

**SCOTTSDALE CITY COUNCIL  
REGULAR MEETING AND WORK STUDY MINUTES  
TUESDAY, FEBRUARY 22, 2022**



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

**CALL TO ORDER**

Mayor David D. Ortega called to order a Regular Meeting of the Scottsdale City Council at 5:01 P.M. on Tuesday, February 22, 2022 in the City Hall Kiva Forum.

**ROLL CALL**

Present: Mayor David D. Ortega; Vice Mayor Tammy Caputi; and Councilmembers Tom Durham, Betty Janik, Kathy Littlefield, Linda Milhaven and Solange Whitehead

Also Present: City Manager Jim Thompson, City Attorney Sherry Scott, City Treasurer Sonia Andrews, City Auditor Sharron Walker, and City Clerk Ben Lane

**PLEDGE OF ALLEGIANCE – Mayor Ortega**

**MAYOR'S REPORT**

Mayor Ortega commented on the dangerous traffic incident on Sunday, February 20, 2022 at the intersection of 68<sup>th</sup> Street and Camelback Road. Mayor Ortega discussed this issue with the City Manager and Police Chief, who will provide a report to the City Council on current countermeasures and recommendations on increasing criminal penalties for those caught threatening the safety of Scottsdale.

Mayor Ortega reported that the Scottsdale Arabian Horse Show is currently being held at WestWorld through February 27, 2022. Seating is available for the remaining events.

Mayor Ortega announced that Major League Baseball's Spring Training start date was officially delayed to March 5, 2022. Scottsdale is anxiously awaiting the return of spring training and everyone is hoping the lockout ends soon.

**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.

## **PRESENTATIONS/INFORMATION UPDATES**

- **Scottsdale Police Department – Arizona Law Enforcement Accreditation Program Award**
- **Arizona Association of Chiefs of Police – Outstanding Chief of the Year Award**  
**Presenter(s):** Pete Wingert, Paradise Valley Chief of Police/Vice President, Arizona Association of Chiefs of Police

Pete Wingert, Paradise Valley Chief of Police/First Vice President, Arizona Association of Chiefs of Police presented the Arizona Chiefs of Police Outstanding Chief of the Year Award to Police Chief Jeff Walther and the Arizona Law Enforcement Accreditation Program Award to the Police Department.

**PUBLIC COMMENT** – Daniel Ishac spoke on the tone and decorum of City Council Meetings. Mayor Ortega responded to personal comments made.

## **ADDED ITEM**

### **A1. Added Item**

Item No. 12A was added to the agenda on February 17, 2022 and requires a separate vote to remain on the agenda.

**Request:** Vote to accept the agenda as presented or continue the added items to the next scheduled Council meeting, which is March 1, 2022.

## **MOTION AND VOTE – ADDED ITEM**

Councilwoman Whitehead made a motion to add Consent Agenda Item 12A to the agenda. Councilwoman Janik seconded the motion, which carried 7/0, with Mayor Ortega; Vice Mayor Caputi; and Councilmembers Durham, Janik, Littlefield, Milhaven, and Whitehead voting in the affirmative.

## **MINUTES**

**Request:** Approve the following Council meeting minutes from January 2022:

- a. Special Meeting Minutes of January 31, 2022
- b. Executive Session Minutes of January 31, 2022
- c. Regular Meeting and Work Study Session Minutes of January 31, 2022

## **MOTION AND VOTE – MINUTES**

Councilwoman Janik made a motion to approve the Special Meeting Minutes of January 31, 2022; Executive Session Minutes of January 31, 2022; and Regular Meeting and Work Study Session Minutes of January 31, 2022. Councilmember Durham seconded the motion, which carried 7/0, with Mayor Ortega; Vice Mayor Caputi; and Councilmembers Durham, Janik, Littlefield, Milhaven, and Whitehead voting in the affirmative.

## **CONSENT AGENDA**

### **1. Permanent Extension of Premise for Fellow (8-EX-2021)**

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

**Location:** 1455 N. Scottsdale Road, Suite 100

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



- 2. Renegade Clubhouse Conditional Use Permit (11-UP-2021)**  
**Request:** Find that the conditional use permit criteria have been met and adopt **Resolution No. 12366** amending conditions on 20 acres of a 900-acre site for golf course use to replace the existing Renegade Golf Course clubhouse with a new golf course clubhouse and associated amenities with Open Space, Environmentally Sensitive Lands (O-S/ESL) zoning.  
**Location:** 38580 N. Desert Mountain Parkway  
**Staff Contact(s):** Randy Grant, Planning, Economic Development, and Tourism Executive Director, 480-312-2664, [rgrant@scottsdaleaz.gov](mailto:rgrant@scottsdaleaz.gov)
- 3. Joy Ranch Final Plat (2-PP-2021)**  
**Request:** Approve the final plat for a 52-lot residential subdivision with amended development standards on a ±77.6-acre site with Single-Family Residential, Environmentally Sensitive Lands (R1-43 ESL) zoning.  
**Location:** Approximately 250 feet east of the intersection of E. Joy Ranch Road and N. Boulder View Drive  
**Staff Contact(s):** Randy Grant, Planning, Economic Development, and Tourism Executive Director, 480-312-2664, [rgrant@scottsdaleaz.gov](mailto:rgrant@scottsdaleaz.gov)
- 4. North Grayhawk Drive Dedication Final Plat (3-PP-2022)**  
**Request:** Approve the final plat to dedicate portions of N. Grayhawk Drive as a private access tract to complete the required street dedications located between N. Hayden Road and E. Thompson Peak Parkway (northeast corner) with Single-Family Residential Districts, Planned Community District, Environmentally Sensitive Lands (R1-7/PCD/ESL and R1-18/PCD/ESL), Townhouse Residential, Planned Community District, Environmentally Sensitive Lands (R-4/PCD/ESL) and Open Space, Planned Community District, Environmentally Sensitive Lands (O-S/PCD/ESL) zoning designations.  
**Location:** 20646 and 20905 N. Grayhawk Drive  
**Staff Contact(s):** Randy Grant, Planning, Economic Development, and Tourism Executive Director, 480-312-2664, [rgrant@scottsdaleaz.gov](mailto:rgrant@scottsdaleaz.gov)
- 5. Dove Valley Water Line: 56<sup>th</sup> to 64<sup>th</sup> Street Project Construction Phase Services Contract**  
**Request:** Adopt **Resolution No. 12388** authorizing Construction Manager at Risk Contract No. 2022-021-COS with Achen Gardner Contracting, LLC, in an amount not to exceed \$941,958.98, to provide phase one construction phase services for the Dove Valley Water Line: 56<sup>th</sup> to 64<sup>th</sup> Street project.  
**Staff Contact(s):** Dan Worth, Public Works Director, 480-312-5555, [daworth@scottsdaleaz.gov](mailto:daworth@scottsdaleaz.gov)
- 6. Architectural Services Contract for Capital Improvement and Facilities Projects**  
**Request:** Adopt **Resolution No. 12398** authorizing Contract No. 2022-024-COS with Arrington Watkins Architects, LLC, in the amount of \$1,399,424, for design services for Bond 2019 Project 40 – Renovate and Expand the Civic Center Jail and Downtown Police Facility to Meet Demand.  
**Staff Contact(s):** Dan Worth, Public Works Director, 480-312-5555, [daworth@scottsdaleaz.gov](mailto:daworth@scottsdaleaz.gov)

- 7. Persian New Year Festival**  
**Request:** Adopt **Resolution No. 12392** to authorize:

  1. New Event Funding Agreement No. 2022-022-COS with the Persian New Year Festival, LLC.
  2. Fiscal Year 2021/22 Tourism Development Fund event retention and development funding in an amount not to exceed \$40,000 to support the Persian New Year Festival.

**Staff Contact(s):** Karen Churchard, Tourism and Events Director, 480-312-2890, [kchurchard@scottsdaleaz.gov](mailto:kchurchard@scottsdaleaz.gov)
- 8. Scottsdale Airport Lease Agreement**  
**Request:** Adopt **Resolution No. 12359** authorizing Lease Agreement No. 2022-007-COS with 21 Luna, LLC, for the lease of North General Aviation Executive Box Hangar Space at the Scottsdale Airport.  
**Staff Contact(s):** Gary Mascaro, Aviation Director, 480-312-7735, [gmascaro@scottsdaleaz.gov](mailto:gmascaro@scottsdaleaz.gov)
- 9. Arizona Site Steward Program Memorandum of Understanding**  
**Request:** Adopt **Resolution No. 12387** authorizing Agreement No. 2022-017-COS with the Arizona State Parks Board for training and administration of Scottsdale McDowell Sonoran Preserve volunteers under the Arizona Site Steward Program.  
**Staff Contact(s):** Kroy Ekblaw, Preserve Director, 480-312-7064, [kekblaw@scottsdaleaz.gov](mailto:kekblaw@scottsdaleaz.gov)
- 10. Cooperative Police Training Intergovernmental Agreement**  
**Request:** Adopt **Resolution No. 12400** authorizing Agreement No. 2007-151-COS-A2 with the City of Mesa for cooperative law enforcement training operations between the Scottsdale and Mesa Police Departments.  
**Staff Contact(s):** Jeff Walther, Chief of Police, 480-312-1900, [jwalther@scottsdaleaz.gov](mailto:jwalther@scottsdaleaz.gov)
- 11. Fiscal Year (FY) 2021/22 Mid-Year Operating and Capital Improvement Plan (CIP) Budget Adjustments**  
**Request:** Adopt **Resolution No. 12391** authorizing FY 2021/22 budget adjustments related to the Operating Budget and CIP Budget.  
**Staff Contact(s):** Judy Doyle, Budget Director, 480-312-2603, [jdoyle@scottsdaleaz.gov](mailto:jdoyle@scottsdaleaz.gov) and Dan Worth, Public Works Director, 480-312-5555, [daworth@scottsdaleaz.gov](mailto:daworth@scottsdaleaz.gov)
- 12. Monthly Financial Report**  
**Request:** Accept the Fiscal Year 2021/22 Monthly Financial Report as of December 2021.  
**Staff Contact(s):** Judy Doyle, Budget Director, 480-312-2603, [jdoyle@scottsdaleaz.gov](mailto:jdoyle@scottsdaleaz.gov)
- 12A. Presiding City Judge Appointment and Employment Agreement**  
**Request:** Adopt **Resolution No. 12413** to authorize:

  1. Appointment of Marianne T. Bayardi to the position of Presiding City Judge effective March 21, 2022.
  2. Employment Agreement No. 2022-032-COS with Marianne T. Bayardi.

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

#### **MOTION AND VOTE – CONSENT AGENDA**

Vice Mayor Caputi made a motion to approve Consent Agenda Items 1 through 12A. Councilwoman Littlefield seconded the motion, which carried 7/0, with Mayor Ortega; Vice Mayor Caputi; and Councilmembers Durham, Janik, Littlefield, Milhaven, and Whitehead voting in the affirmative.

## REGULAR AGENDA

### 13. 92 Ironwood (AKA 92<sup>nd</sup> Street Rezoning) Minor General Plan Amendment and Rezoning (3-GP-2021 and 6-ZN-2021)

#### Requests:

1. Adopt **Resolution No. 12279** approving a Minor General Plan Amendment to the Scottsdale General Plan 2035 Future Land Use Map from Commercial to Mixed-Use Neighborhoods on ±3.92-acres of a ±8.52-acre site.
2. Adopt **Ordinance No. 4521** approving a zoning district map amendment from Highway Commercial Planned Community District (C-3 PCD) and Commercial Office Planned Community District (C-O PCD) to Planned Unit Development Planned Community District (PUD PCD) with a development plan on a ±8.52-acre site for a mixed-use development, including a 285-unit multi-family project.
3. Adopt **Resolution No. 12280** declaring the document titled "92<sup>nd</sup> Ironwood Development Plan" to be a public record.

**Location:** 10299 N. 92<sup>nd</sup> Street, 10301 N. 92<sup>nd</sup> Street, and 9301 E. Shea Boulevard

**Presenter(s):** Jeff Barnes, Senior Planner

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

#### MOTION NO. 1 – ITEM 13

Councilmember Milhaven made a motion to continue. Vice Mayor Caputi seconded the motion. After further discussion, Councilmember Milhaven withdrew her motion.

Senior Planner Jeff Barnes and Applicant Representative Kurt Jones, with Tiffany & Bosco, P.A., gave PowerPoint presentations (attached) on the 92 Ironwood Minor General Plan Amendment and Rezoning requests.

Applicant Representative Kurt Jones renewed the request for the Council to grant a continuance.

Mayor Ortega opened public comment.

- Daniel Ishac, Scottsdale resident, spoke in favor of a continuance.
- Mike Crooker, Scottsdale resident, spoke in opposition to the application.
- Jason Alexander, Scottsdale resident, spoke in favor of a continuance.

#### MOTION NO. 2 – ITEM 13

Councilmember Milhaven made a motion to continue the item for 30 days. Vice Mayor Caputi seconded the motion.

#### CALL THE QUESTION AND VOTE – ITEM 13

Mayor Ortega called the question. The motion to call the question carried 5/2, with Mayor Ortega; Vice Mayor Caputi; and Councilmembers Durham, Janik, and Littlefield voting in the affirmative, and Councilmembers Milhaven and Whitehead dissenting.

#### VOTE ON MOTION NO. 2 – ITEM 13

The motion to continue the item for 30 days failed 2/5, with Vice Mayor Caputi and Councilmember Milhaven voting in the affirmative, and Mayor Ortega and Councilmembers Durham, Janik, Littlefield, and Whitehead dissenting.

Jaime Uhrich, Executive Director of the McCormick Ranch Property Owners' Association and member of the Architectural Review Committee, explained that McCormick Ranch approved a change of use and development standards. However, the architectural standards have not been approved by McCormick Ranch. She supported the continuance request.

#### **MOTION NO. 3 AND WITHDRAWAL – ITEM 13**

Mayor Ortega made a motion to deny the 92 Ironwood Minor General Plan Amendment and Rezoning requests. Councilwoman Janik seconded the motion. There was no vote on the motion as the applicant withdrew the case.

#### **14. Comprehensive Financial Policies**

##### **Requests:**

1. Adopt **Resolution No. 12384** to authorize:
  - a. Adoption of Comprehensive Financial Policies as the formal guidelines for the City of Scottsdale's Fiscal Year 2022/23 financial planning and management.
  - b. Repealing in their entirety, the financial policies passed and adopted through Resolution No. 12047
  - c. The renumbering of Financial Policy 21A as "*Policy 10 Tourism Development Fund*".
  - d. The provisions of this Resolution shall be effective July 1, 2022.
2. Adopt **Ordinance No. 4534** authorizing the renumbering of Financial Policy 21A as "*Policy 10 Tourism Development Fund*" to conform to the modified City comprehensive financial policies and amending Policy 10 to add clarity, with an effective date of July 1, 2022.

**Presenter(s):** Sonia Andrews, City Treasurer

**Staff Contact(s):** Judy Doyle, Budget Director, 480-312-2603, [jdoyle@scottsdaleaz.gov](mailto:jdoyle@scottsdaleaz.gov)

City Treasurer Sonia Andrews gave a PowerPoint presentation (attached) on the Comprehensive Financial Policies.

#### **MOTION AND VOTE – ITEM 14**

Mayor Ortega made a motion to adopt Resolution No. 12384 authorizing the adoption of Comprehensive Financial Policies as the formal guidelines for the City of Scottsdale's Fiscal Year 2022/23 financial planning and management and Ordinance No. 4534 authorizing the renumbering of Financial Policy 21A as "*Policy 10 Tourism Development Fund*" to conform to the modified City comprehensive financial policies and amending Policy 10 to add clarity, with an effective date of July 1, 2022. Councilwoman Whitehead seconded the motion, which carried 7/0, with Mayor Ortega; Vice Mayor Caputi; and Councilmembers Durham, Janik, Littlefield, Milhaven, and Whitehead voting in the affirmative.

