Jeffery Miller	Scottsdale Community College	Elizabeth Challinor	Richard Post	Cartel Coffee
Atelier Inc	South Scottsdale Project	Chris Haines	Holly Henderson	Phil Arthur
Blueprint Capital Services	Villa d'Este	Brian Cousins	Larry Bryson	Franco's Italian Ice Cream
Brooks Building Inc	Sonnie Kirtley	Sandy Schenk	John P. & Beth A. Moroney	Second Story Liquor Bar
Centurylink	Coalition of Greater Scottsdale	Mike Whinnie	Jacqueline Hall	Drewett works
Chen + Suchart Studio	We O'Neil	Don Henninger	Roxanne & William Falletta	Brian Stark
Montauk	YAM Properties	Geoff Beer	Erik Peterson	Kazimiers
CLI digital media	Isaac Soffer	Les Corieri	Jason Alexander	Scapegoat
Crisp	Laraine Rodgers	Andrea Alley	Rob McDonald	Bill Crawford
Cushman & Wakefield	Buckley Ryan	Zane Anderson	Steve Johnson	NO DDC
Derouin Environmental Law	Jeff Mirasola	Chuck Vivlan	Dan Duffus	Scottsdale Together
For the Best of Scottsdale PAC	Patricia Chen Suchart	Penny Post	Drunk Munk	Scottsdale Public Art
Four Peaks	Tommy Suchart	Scott Dombrowski	Juice Core	John Vatisas
Greater Phx Economic Council	Ben Gerster	Dana Fischletto	Reseller's Closet	Dana Close
Hudye Group	Adrian Langu	Mary Coleman	Wesley's Jewelers	John Little
IMI Design	Kristian Brown	David Free	Firsts Bank	Ryan Jocque
JDA Investments	James Derouin	Bob & Lael Beier	Elliott Pollack	Tommy Plato
Kitchell	Michael Norton	Brad Pepe	Luxe Real Estate	Len Nobel
Marshall Way and Craftsman Ct	Justin Hupet	Bill Heckman	Herb Drinkwater	Heidi Lamar
NWC 5th and Scottsdale	Chris Camacho	Zane Anderson	Capital West Insurance	Roland Tang
Over the Top Consignment	Schmooze Cafe	Linda & Dale Fingersh	Chris Osborn	Experience Scottsdale
Shoppe	Martin Spang	Joe Martin	Scott Johnson	Mike Fox
Geisha	Braden Hudye	Chris Van Arsdale	MJK advisors	Museum of the West
Rainy Partners	Anita Lang	Lisa Behrens	Star Ventures	Jim Brunner
Rockbar	Patrick Armstrong	Margo Young	Phoenix Commercial Advisors	Jack Overby
Sauce	Wayne Einbinder	Stephanie Greenfield	Tyler Kent	David Free
SCOTT	Frederika Ranucci	Alex Mundy	Opwest	
Taylor Burke				

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**ROYAL PALMS**  
Resort and Spa

- **Ranking Arizona #1 Resort/Hotel Under 224 Rooms**
- **US News & World Report Top 10 Hotels in Arizona**
- **Conde Nast Traveler Gold List, Favorite Hotel in Arizona**
- **Food & Wine Coziest Bar in Arizona**
- **Historic Hotels of America**
- **AAA Four Diamond Resort**
- **Forbes Four Star Spa**

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**THE HERMOSA INN**  
*A Boutique Hotel*

- **Conde Nast Traveler #1 in the Southwest #8 in U.S.**
- **ZAGAT Top 25 Hotels for Dining in the U.S.**
- **Ranking Arizona Top Resort**
- **Trip Advisor Hall of Fame**
- **Best of Our Valley Best Private Dining Room**
- **Wine Spectator Best of Award of Excellence**
- **Food Wine Travel Magazine 14 Best U.S. Hotels**
- **ZAGAT Top 50 Small Hotels in the U.S.**

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*South Bridge*

- **Canal Convergence IFEA Gold Pinnacle Award**
- **Award Winning Project**

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**These three projects are the most iconic in the Valley Known around the world as places that have a true "there there"**

**Paradise Valley, Phoenix and Scottsdale took a chance on**

- The Same Team**

**...To fulfill a unique vision.**

- Partnering with a well-regarded international developer with extensive experience and known for placemaking around the world.**
- The local team behind the developments with the most character in the Valley are here to build the vision.**
- The Unger Family Team has never disappointed.**

3. Special paving at intersections
4. Amenities area - special paving pattern
5. Special paving at intersections
6. Art - Murals and signs
7. Retailing wall for retail area
8. Gateway marker
9. Comprehensive street/ sidewalk paving
10. Fleeting Garage Access
11. Fountains water feature
12. Splash water feature at Palm Court
13. Historic Grove
14. The Station
15. Art feature
16. Gateway lighting/signs





**Unger family is a visionary one with a history of building the most iconic projects in the State.**

**This team spent 25 years assembling land to complete this vision.**

**The same team is here to complete the vision for Scottsdale.**