**PUBLIC COMMENT – None**

#### **CITIZEN PETITIONS**

#### **15. 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):** Ben Lane, City Clerk, 480-312-2411, [blane@scottsdaleaz.gov](mailto:blane@scottsdaleaz.gov)

No citizen petitions were received.

## **MAYOR AND COUNCIL ITEMS – None**

The City Council recessed at 7:04 P.M.

The City Council reconvened at 7:19 P.M.

## **CITY COUNCIL WORK STUDY SESSION**

### **PUBLIC COMMENT**

- Alex McLaren commended the work of City staff and the Transportation Commission and expressed support of the draft Transportation Action Plan.
- Cynthia Wenstrom asked that the Transportation Action Plan be amended to designate 128<sup>th</sup> Street from a minor collector to a new designation of “emergency access only”.

#### **1. Draft 2022 Transportation Action Plan**

**Request:** Presentation, discussion, and possible direction to staff regarding the draft 2022 Transportation Action Plan.

**Presenter(s):** Dave Meinhart, Transportation Planning Manager

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

Transportation Planning Manager Dave Meinhart gave a PowerPoint presentation (attached) on the Draft 2022 Transportation Action Plan.

There was Council consensus on the following items:

- Amend the Draft 2022 Transportation Action Plan to change the designation of 128<sup>th</sup> Street from minor collector to a new designation of “emergency access only”.
- Reinsert the policy that dictates a path within a half mile of every home and enable staff to make an exception “unless privately-owned property or natural terrain make it impractical”.
- Include the use of white paint on open roadways for sustainability and/or to reduce heat gain.

The Council made the following suggestions:

- Eliminate the proposal of Mountain View Road expansion from 92<sup>nd</sup> Street to 96<sup>th</sup> Street from two lanes to four lanes.
- Retain the proposal of Mountain View Road expansion and provide creative solutions for traffic congestion at the intersections of Shea Boulevard, 92<sup>nd</sup> Street, 96<sup>th</sup> Street, and Mountain View Road.
- Incorporate a standard width for bicycle lanes.
- Do not narrow roadways just for the purpose of narrowing; rather develop standards for narrowing based on timeframes (such as 10 years) and public input.
- Eliminate rubber-tired bus rapid transit that would need a dedicated travel lane from the Draft 2022 Transportation Action Plan.
- The Shea Corridor was set up for evacuation purposes and should not be reduced.

- Retain drainage solutions in any roadway modifications.
- Include education elements, signage, and program outreach in the Draft 2022 Transportation Action Plan.
- Consider pedestrian and bicyclist safety at intersections, perhaps by creating an alert system for use by the Transportation and Police Departments.
- Include a category for Old Town Parking; re-evaluate the true capacity of parking in Old Town to augment parking.
- Restore trolley service to connect Desert Mountain High School and Mountainside Middle School to the Arabian Library.
- Advertise and increase use of the Thunderbird Park and Ride lot.

## ADJOURNMENT

### MOTION AND VOTE – ADJOURNMENT

Councilwoman Janik made a motion to adjourn. Councilwoman Whitehead seconded the motion, which carried 7/0, with Mayor Ortega; Vice Mayor Caputi; and Councilmembers Durham, Janik, Littlefield, Milhaven, and Whitehead voting in the affirmative.

The Regular Meeting and Work Study Session adjourned at 9:29 P.M.

### SUBMITTED BY:



**Ben Lane, City Clerk**

Officially approved by the City Council on March 29, 2022

**C E R T I F I C A T E**

I hereby certify that the foregoing Minutes are a true and correct copy of the Minutes of the Regular Meeting and Work Study Session of the City Council of Scottsdale, Arizona held on the 22<sup>nd</sup> day of February 2022.

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

**DATED** this 29<sup>th</sup> day of March 2022.



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**Ben Lane, City Clerk**



# 92 Ironwood

## 3-GP-2021 & 6-ZN-2021

City Council  
February 22, 2022  
Coordinator: Jeff Barnes

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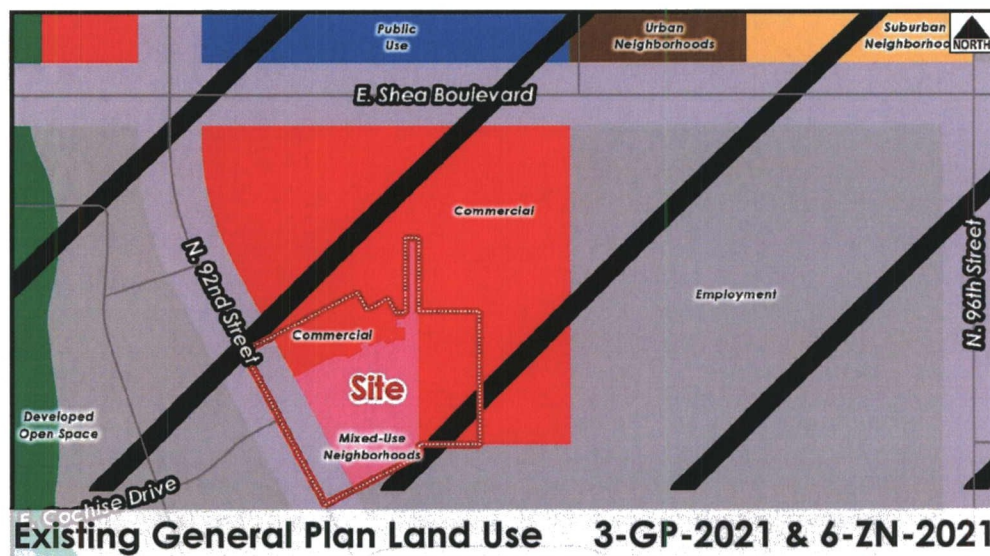


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## Request

1. Adopt Resolution No. 12279 approving a minor General Plan amendment to the City of Scottsdale General Plan 2035 to change the land use designation from Commercial to Mixed-Use Neighborhoods on +/- 3.92 acres of a +/- 8.52-acre site located at 10301 N. 92nd Street, 10299 N. 92nd Street and 9301 E. Shea Boulevard.
2. Adopt Ordinance No. 4521 approving a Zoning District Map Amendment from Highway Commercial Planned Community district (C-3 PCD) and Commercial Office Planned Community district (C-O PCD) to Planned Unit Development Planned Community district (PUD PCD) with a Development Plan on a +/- 8.52-acre site located at 10301 N. 92nd Street, 10299 N. 92nd Street and 9301 E. Shea Boulevard for a mixed-use development including 285-unit multi-family project.
3. Adopt Resolution No. 12280 declaring "92 Ironwood Development Plan" as a public record.

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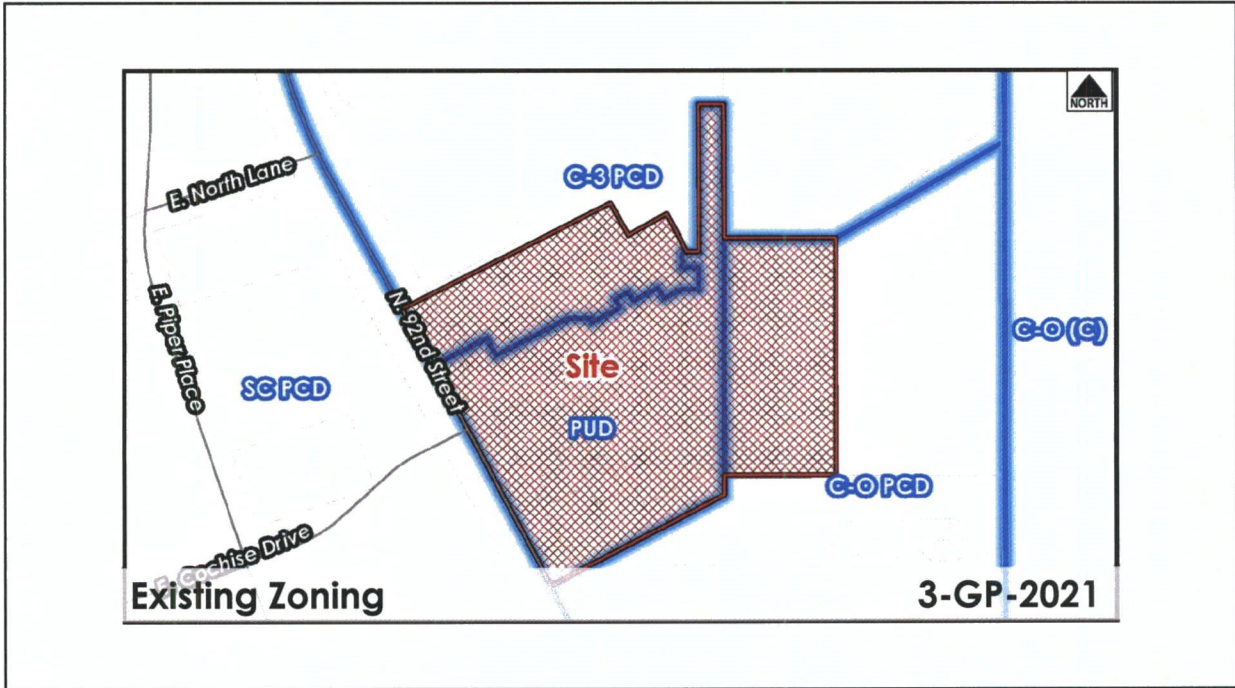


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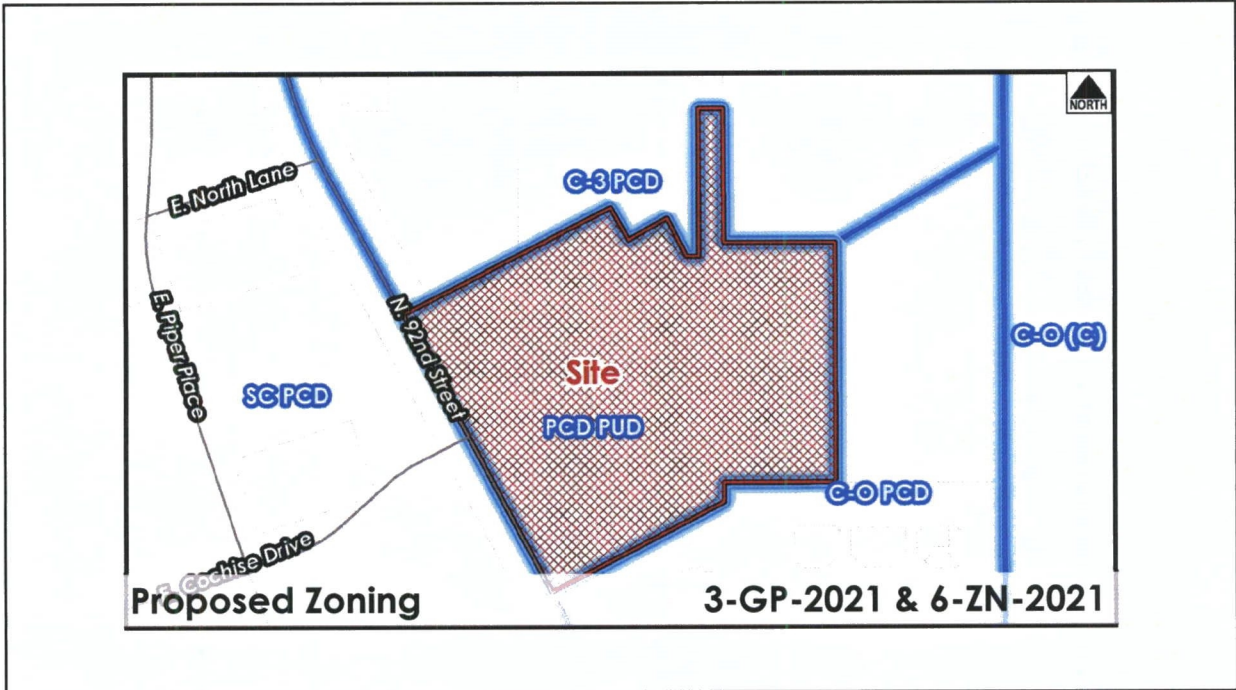




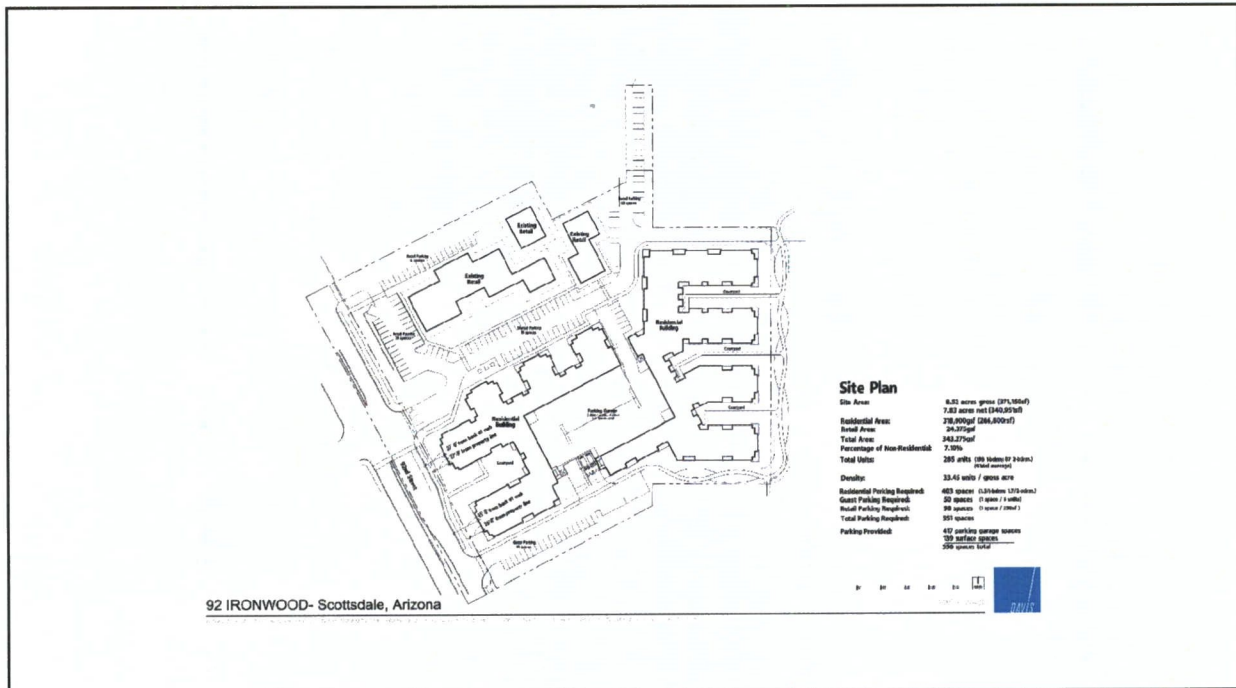
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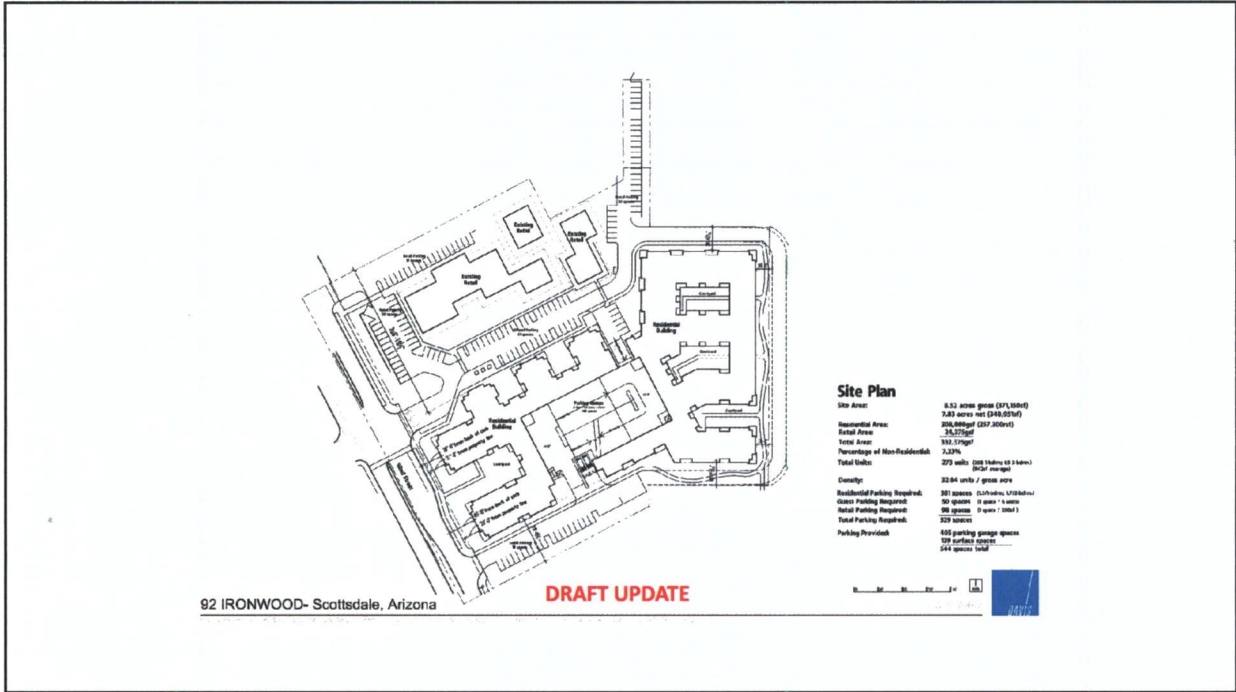
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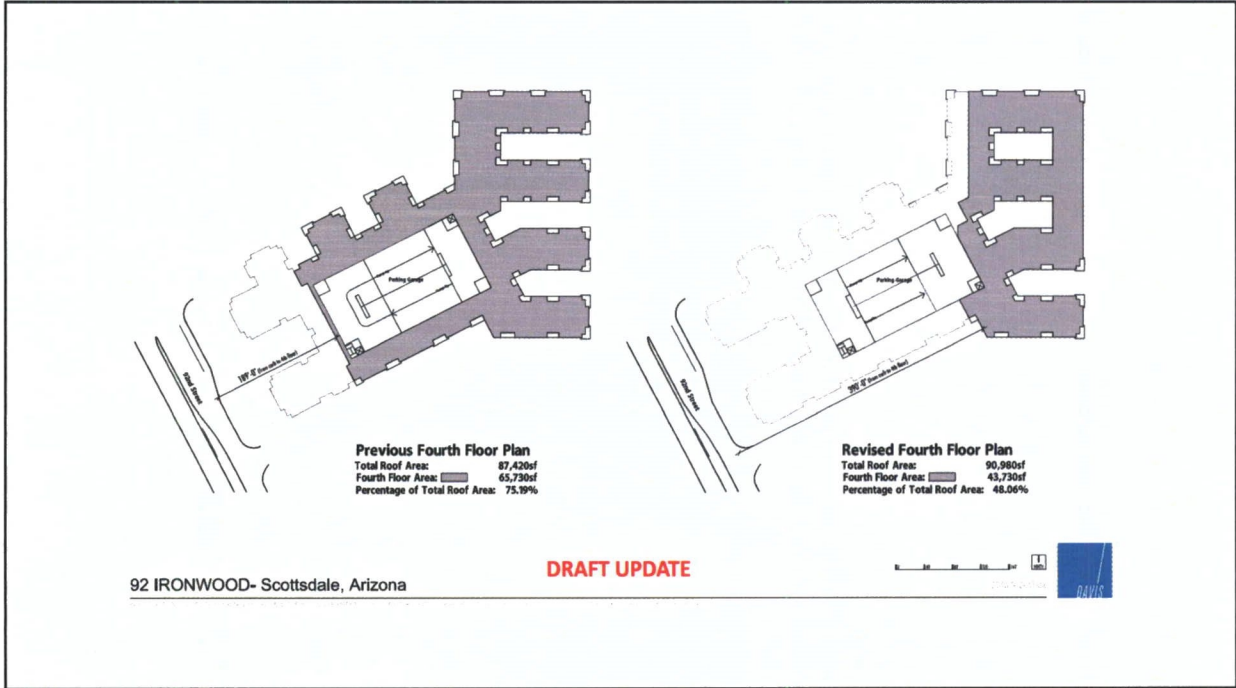
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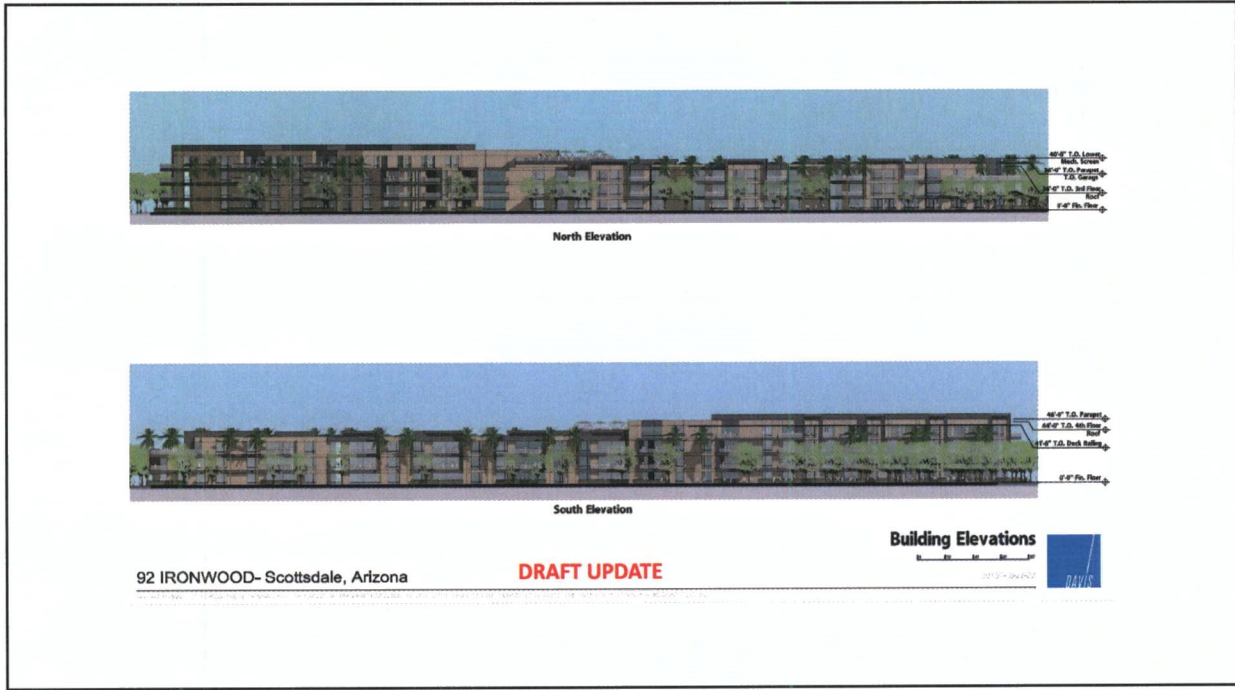


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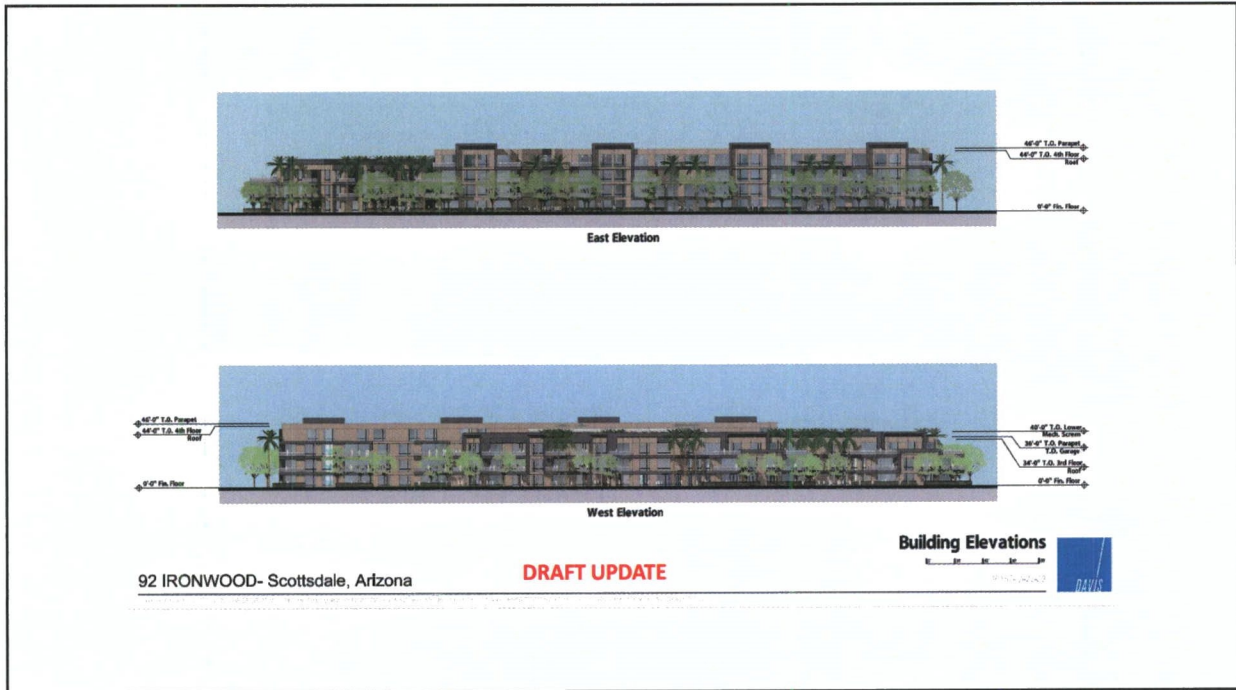
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92 IRONWOOD- Scottsdale, Arizona



17



92 IRONWOOD- Scottsdale, Arizona

**DRAFT UPDATE**



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92 IRONWOOD- Scottsdale, Arizona



19



92 IRONWOOD- Scottsdale, Arizona

**DRAFT UPDATE**



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## **City Council**

Granted a Continuance on 10/5/2021.

## **Planning Commission**

Recommended approval 9/22/2021, with a vote of 4-3.

## **Development Review Board**

Recommended approval of the PUD  
Development plan 9/2/2021, with a vote of 6-0.

21

## **Development Information**

- Existing Use: Retail, Restaurants, and Offices
- Proposed Use: Mixed-use
- Project Size: 371,150 square feet /8.52 acre (gross)  
340,951 square feet /7.83 acre (net)
- Residential Building Area: ~~318,900~~ 308,000 gross square feet
- Commercial Building Area: 24,375 gross square feet
- Building Height Proposed: 48 46 feet (plus rooftop appurtenances)
- Parking Provided for PUD: ~~556~~ 544 spaces
- Open Space Provided: ~~82,900~~ 115,500 square feet
- Number of Dwelling Units: ~~285~~ 273 units
- Density Proposed: ~~33.45~~ 32.04 dwelling units per acre

22

## **Public Comment Received**

- Received large amount of written correspondence both in support and opposition.
- Support: generally citing benefits of new residential units to support the hospital, offices, and other businesses in the area.
- Opposition: generally citing concerns involving traffic, water, and residential density and affordability.

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## **92 Ironwood**

### **3-GP-2021 & 6-ZN-2021**

**City Council  
February 22, 2022  
Coordinator: Jeff Barnes**

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# Item 13

## 3-GP-2021 & 6-ZN-2021 92<sup>ND</sup> STREET REZONING

Ironwood 92 Investors LLC, Jim Riggs & Caliber  
Westwood Financial (Sprouts shopping center)  
Mike Edwards, Architect, The Davis Experience  
Kurt Jones, Tiffany Bosco

City Council – February 22, 2022



1

### 92 Ironwood Update - Summary of Changes - As of 2-22-2022

**Our Attainable housing proposal is unprecedented and will be recorded in a covenant, conditions and restrictions (CC&R) prior to construction:**

**At least 10% (minimum 27 units) of Ironwood 92 units will offer a 6-month lead to rent, one (1) free month yearly, no application fees includes renewal years and rental renewal increases will be capped at 5%. The discount will run for 10 years.**

**Offered to All Health Care workers and any employee who can demonstrate that they work within a mile radius of the Project**

**Offered City-wide to all teachers, police & fire department personnel**

**Ironwood Offices HOA, an adjacent neighbor along the southern property line, is no longer in opposition to the proposal. All direct adjacent property owners support our case.**

**3 times the required open space on latest site plan**

2



2

Unit count reduced from 338 to 325 to 285 to currently 273 units. 32 dwelling units per acre

We have obtained 2 of the 3 approvals from the McCormick Ranch Property Owners Association (MRPOA): 1. Lot split approval for deeding a lot to Westwood for overflow parking & splitting their 1.5 acre retail lot after zoning and 2. Approval for both our PUD zoning and minor General Plan Amendment. Site Plan and Elevations are the only approvals left.

On (2/17) we met with the MRPOA showing that we removed all 4th floor units back 390 feet from 92nd St. Previous direction from MRPOA was to remove all 4th floor units from any parcel fronting 92nd St. Also, MRPOA wanted the parking structured lowered and stepping of the building along 92nd St. back (it was shown in previous plan iterations). The MRPOA iterated that they want to get to a 'yes', but requested more changes. We have made site plan, floor plan and elevation changes as MRPOA has requested and will resubmit to the MRPOA on Tuesday morning (2/22). They in turn need time to review the documents and then set a meeting with the applicant for a decision. This is the main reason for the continuance.

We respectfully request a continuance to the March 29, 2022 City Council date to finalize potential MRPOA approval

3



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1) No new apartments built along Shea Corridor from Scottsdale Rd. east to East Shea Area. Most pre-existing apartments were converted to condominiums

2) This site is surrounded by commercial uses and we have their support, especially from Honor Health, PCS

3) Housing prices in Scottsdale are up by 32% the past year and this housing option is in high demand as a viable option for the Honor Health and PCS workforce.

4) As designed, the Project meets all current zoning standards and the height has been reduced to 44 feet to top of the roof. 4 feet lower than currently allowed

5) This project will produce nearly 75% LESS traffic than a medical office alternative and will include a new traffic signal and pedestrian access at no cost to the City.

6) Ironwood is the least dense project of the past 3 North Scottsdale multi-family projects approved for PUD by the COS based on net square feet of useable area for multi-family



4

4

The following table\* shows population and housing differences between 1960, 1980, 2000, 2010, and 2017. Maricopa Association of Governments estimates the buildout population of Scottsdale to be 316,700 by 2055.

|  | 1960     | 1980     | 2000      | 2010      | 2017      |
|--|----------|----------|-----------|-----------|-----------|
| <b>Population</b>                            | 27,000   | 88,800   | 202,824   | 217,294   | 239,283   |
| <b>Housing Units (constructed)</b>           | 9,800    | 43,900   | 104,970   | 123,966   | 132,500   |
| <b>Household size (people/dwelling unit)</b> | 3.60     | 3.49     | 2.25      | 2.14      | 2.21      |
| <b>Median Income</b>                         | \$7,300  | \$21,500 | \$69,294  | \$81,969  | \$80,306  |
| <b>Vacancy/ Occupancy Rates</b>              | .85      | .90      | .87       | .82       | .81       |
| <b>Home Price (median)</b>                   | \$15,800 | \$60,000 | \$247,553 | \$454,973 | \$433,500 |

## Housing Element

### Scottsdale Values ...

- Housing and neighborhoods that contribute to a sustainable community.
- A community that contains a broad diversity of owner occupied and rental housing types.
- A community in which residents can live, work, and play in close proximity and where neighborhoods have easy connections with other neighborhoods and surrounding amenities.
- Citizen involvement in the preservation and revitalization of Scottsdale neighborhoods.
- Preservation and development of high quality, safe, and affordable housing to serve the people who live and work here.
- Housing that is energy efficient, environmentally sensitive, and that blends with the city's natural surroundings.
- "Life cycle" housing opportunities for people to be able to live in Scottsdale throughout their lives.
- Participation in regional efforts addressing the region's housing needs.

3. **Seek a variety of housing options that meet the socioeconomic needs of people who live and work here.**
  
4. **Encourage housing development that provides for "live, work, and play" relationships as a way to reduce traffic congestion, encourage economic expansion and increase overall quality of life for our residents.**

5

The following approximations note the distribution of Scottsdale's planned and existing land uses in both 2001 and today:

|  | 2001 | 2019 |
|--|------|------|
| · Residential uses                     | 54%  | 51%  |
| · Open Space/McDowell Sonoran Preserve | 30%  | 37%  |
| · Commercial                           | 2.5% | 1%   |
| · Cultural/Institutional               | 2.4% | 3%   |
| · Employment                           | 1.8% | 2%   |
| · Office                               | 1%   | 1%   |
| · Resort                               | 1%   | 2%   |
| · Mixed Use                            | .5%  | 3%   |

Land Use Element

Page 57

## Land Use Element

**Scottsdale's Land Use Element:** It is important that as proposals are considered in regard to the following criteria that the values and structure of the land use element be used as a guide. These values are an important part of the city's land use plan:

- a. Land uses should respect the natural and man-made environment.
- b. Land uses should provide for an unsurpassed quality of life for both its citizens and visitors,
- c. Land uses should contribute to the unique identity that is Scottsdale,
- d. Land uses should contribute to the building of community unity and cohesiveness,
- e. Land uses should work in concert with transportation systems in order to promote choice and reduce negative impacts upon the lifestyle of citizens and the quality of the environment.
- f. Land uses should be balanced in order to allow for the community to provide adequate live, work and play opportunities, and
- g. Land uses should provide opportunities for the design of uses to fit and respect the character, scale and quality of uses that exist in the community.

6



**MIXED-USE NEIGHBORHOODS:** Mixed-use neighborhoods are located in areas with strong access to multiple modes of transportation and major regional access and services, and have a focus on human scale development. These areas could accommodate higher density housing combined with complementary office or retail uses or mixed-use structures with residential above commercial or office. Old Town Scottsdale, some areas of the DC Ranch development, areas in the Pima Freeway corridor north of the Airpark, the Los Arcos area, and McCormick Ranch Center area are most suitable for mixed-use neighborhoods.

As of 2018, our population and total housing stock were estimated to be 245,417 people and 133,570 housing units (Source: MAG Population and Housing Unit Update 2018). Our build-out population is expected to approach 316,700 by 2055 (Source: MAG Socioeconomic Projections 2019). The city is now transitioning from a developing to a maturing city. Opportunities for revitalization and new construction in established areas will be increasing in the future.

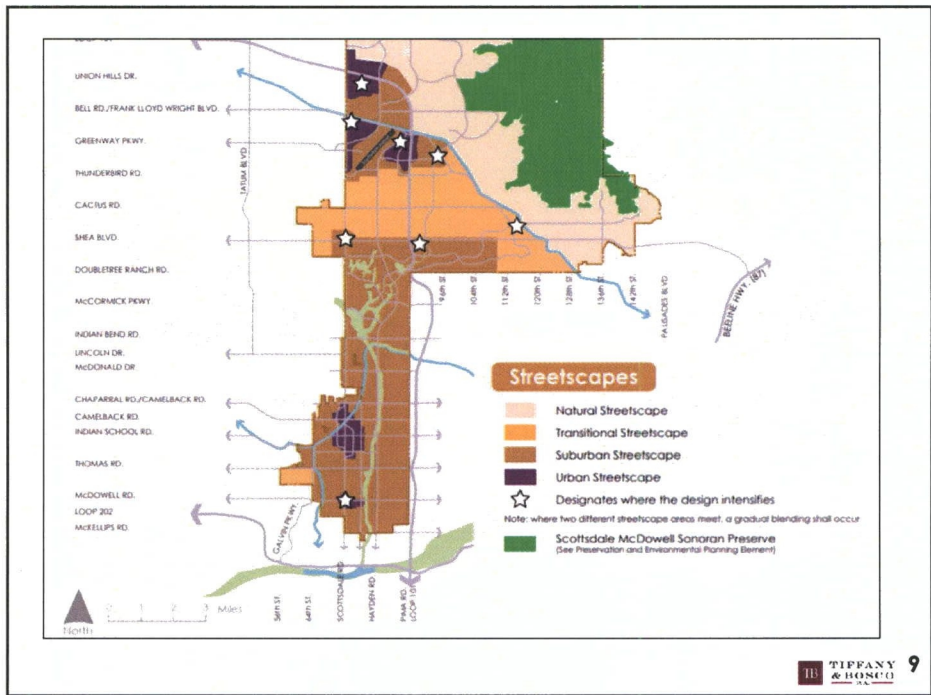
In 1960, the incorporated area of Scottsdale was only 3.9 square miles. As of 2019, the city now includes 184.5 square miles within its corporate boundaries. Approximately one hundred eighteen (118) square miles are developed, twenty (20) square miles are undeveloped, and the balance, approximately forty-six and five-tenths (46.5) square miles, is within the McDowell Sonoran Preserve (Source: Maricopa County Assessor Parcel Data 2019). A priority facing the community is finding the resources needed to provide the same high quality of life current residents enjoy to the numbers of new residents expected in the future while maintaining that high quality of life for current residents.

**CHARACTER TYPES**

Character Types describe the general pattern, form, and intensity of development. Character Types are distinct from zoning districts and land use categories. The Zoning Ordinance will govern specific development standards, such as building height, by zoning district. Per State Statute, Scottsdale must designate and maintain a broad variety of land uses and include density standards pertaining to land use categories that have such. Please reference the Land Use Element for that information.

- **Urban Character Types** consist of higher-density residential, non-residential, and mixed-use neighborhoods, including apartments, high-density townhouses, business and employment centers, and resorts. Development in Urban Character Types should have pedestrian orientation, shade, activity nodes, and useable open spaces that encourage interaction among people. Building form and heights typically transition to adjacent Rural and Suburban Character Types. Taller buildings may be appropriate in Growth Areas, depending on context (see Growth Areas Element). Examples include Old Town Scottsdale, a mixed-use center of distinct urban districts; mixed-use portions of the Greater Airpark, particularly along Scottsdale Road; areas within the Scottsdale Road and Shea Boulevard Couplet; and the HonorHealth hospital/medical campus near Shea Boulevard and 90th Street.





9

2035 GP

Scottsdale's Future Land Uses are distributed as follows:

| GENERAL PLAN 2035 LAND USE MIXTURE |                                      |   |             |                   |                           |
|------------------------------------|--------------------------------------|---|-------------|-------------------|---------------------------|
| Land Use Group                     | Land Use Category                    | General Density                                     | Percentage* | Existing Acreage* | Total Percentage of Group |
| Residential                        | Rural Neighborhoods                  | 1 dwelling unit per 1 or more acres                 | 26%         | 30,955            | 51%                       |
|                                    | Suburban Neighborhoods               | More than 1 and less than 8 dwelling units per acre | 23%         | 27,181            |                           |
|                                    | Urban Neighborhoods                  | 8 or more dwelling units per acre                   | 2%          | 2,545             |                           |
| Mixed Uses                         | Mixed-Use Neighborhoods              |   | 3%          | 4,087             | 5%                        |
|                                    | Resorts/Tourism                      |   | 2%          | 1,870             |                           |
| Non-Residential                    | Cultural/Institutional or Public Use |   | 3%          | 3,254             | 7%                        |
|                                    | Commercial                           |   | 1%          | 1,311             |                           |
|                                    | Employment                           |   | 3%          | 3,193             |                           |
| Open Space                         | Developed Open Space                 |   | 7%          | 8,430             | 37%                       |
|                                    | Natural Open Space                   |   | 5%          | 5,410             |                           |
|                                    | McDowell Sonoran Preserve            |   | 25%         | 29,862            |                           |

10



### McCORMICK RANCH CENTER

**McCORMICK RANCH CENTER**  
Index of Streets

|          |          |
|----------|----------|
| 1st St   | 1st St   |
| 2nd St   | 2nd St   |
| 3rd St   | 3rd St   |
| 4th St   | 4th St   |
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| 97th St  | 97th St  |
| 98th St  | 98th St  |
| 99th St  | 99th St  |
| 100th St | 100th St |

**McCORMICK RANCH PROPERTY OWNERS' ASSOCIATION**

**MAP**

3242 North 96th Street  
Scottsdale, Arizona 85258  
480.580-1122  
Fax: (480) 580-1030  
www.mccormickrao.com

MAY 2017

**Phases and Addresses of THE VILLAGES AT McCORMICK RANCH**

|  |  |
|--|--|
| <p><b>1. VILLAGE ONE</b></p> <p>3242 N. 96th Street<br/>3244 N. 96th Street<br/>3246 N. 96th Street<br/>3248 N. 96th Street<br/>3250 N. 96th Street</p> <p><b>2. VILLAGE TWO</b></p> <p>3252 N. 96th Street<br/>3254 N. 96th Street<br/>3256 N. 96th Street<br/>3258 N. 96th Street<br/>3260 N. 96th Street</p> <p><b>3. VILLAGE THREE</b></p> <p>3262 N. 96th Street<br/>3264 N. 96th Street<br/>3266 N. 96th Street<br/>3268 N. 96th Street<br/>3270 N. 96th Street</p> <p><b>4. VILLAGE FOUR</b></p> <p>3272 N. 96th Street<br/>3274 N. 96th Street<br/>3276 N. 96th Street<br/>3278 N. 96th Street<br/>3280 N. 96th Street</p> | <p><b>5. VILLAGE FIVE</b></p> <p>3282 N. 96th Street<br/>3284 N. 96th Street<br/>3286 N. 96th Street<br/>3288 N. 96th Street<br/>3290 N. 96th Street</p> <p><b>6. VILLAGE SIX</b></p> <p>3292 N. 96th Street<br/>3294 N. 96th Street<br/>3296 N. 96th Street<br/>3298 N. 96th Street<br/>3300 N. 96th Street</p> <p><b>7. VILLAGE SEVEN</b></p> <p>3302 N. 96th Street<br/>3304 N. 96th Street<br/>3306 N. 96th Street<br/>3308 N. 96th Street<br/>3310 N. 96th Street</p> <p><b>8. VILLAGE EIGHT</b></p> <p>3312 N. 96th Street<br/>3314 N. 96th Street<br/>3316 N. 96th Street<br/>3318 N. 96th Street<br/>3320 N. 96th Street</p> |
|--|--|

**Also a part of McCormick Ranch, but located east of Pima Road, is the McCormick Ranch Center. This area is bordered on the west by Pima Road, on the north by Shea Boulevard, on the east by 96th Street and on the south by the Indian Reservation.**

McCormick Ranch Center is a mixed use center and includes the residential condominiums called The Villages at McCormick Ranch (see detailed map below), Police and Fire Stations, Scottsdale Memorial Hospital North, Mustang Public Library, several retail shopping centers, an auto center, commercial offices and residential apartment complexes.

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Project Modifications from Initial April 2021 Submittal to September 2021 Planning Commission Hearing

**Initial Submittal:**

- Five (5) story multi-family residential building plus roof pool deck with amenity area including 5,500 s.f. fitness/amenity space
- 338 multi-family residential units
- No shared access drive to property to east (pedestrian connections only)

**Second Submittal:**

- Reduced to 325 multi-family residential units (still requesting 70 feet max. height for rooftop amenity space)
- Pushed building back from 92<sup>nd</sup> Street for greater building setback (61 +/- feet)
- Shared access drive to property to east (vehicular and pedestrian)
- Shared fire lane with project to the east
- Additional pedestrian connections shown on revised site plan to all adjacent properties

**Third Submittal:**

- Reduced the number of multi-family residential units to 310
- Building height lowered to four-story building designed to 44 feet to top of roof; 46 feet to top of parapet; 50 to top of mech. screening with a smaller (4,500 s.f.) amenity/fitness space on the fifth floor – 60 foot maximum height for UP TO MAX. 10% of roof area
- Building moved closer to 92<sup>nd</sup> St. which in turn required building stepback amended standard

**Pre-DRB Modifications:**

- Added stepback to building off 92<sup>nd</sup> Street, negating the need for stepback amended development standard
- Building remains designed to 44 feet with top of roof, 46 feet to top parapet and 50 feet to top of mech. screening – Still requesting 4,500 s.f. amenity/fitness space on roof – same requested height standard of 60 foot max. building height for up to a max of 10% of the roof area
- Only building height and 'average setback' amended standards needed
- Development Review Board voted to send positive recommendation to Planning Commission and City Council by a vote of 6-0

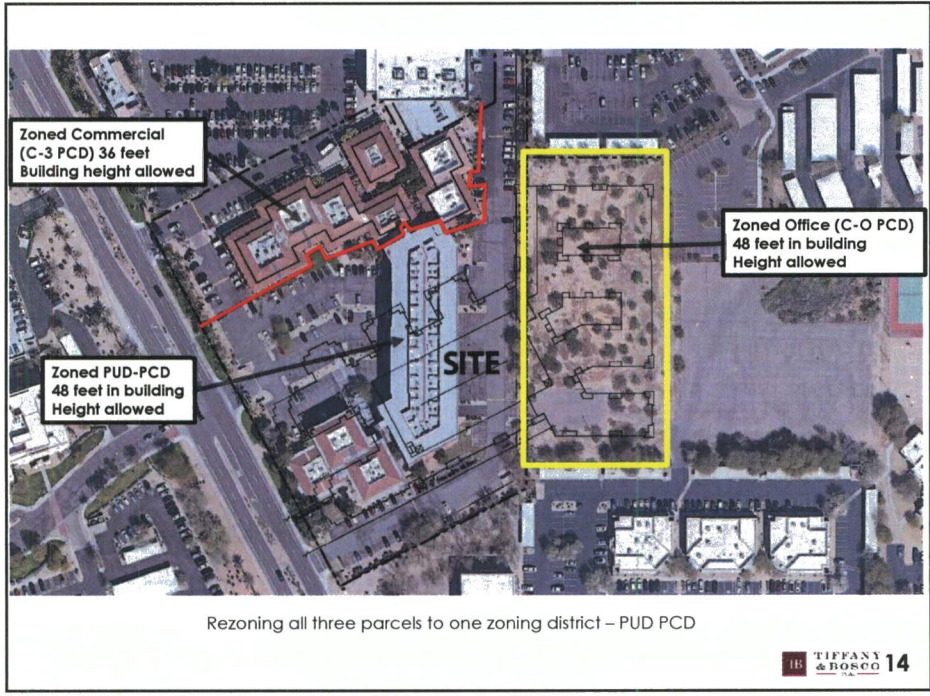
**Post DRB Modifications:**

- Removed the 4,500 s.f amenity/fitness space on roof – Negates the need to amend the building height standard – Height will comply with PUD Zoning District
- Only amended standard is an increased average building setback from 40 feet average required to 85'-95' average – consistent with character of area and McCormick Ranch

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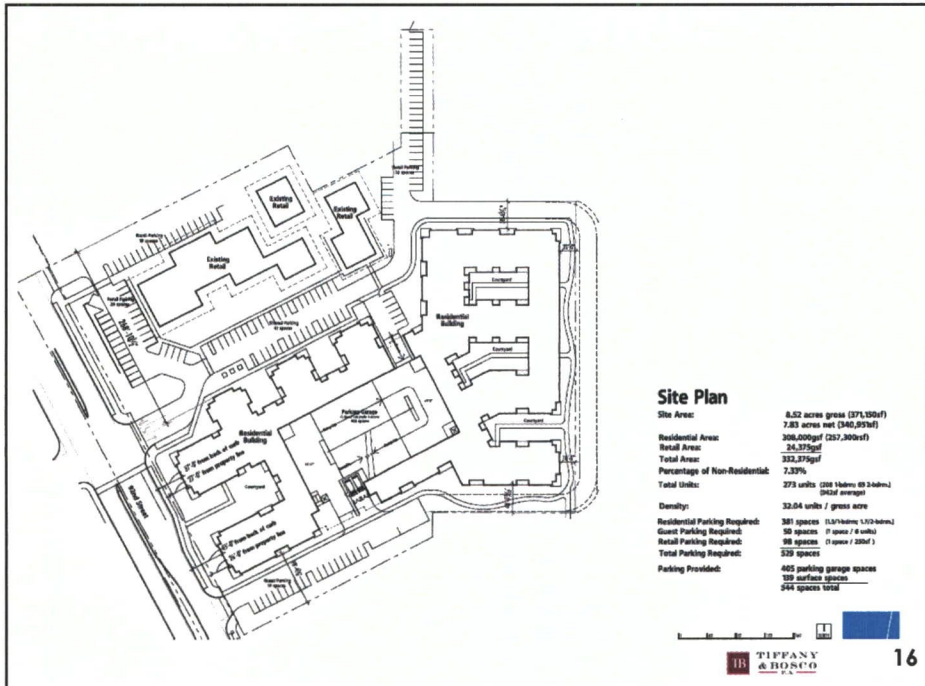


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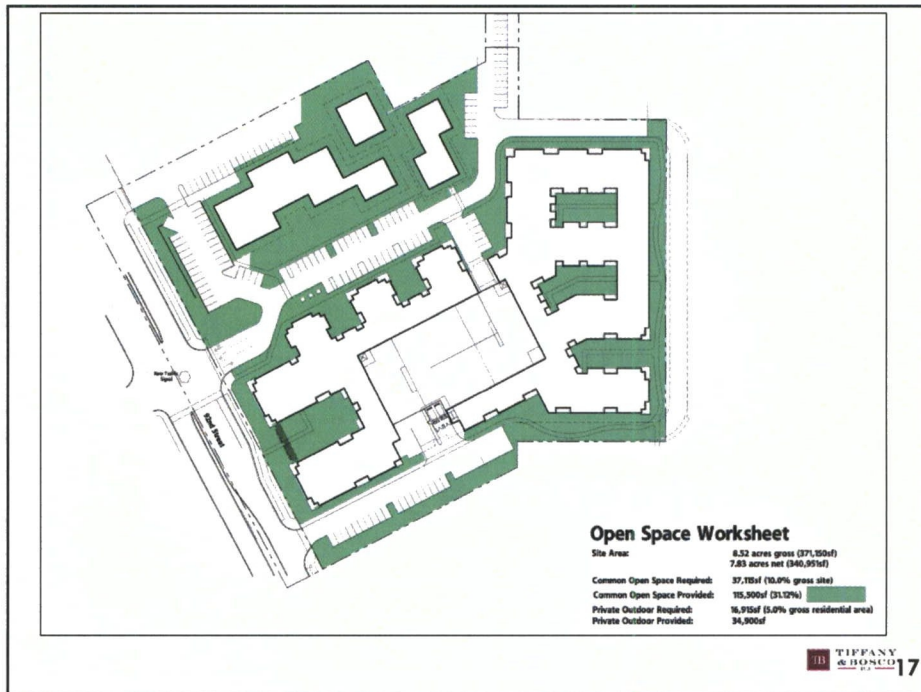




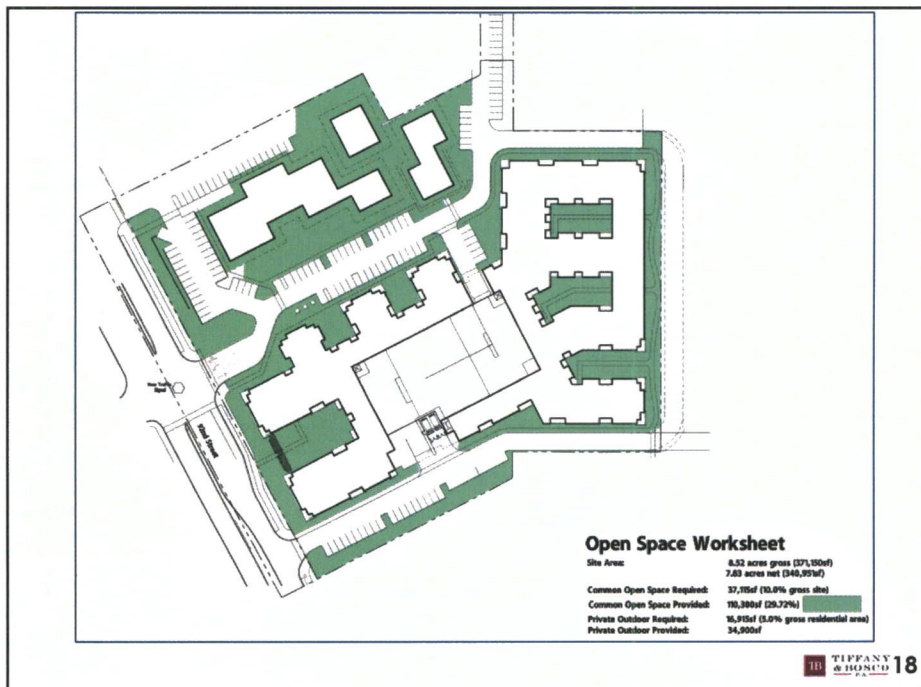
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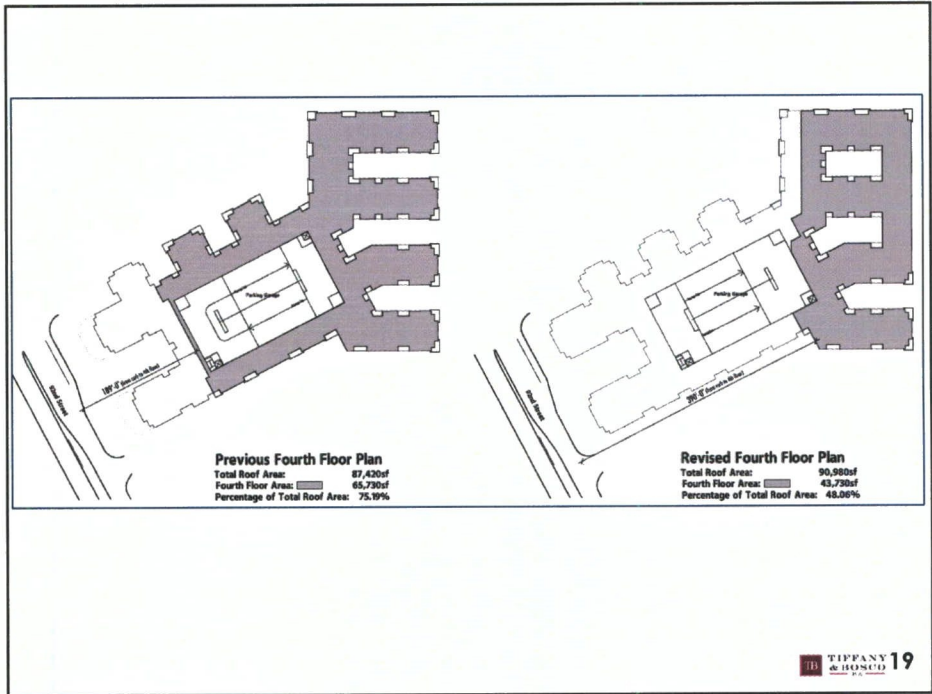
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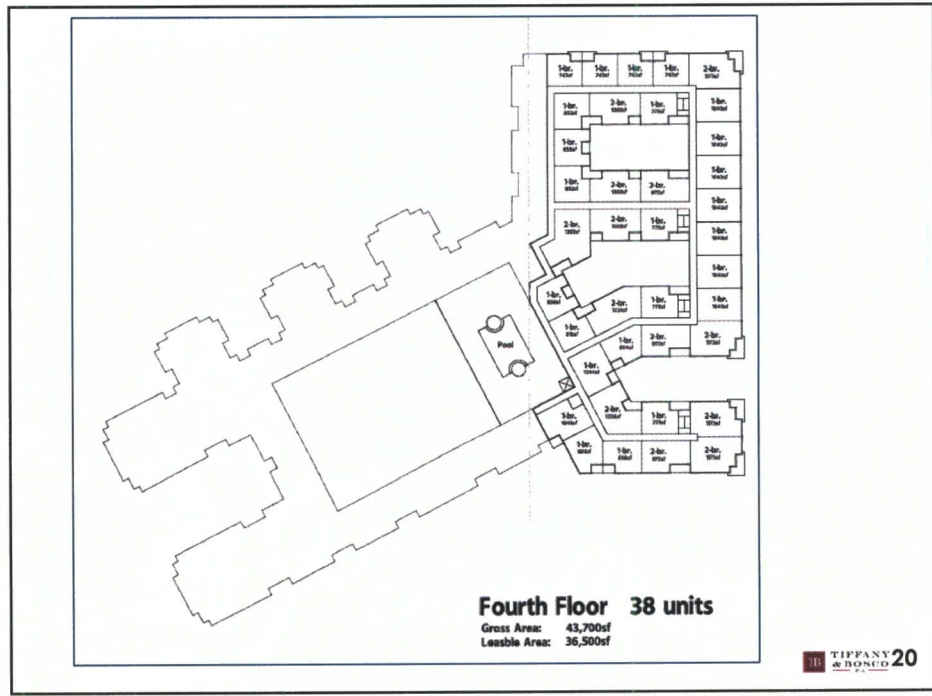
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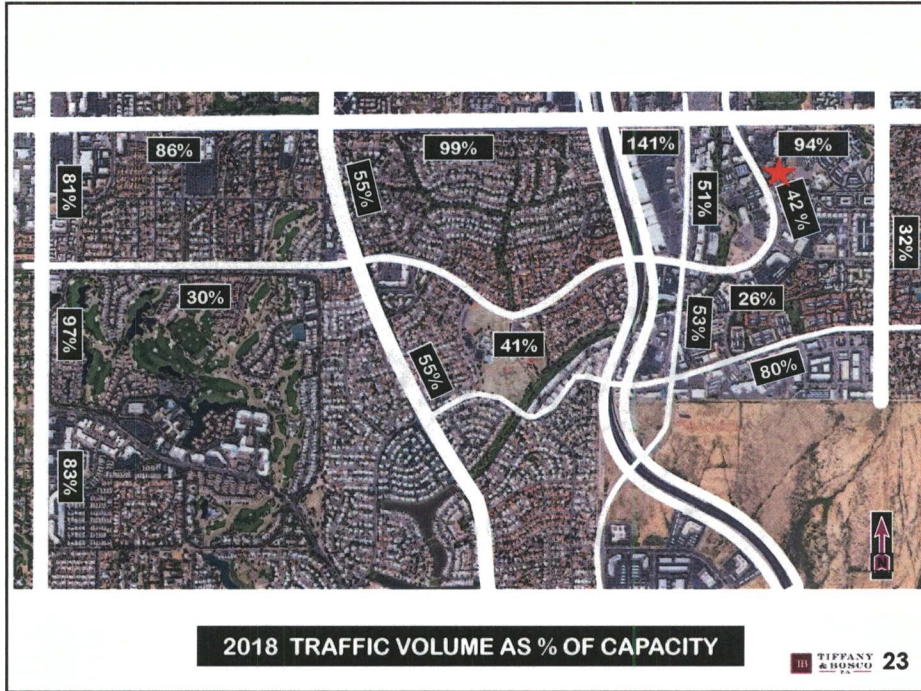




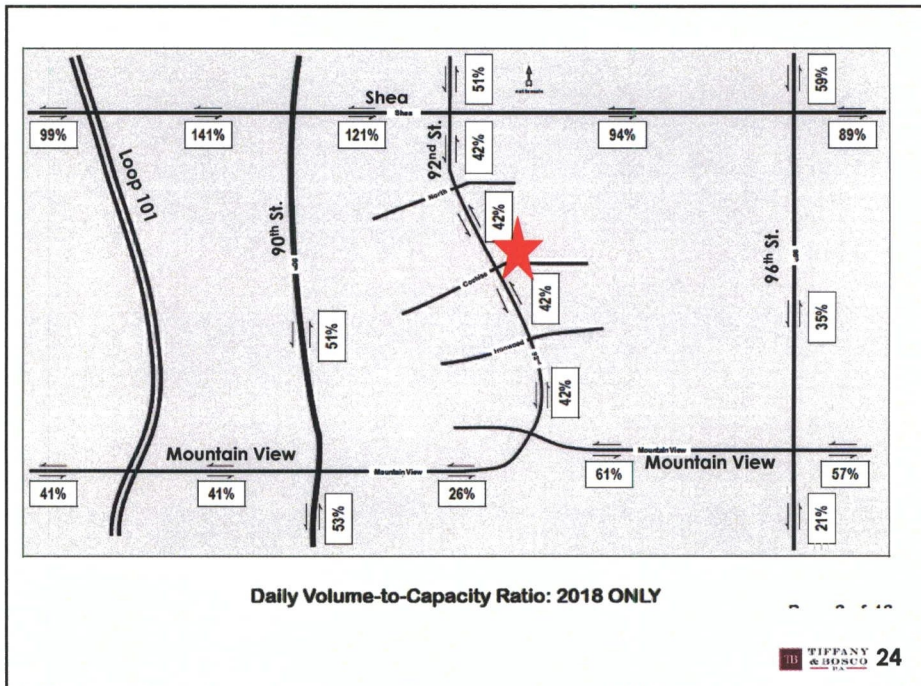
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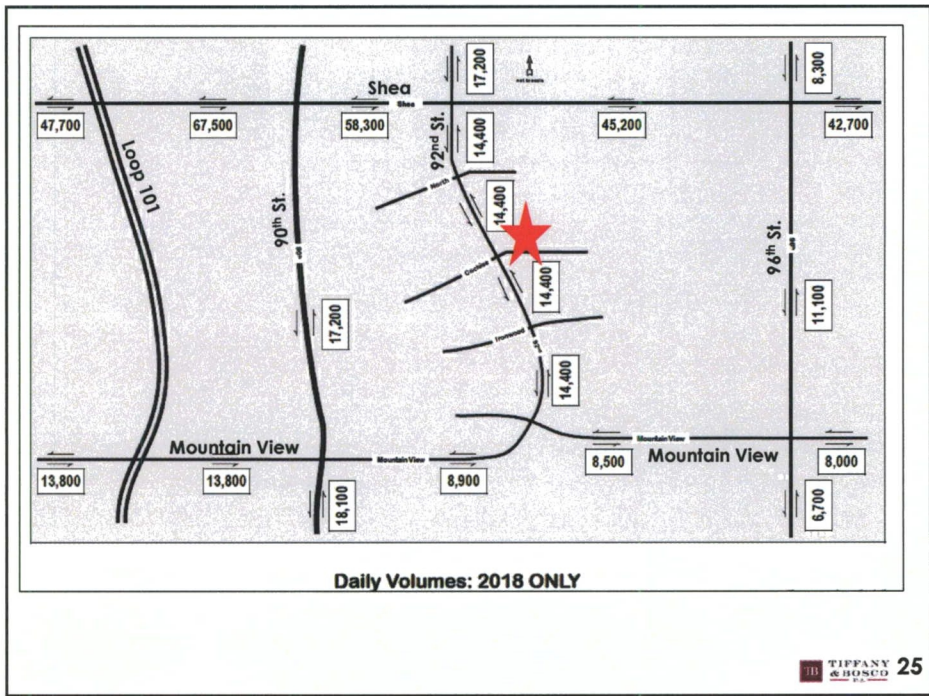


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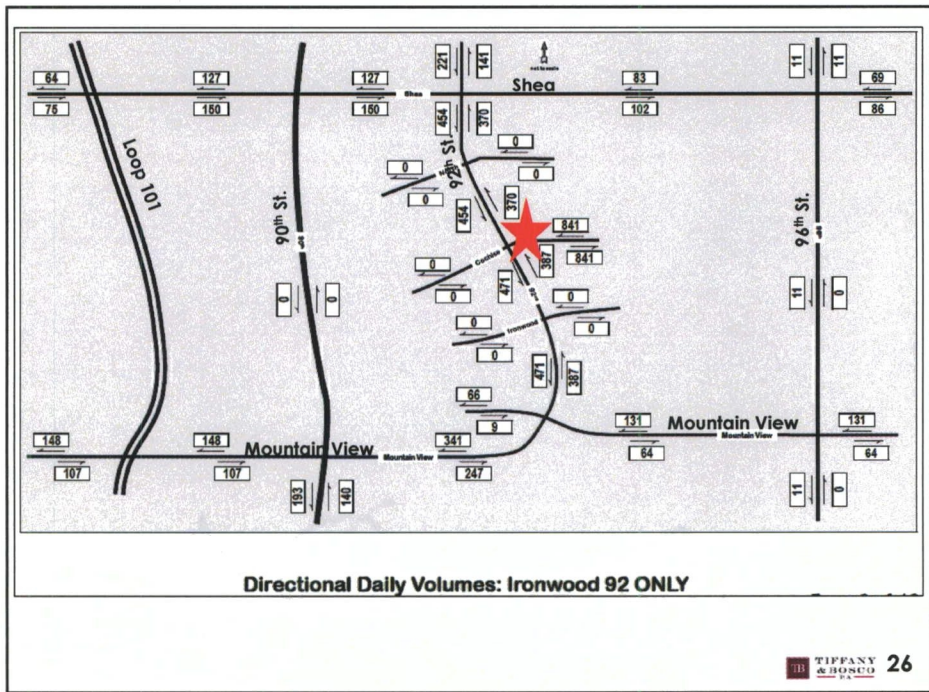


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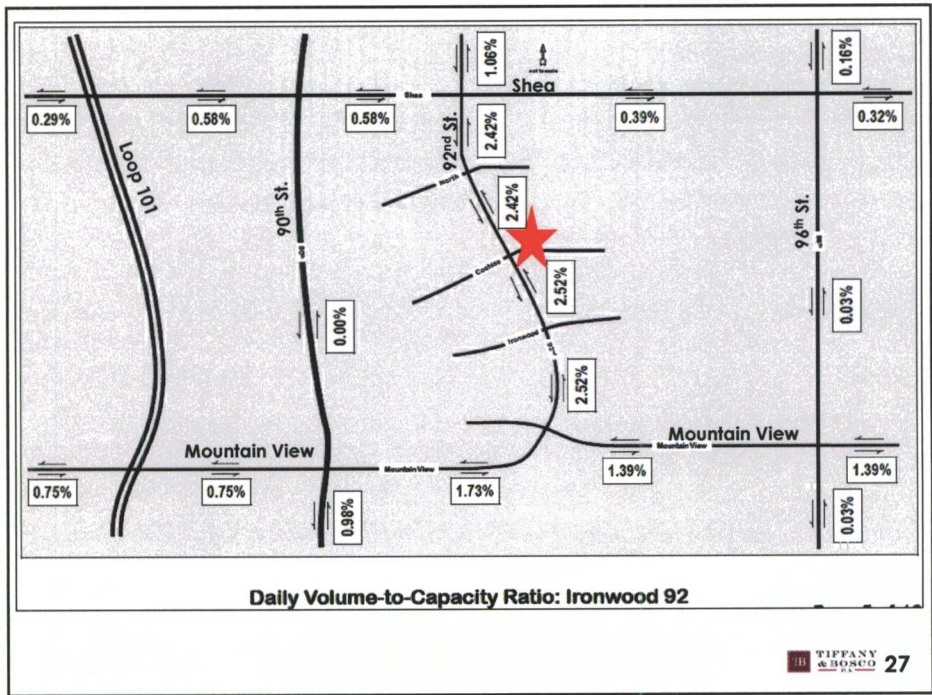


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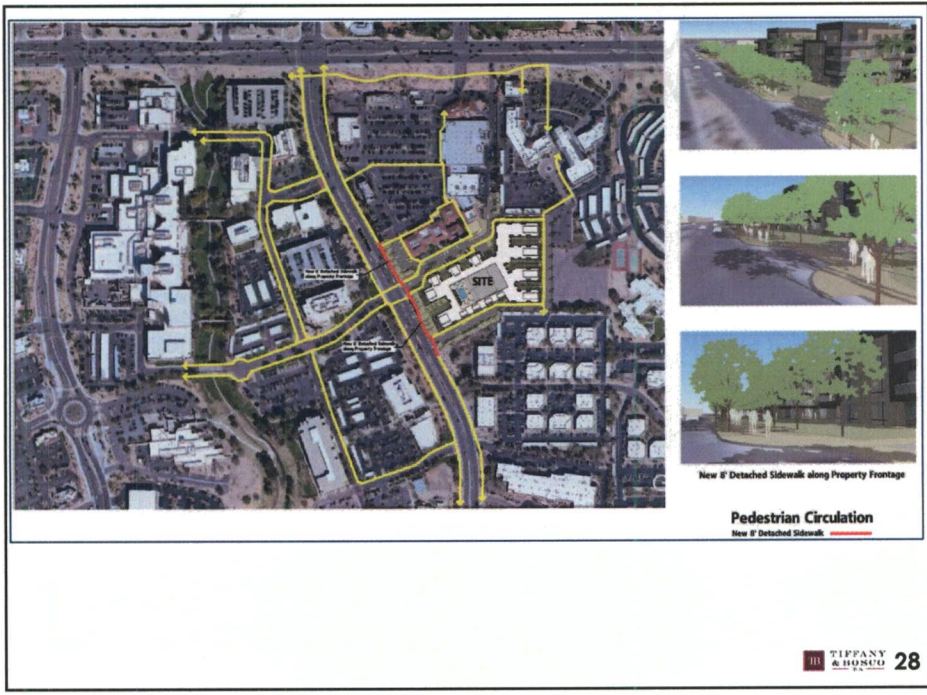


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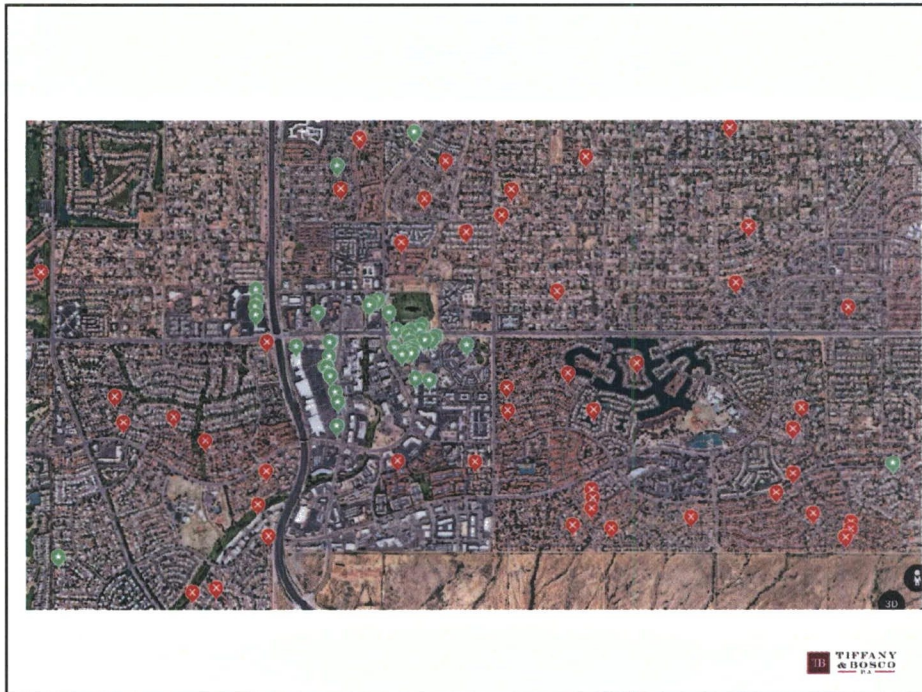


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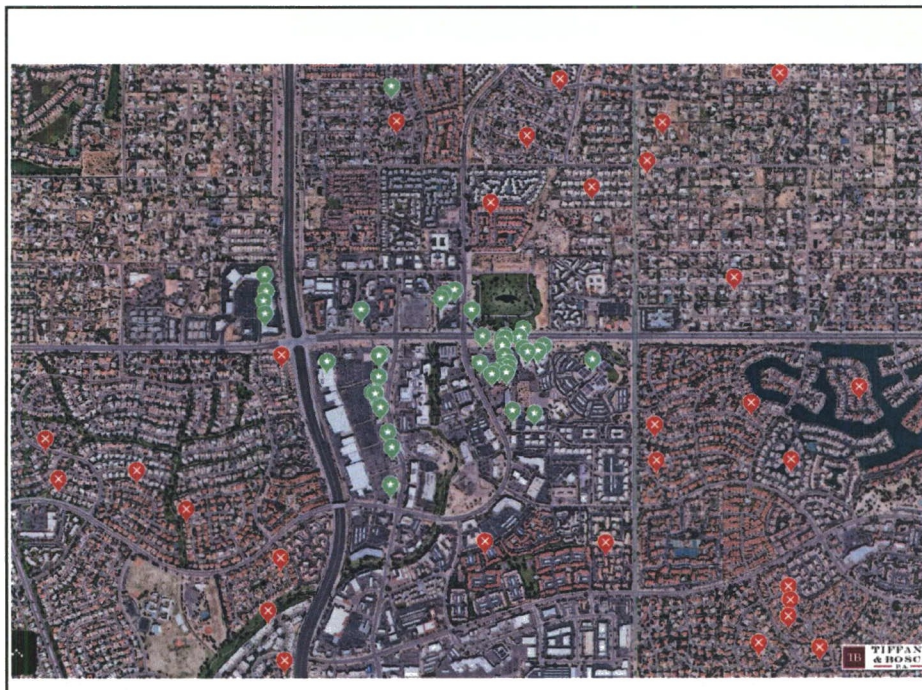


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Public Outreach

- April Open House – Virtual – No Attendees spoke in opposition
- Emails to City – No phone calls or emails to Applicant or applicants representative prior to Planning Commission
- Sent email responses to all stakeholders who emailed city as of 9/10
- Invited all stakeholders that emailed to open house 9/21/2021 at the site – night before Planning Commission
- Posted and sent letters to all who sent correspondence into the city on case for a January 12, 2022 open house
- Toured site with MRPOA members
- Meetings with MRPOA – many meetings including ‘positive’ meeting last week (2/17)
- Emailed all stakeholders who emailed city on this project to explain the latest changes
- Conducted a poll on the issue of affordable housing alternatives and location centric questions

Q8) While the recent increases in housing prices in Scottsdale might be good for some, they are also pricing out police officers, teachers, nurses, firefighters and others who can no longer afford to live in the community in which they work. This is not a good thing for the long-term health of the city. Do you agree or disagree with the statement?

|                   |            |               |
|-------------------|------------|---------------|
| Agree             | 231        | 77.1%         |
| Strongly Agree    | 152        | 50.8%         |
| Somewhat Agree    | 79         | 26.3%         |
| Disagree          | 56         | 18.7%         |
| Somewhat Disagree | 28         | 9.4%          |
| Strongly Disagree | 28         | 9.3%          |
| Neutral           | 8          | 2.6%          |
| Undecided         | 5          | 1.7%          |
| Refused           | 0          | 0.0%          |
| <b>Total</b>      | <b>300</b> | <b>100.0%</b> |

The survey asked Scottsdale residents the following questions:

*Adjacent to a shopping center near 92nd and Shea that includes a Chompie’s, Sprouts, and Honor Health’s North Scottsdale hospital is a seven-acre lot with an empty field and empty office buildings. The owner is proposing to replace this with 285 new apartment units. The \$95 million complex would include discounts for firefighters, nurses, police officers, and teachers and even include one free unit for a police officer. The heights for the new project would not be increased from what current zoning allows, remaining at 3 and 4 stories. The plan has been endorsed by Honor Health, the shopping center next door and the Arizona Nurse’s Association, among others. No residents living within 2,000 feet of the site oppose the plan. In general, would you say that this plan for the property is a good idea, or bad idea?*

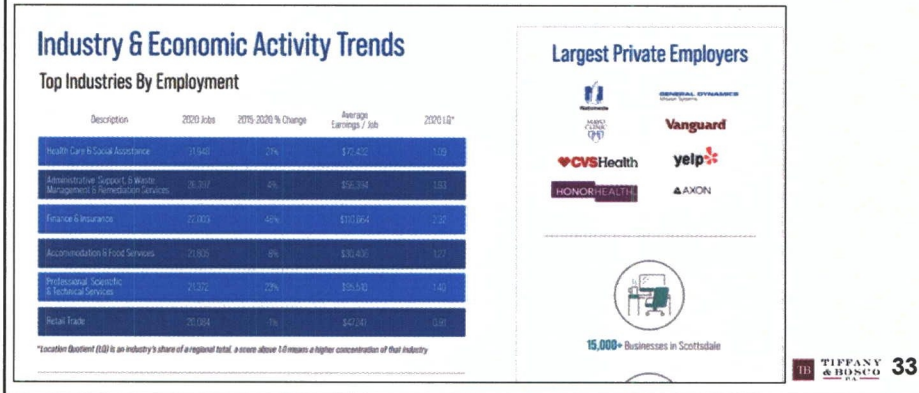
69.2% feel this is a good idea. 25.3% feel this is a bad idea. 2.7% were undecided. 2.5% were neutral. 0.3% did not respond to the question.

70% feel the Scottsdale City Council should approve some residential projects. Only 22.2% feel the city should stop all residential projects



### Adjacent Support

- Honor Health, Sprouts/Chompies commercial center, 9400 Shea, PCS (CVS Health)
- Arizona Nurses Association
- Nearby Individual Businesses and their continued success



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## Housing Continuum Terminology



### Benefits of Housing Affordability

- Gives community members the option to live and work here
- Improves economic opportunity at all income levels
- Positive health outcomes
- Increases the spending power of individuals and the community
- Supports diverse economic growth

TIFFANY & BONSCO

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### Challenges of Affordable Housing Shortages

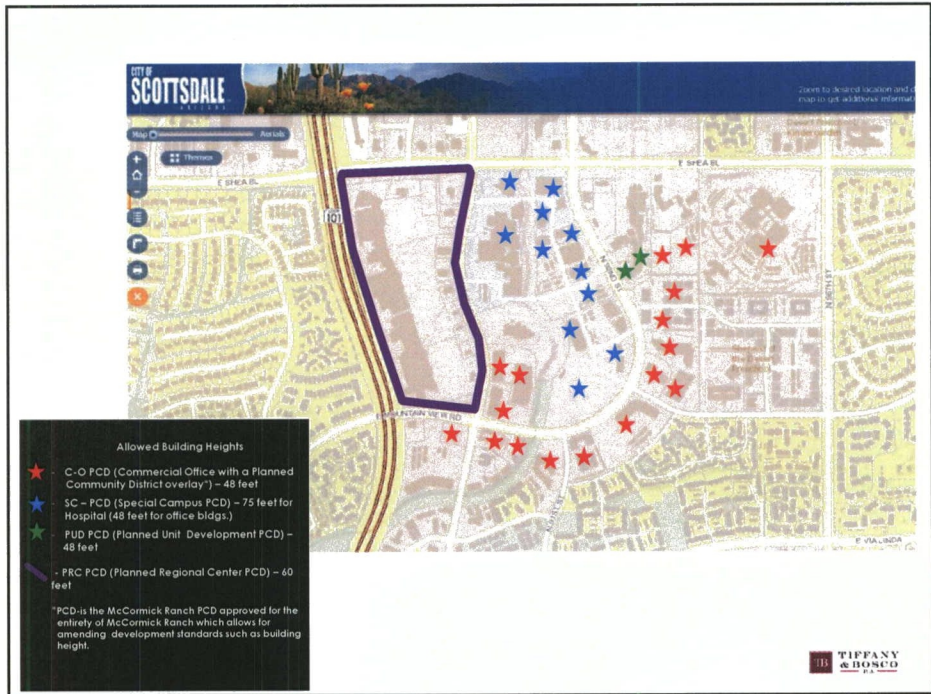
- Can displace community members
- Loss of current and potential workers
- Lowers community spending power
- Hinders economic growth

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TIFFANY & BONSCO

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**Benefits:**

- Minimum 27 units for teachers, fire and police personnel, existing and future employees working in the area
- At least 10% (minimum 27 units) of Ironwood 92 units will offer a 6-month lead to rent, one (1) free month yearly, no application fees includes renewal years and rental renewal increases will be capped at 5%. The discount will run for 10 years.
- Offered to All Health Care workers and any employee who can demonstrate that they work within a mile radius of the Project
- Offered City-wide to all teachers, police & fire department personnel
- Lower building heights/reduced 4<sup>th</sup> floor plan to rear of property
- Fixed shared access to Sprouts center for large vehicles
- Stepped building design and courtyard design
- Lower density than any other MF project in Scottsdale
- Less traffic than an 'all office' component
- 3 x the open space
- 338 to 273 units (32 du/ac)
- No amended development standards

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## 3-GP-2021 & 6-ZN-2021

Respectfully request a continuance to allow more time to work with stakeholders and MRPOA approval

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|                       | Density Comparison  |                    | N Scottsdale                    |                            |                                 |                       |
|-----------------------|---------------------|--------------------|---------------------------------|----------------------------|---------------------------------|-----------------------|
| 2/22/2022             |                     |                    |                                 |                            |                                 |                       |
| Project               | Halston<br>Chauncey | Core<br>Hayden Rd. | Alta Raintree<br>101 & Raintree | Ironwood 92<br>92nd Street | Miller Toll<br>Miller/Camelback | Greenbelt 88          |
| Net Acres             | 5.11                | 4.58               | 5.55                            | 8.52                       | 1.7                             | 7                     |
| Land sq ft            | 222,944             | 199,770            | 242,068                         | 263,946                    | 74,052                          | 304,920               |
| Units                 | 301                 | 311                | 320                             | 273                        | 148                             | 228                   |
| <b>Units per Acre</b> | 58.9                | 67.9               | 58                              | <b>32</b>                  | 87                              | <b>33</b>             |
|                       | BUILT               | BUILT              | Built                           | In Zoning<br>2/22/2022     | Approved<br>CC 10-2021          | Approved<br>CC 2-8-22 |

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SCOTTSDALE WATER City of Scottsdale  
 Land Use Assumptions  
 PROPOSED | May 2021

carollo

42

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### 2.5 Development Intensity Areas

Scottsdale includes several DIAs where re-development is underway that will increase densities and building heights. These three areas are the Greater Airpark, Downtown, and the Scottsdale/McDowell Road Corridor as shown in Figure 6. Table 2 summarizes the water demand and wastewater flow projections that were used for these DIAs. The timing of these demands are based on the MAG projections.

Table 2 Development Intensity Area (DIA) Water Demand and Wastewater Flow Projections

| Development Intensity Area        | Year 2020  | Year 2030  | 10-year Increase |
|-----------------------------------|------------|------------|------------------|
| <b>Water Demand (mgd)</b>         |            |            |                  |
| Greater Airpark                   | 3.9        | 5.3        | 1.4              |
| Downtown                          | 2.7        | 2.9        | 0.2              |
| Scottsdale/McDowell Road Corridor | 0.6        | 0.7        | 0.1              |
| <b>Total</b>                      | <b>7.2</b> | <b>8.9</b> | <b>1.7</b>       |
| <b>Wastewater Flow (mgd)</b>      |            |            |                  |
| Greater Airpark                   | 1.9        | 2.0        | 0.1              |
| Downtown                          | 2.2        | 3.1        | 0.9              |
| Scottsdale/McDowell Road Corridor | 0.2        | 0.3        | 0.1              |
| <b>Total</b>                      | <b>4.3</b> | <b>5.4</b> | <b>1.1</b>       |

Abbreviation:  
mgd = million gallons per day

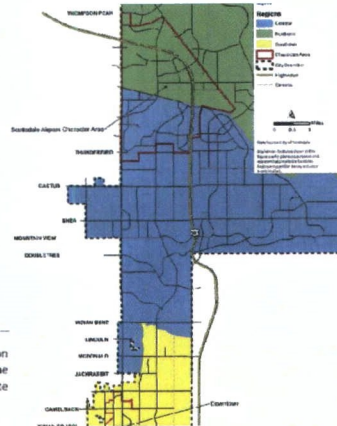


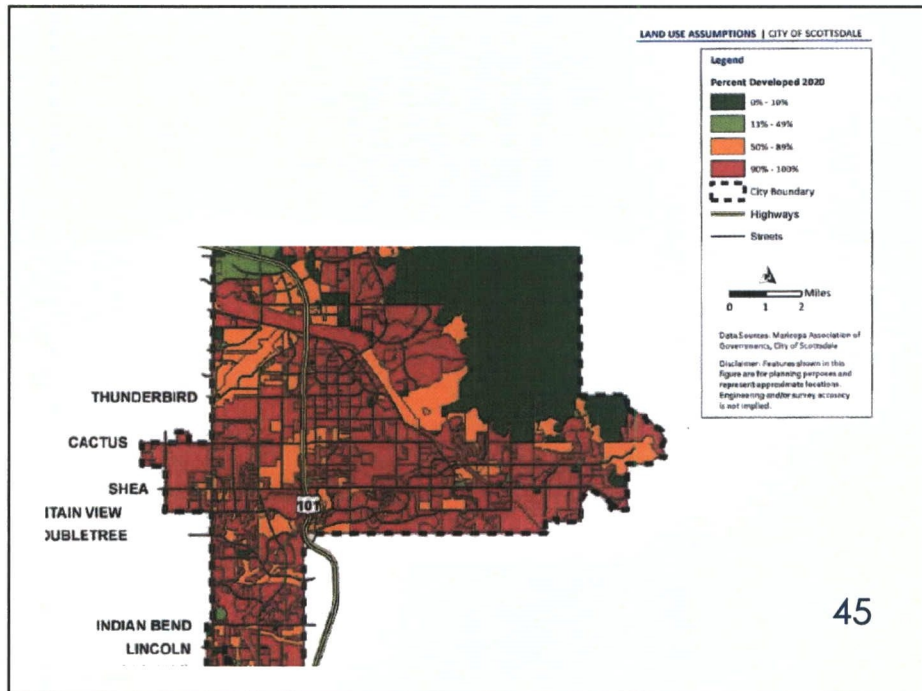
Figure 3 Population Projections

The dwelling unit and employment data (number of employees) along with a linear interpolation of the study period from the MAG projections are summarized in Table 1. Some areas beyond the City of Scottsdale boundary are included as they may receive water service or contribute wastewater flows as noted in the service area descriptions and maps.

Table 1 2019 MAG Employment and Dwelling Unit Projections

| Area               | 2020 Employment | 2030 Employment | 2020 Dwelling Units | 2030 Dwelling Units | Employment Growth | Dwelling Unit Growth |
|--------------------|-----------------|-----------------|---------------------|---------------------|-------------------|----------------------|
| Scottsdale         | 207,608         | 235,492         | 136,454             | 144,930             | 27,884            | 8,476                |
| Northern           | 18,128          | 19,100          | 21,897              | 24,906              | 973               | 3,009                |
| Central            | 128,626         | 145,524         | 64,183              | 67,482              | 16,898            | 3,299                |
| Southern           | 60,854          | 70,868          | 50,374              | 52,542              | 10,015            | 2,168                |
| Outside Scottsdale | 319             | 334             | 237                 | 243                 | 15                | 6                    |
| <b>Grand Total</b> | <b>207,927</b>  | <b>235,826</b>  | <b>136,691</b>      | <b>145,173</b>      | <b>27,899</b>     | <b>8,482</b>         |





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### 1.1 Statement of Intent – Development of Impact Fees

The City assesses development impact fees, hereinafter referred to as development fees, to fund the infrastructure needed to accommodate new growth. Development fees are one-time payments that represent the "proportionate share" of infrastructure capital costs needed to serve new Equivalent Demand Units (EDUs). The City has two development fees:

- **Water Development Fees** provide funds for the cost of new or expanded facilities for the supply, transportation, treatment, purification, and distribution of water, and the pumping and storage infrastructure required to serve new EDUs. Water supply is an essential part of water services. A portion of the water development fee attributable to new EDUs for water supply pays for acquiring, transporting, treating, and managing recharge to and recovery from underground aquifers, new or renewable water supplies required to serve new EDUs; and
- **Wastewater Development Fees** provide funds for the cost of sewers, lift stations, reclamation plants, wastewater treatment plants and facilities for the collection, interception, treatment, transportation, and disposal of wastewater and any appurtenances for new or expanded facilities required to serve new EDUs.

46

46

Table 10 Maximum Day Water Demand and EDU Projections: 2021 through 2030

| Regional Planning Area | 2021 through 2030<br>Maximum Day Demand Increase<br>(mgd) | 2021 through 2030<br>EDU Increase<br>(EDU) <sup>(1)</sup> |
|------------------------|---|---|
| Desert Mountain        | 3.2   | 4,730   |
| Northern               | 7.4   | 10,899  |
| Central                | 1.4   | 2,056   |
| Southern               | 0.7   | 1,028   |
| <b>Total by 2030</b>   | <b>12.7</b>   | <b>18,713</b>   |

Note:

(1) One EDU is equal to 680.8 gpd of maximum day demand.

By 2030, it is expected that 18,713 EDUs will be added to the water system, which represents 12.7 mgd of maximum day demand.

The total EDUs that will need to be served in 2030 is 171,216, as summarized in Table 11.

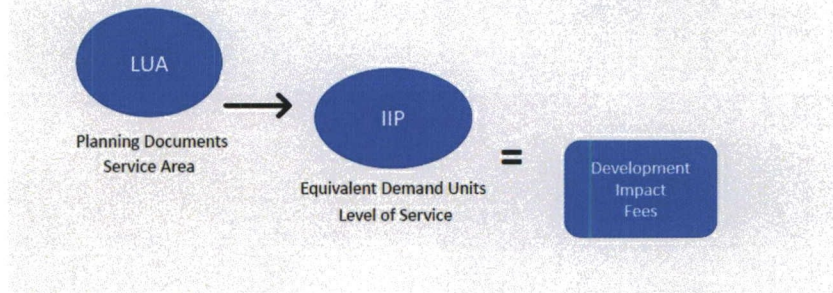
Table 11 Existing and 2030 Maximum Day Demands and EDUs

|                         | Maximum Day Demand<br>(mgd) | EDUs           |
|-------------------------|-----------------------------|----------------|
| Existing <sup>(1)</sup> | 95.0                        | 152,503        |
| Future (Additional)     | 12.7                        | 18,713         |
| <b>Total by 2030</b>    | <b>107.7</b>                | <b>171,216</b> |

Note:

(1) Average maximum day demand from 2015 – 2019 (See Table 4).

### Development Impact Fee Process Flow



# Item 14

## Item 14 – Comprehensive Financial Policies

*City Council Meeting  
February 22, 2022*

1

1

## Item 14 – Comprehensive Financial Policies

1 - Resolution No. 12384 - Adopt Comprehensive Financial Policies

2 - Ordinance No. 4534- Renumber Financial Policy 21A to  
Policy 10 Tourism Development Fund  
referenced in Ordinance No. 4330

3 – Effective July 1, 2022

2



# 1. Resolution No. 12384 Adopt Comprehensive Financial Policies

- Presented at January 31, 2022 Council Work Study Session
  
- Proposed Enhancements to Financial Policies
  1. Reorganize and Reformat
  2. Align with Best Practices
  3. Formalize Strong Financial Management Practices
  4. Clarify language

3

## Organization of New Comprehensive Financial Policies

City of Scottsdale, Arizona

### COMPREHENSIVE FINANCIAL POLICIES

#### Table of Contents

|  |  |
|--|--|
| Introduction .....   |  |
| Policy 1 Fiscal Planning and Budgeting .....                 |  |
| Policy 2 Reserves and Fund Balance.....                      |  |
| Policy 3 Expenditure Management.....                         |  |
| Policy 4 Revenue Management .....                            |  |
| Policy 5 Grants Management.....                              |  |
| Policy 6 Capital Asset Maintenance and Replacement.....      |  |
| Policy 7 Cash and Investment Management .....                |  |
| Policy 8 Debt Management .....                               |  |
| Policy 9 Enterprise Funds .....                              |  |
| Policy 10 Tourism Development Fund.....                      |  |
| Policy 11 Economic Development .....                         |  |
| Policy 12 Risk Management.....                               |  |
| Policy 13 Accounting, Auditing, and Financial Reporting..... |  |
| Policy 14 Pension Funding.....                               |  |
| Appendix A .....   |  |

4

## Notable Changes

### Operating Reserves

1. General Fund Operating Reserves ( 10% to 20%)
2. General Fund Emergency Reserves (5%)
3. Enterprise Reserves (25%/15%)
4. Debt Service Reserves (non-property tax supported) (25%)

5

## Notable Changes

### General Fund Transfers for Capital Asset Maintenance & Replacement

1. ~~25%~~ 50% of unrestricted construction sales tax
2. 100% of interest earnings ~~above \$1M~~
3. ~~1/3 of the 1.1% collected from food tax~~
4. Any additional funding recommended through budget process

6

## 2 - Ordinance No. 4534

### Renumber Financial Policy 21A in Ordinance No. 4330

- Replace Financial Policy 21A (referenced in Ordinance No. 4330) with Financial Policy 10 Tourism Development Funds in the new Comprehensive Financial Policies
  
- Does not change allocation of funds

7

Questions?

8



## Transportation Action Plan Work Study Session

February 22, 2022

1

1

### Proposed Transportation Action Plan

- Coordinated with approved General Plan 2035
- Replaces 2016 Transportation Master Plan
- Focuses on 10-year refinement of the existing transportation system
  - Example: change street classifications to reflect actual travel demand trends
- Emphasizes livable streets/community over rapid traffic throughput



Draft

#### Transportation Action Plan

City of Scottsdale's 10-Year

Transportation Roadmap



CITY OF  
SCOTTSDALE

2

2

## Factors Influencing the Transportation Action Plan

- Viability of existing infrastructure is the highest priority
- Travel demand on most corridors has not grown significantly over the past 20 years, even with continued development
- Most major roadway improvements will be completed by mid-2020s
- Events of 2020-2021 accelerated public demand for non-motorized options
- Technology change is likely to further reduce congestion issues
- Land use patterns are well defined

3

## Transportation Action Plan Development



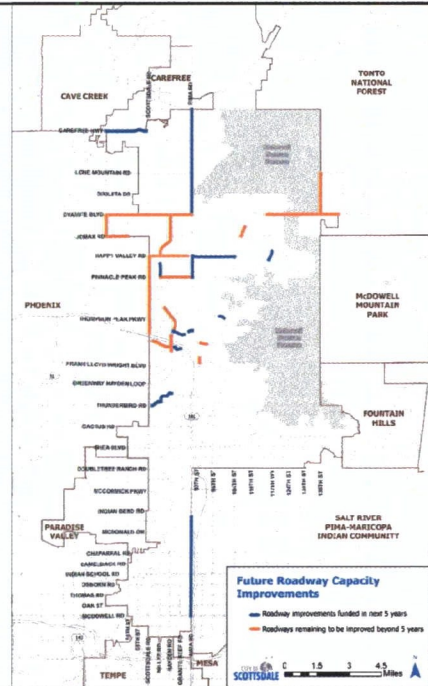
4

4

## Majority of Planned Lane Capacity is Available or Programmed in 5-Year Capital Improvement Program

- 51 lane miles (5%) remaining after 5-Year CIP
  - 27 lane miles through future city funding
  - 14 lane miles by private development
  - 10 lane miles by bordering jurisdictions
    - Phoenix
    - Maricopa County

78 miles of sidewalks and 132 miles of bike lanes also remain to be completed beyond the 5-Year CIP



Street Element

5

5

## Proposed Street Classification Changes – Reductions in Number of Travel Lanes (Arterials)


- Major Arterial to Minor Arterial
  - 1) Hayden Road: McKellips to Indian School
- Couplet to Minor Arterial
  - 1) Goldwater Boulevard
  - 2) Drinkwater Boulevard
- Minor Arterial to Minor Collector
  - 1) Westland Drive: Scottsdale to Hayden
  - 2) Bell /McDowell Mountain Ranch Road: Thompson Peak to 105<sup>th</sup>

Street Element

6

6

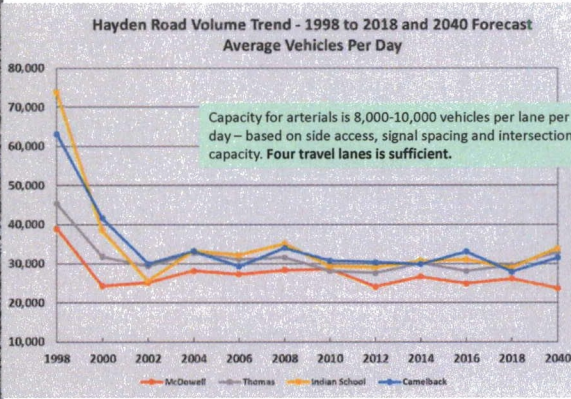





## Hayden Road – McKellips to Indian School

- Major arterial (6 travel lanes) to minor arterial (4 travel lanes)
- Would allow for complete street options

**Hayden Road Volume Trend - 1998 to 2018 and 2040 Forecast**  
Average Vehicles Per Day




| Year | McDowell | Thomas | Indian School | Camelback |
|------|----------|--------|---------------|-----------|
| 1998 | 38,000   | 45,000 | 72,000        | 65,000    |
| 2000 | 25,000   | 32,000 | 45,000        | 40,000    |
| 2002 | 25,000   | 32,000 | 28,000        | 32,000    |
| 2004 | 28,000   | 32,000 | 32,000        | 32,000    |
| 2006 | 28,000   | 30,000 | 32,000        | 30,000    |
| 2008 | 28,000   | 32,000 | 35,000        | 32,000    |
| 2010 | 28,000   | 30,000 | 30,000        | 30,000    |
| 2012 | 25,000   | 30,000 | 30,000        | 30,000    |
| 2014 | 28,000   | 32,000 | 30,000        | 32,000    |
| 2016 | 25,000   | 32,000 | 30,000        | 32,000    |
| 2018 | 25,000   | 30,000 | 30,000        | 30,000    |
| 2040 | 25,000   | 30,000 | 32,000        | 32,000    |



Street Element

7

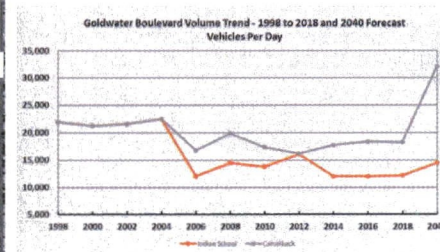
7



## Goldwater/Drinkwater Couplet

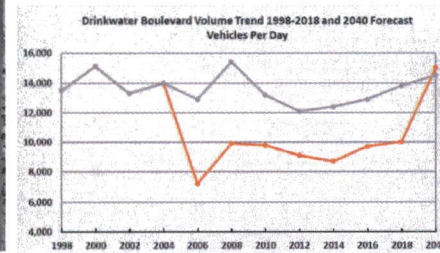
- Couplet (5 travel lanes) to minor arterial (4 travel lanes)

**Goldwater Boulevard Volume Trend - 1998 to 2018 and 2040 Forecast**  
Vehicles Per Day

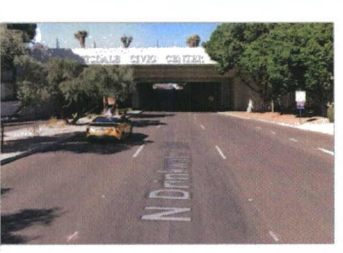


| Year | Indian School | Camelback |
|------|---------------|-----------|
| 1998 | 22,000        | 22,000    |
| 2000 | 22,000        | 22,000    |
| 2002 | 22,000        | 22,000    |
| 2004 | 22,000        | 22,000    |
| 2006 | 12,000        | 18,000    |
| 2008 | 15,000        | 18,000    |
| 2010 | 15,000        | 18,000    |
| 2012 | 15,000        | 18,000    |
| 2014 | 12,000        | 18,000    |
| 2016 | 12,000        | 18,000    |
| 2018 | 12,000        | 18,000    |
| 2040 | 15,000        | 32,000    |

**Drinkwater Boulevard Volume Trend 1998-2018 and 2040 Forecast**  
Vehicles Per Day



| Year | Dobson | Drinkwater School |
|------|--------|-------------------|
| 1998 | 14,000 | 15,000            |
| 2000 | 14,000 | 15,000            |
| 2002 | 14,000 | 15,000            |
| 2004 | 14,000 | 15,000            |
| 2006 | 7,000  | 10,000            |
| 2008 | 10,000 | 15,000            |
| 2010 | 10,000 | 15,000            |
| 2012 | 10,000 | 15,000            |
| 2014 | 10,000 | 15,000            |
| 2016 | 10,000 | 15,000            |
| 2018 | 10,000 | 15,000            |
| 2040 | 15,000 | 15,000            |



Street Element

8

8



## Proposed Street Classification Changes (cont'd)

- Major Collector (4 travel lanes) to Minor Collector (2 travel lanes)
  - 11 segments
- Minor collector with no center turn lane
  - 39 segments

Changes would allow for improved cycling and pedestrian comfort; restriping can often be coordinated with future pavement preservation treatments

Streets with long-term traffic volumes at 10%-75% of minor collector capacity (15,000-18,000 vehicles per day based on side access, signal spacing and intersection capacity)

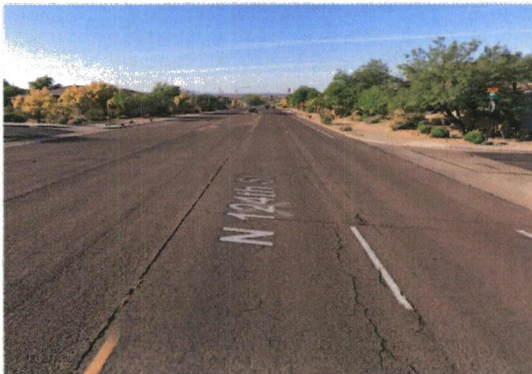


Street Element

9

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## Opportunities Created Through Street Reclassifications (paint diet coordinated with pavement treatment)



Major Collector  
124<sup>th</sup> Street - Before



Minor Collector  
124<sup>th</sup> Street - After

10

10

## Opportunities Created Through Street Reclassifications (road diet – requires CIP project)



Major Collector  
96<sup>th</sup> Street - Before



Minor Collector  
96<sup>th</sup> Street - After

11

11

### Minor Collectors – No Center Turn Lane

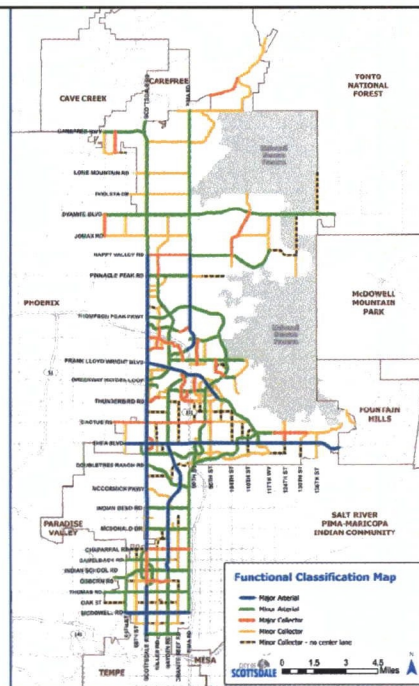


Before



After

Restriping typically coordinated with pavement treatment



Street Element

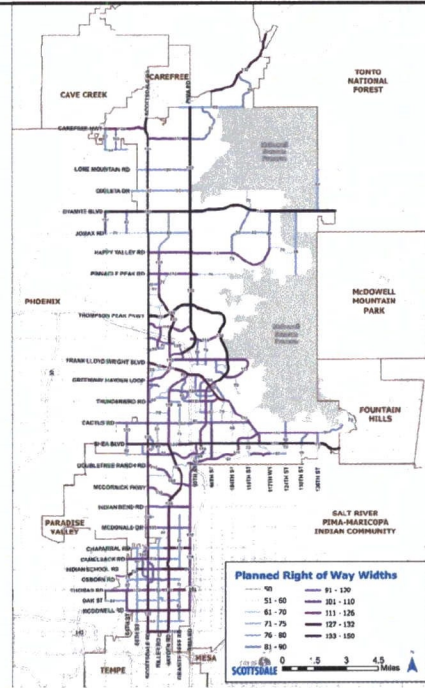
12

12



## Right-of Way Widths

- Planned right-of-way widths by major street segments have been mapped
- Provides a consistent outer edge to street corridors
- Supports city's Scenic Corridor Guidelines



Street Element

13

13

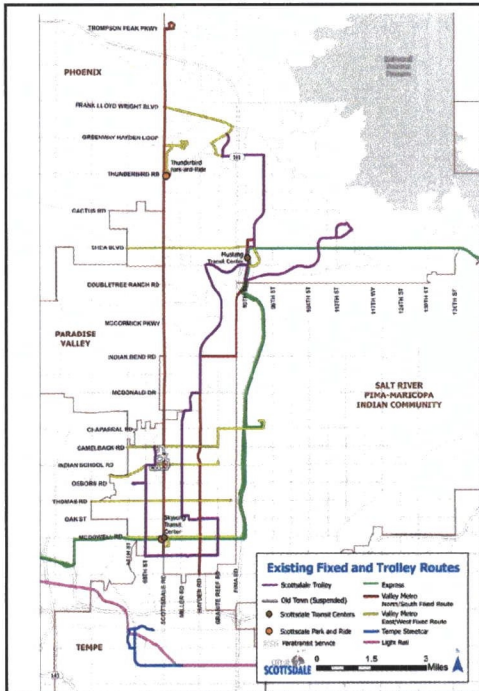
## Proposed Update to Roadway Noise Mitigation Policy

- Roadway noise levels considered for mitigation shall be consistent with the Arizona Department of Transportation's 2017 Noise Abatement Requirements
- ADOT standards required by Federal law (Code of Federal Regulations – 23 CFR 772) to match the Federal Highway Administration's noise standards.
  - Consider noise abatement when an increase of 15 decibels (dBA) in the model-predicted roadway noise levels over existing noise levels occurs and/or the predicted noise level is at or above 67 dBA.
  - Current city standard and former ADOT standard is 64 dBA.

Street Element

14

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## City of Scottsdale Transit System

- 9 regional fixed routes
  - ≤ 30-minute frequency
- 1 express route
- 3 trolley routes
  - 20-minute frequency
- 3 Sources for paratransit service



Transit Element

15

15

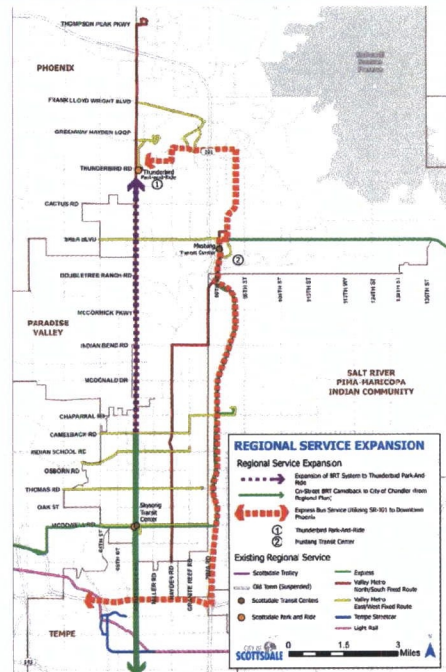
## Proposed Service Improvements

### Local Trolley Service

- Reinstate later evening hours and weekend service halted due to pandemic
- Connect to McDowell Mountain Aquatic Center, Arabian Library

### Regional Connectivity

- Greater service frequency on Phoenix and East Valley routes connecting to Scottsdale
- Implement express route to downtown Phoenix using Loop 101
- Expand connectivity to Light Rail system
- Evaluate a BRT route on Scottsdale Road from the Camelback Road to Chandler



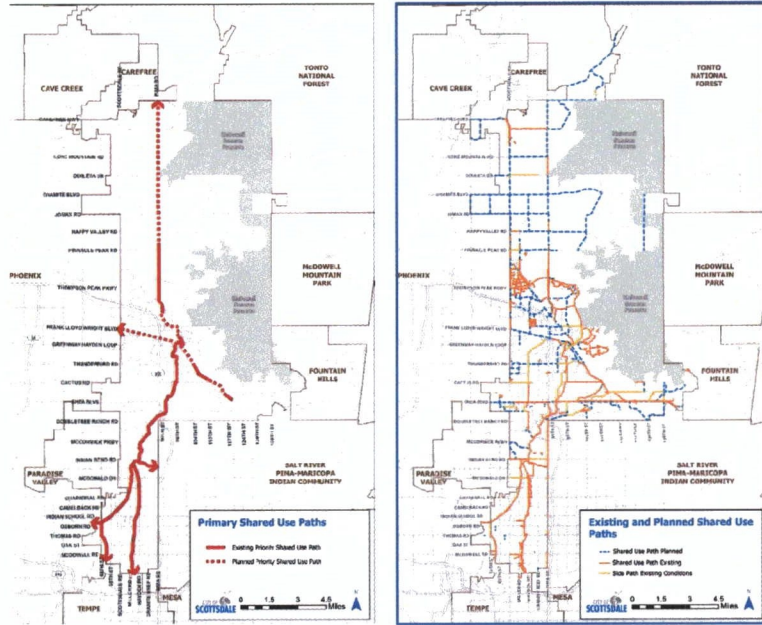
Transit Element

16

16

## Shared Use Paths

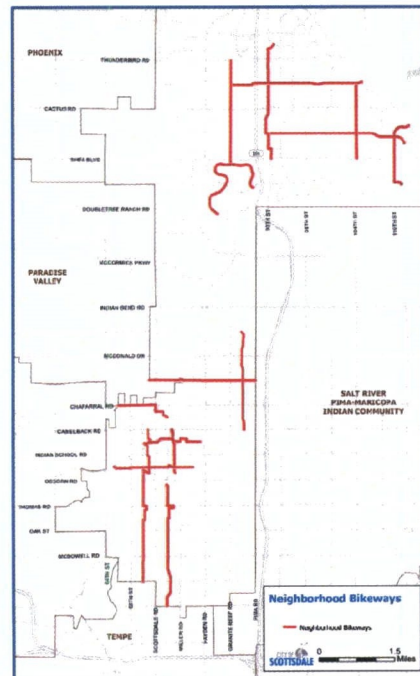
- Primary Paths:
  - Indian Bend Wash
  - Cross Cut/Arizona Canal
  - Central Arizona Project Canal
- Changes from 2016 Plan
  - Add to existing – 21 miles
  - Add to planned – 22 miles
  - Delete – 31 miles
    - Due to feasibility
  - Net change = +12 miles



Bikeway Element

## Neighborhood Bikeway Corridors

- Proposed new designation
  - Off arterial grid (quarter-mile and half-mile streets)
  - Lower traffic volumes and speeds
  - Accommodate wider range of users

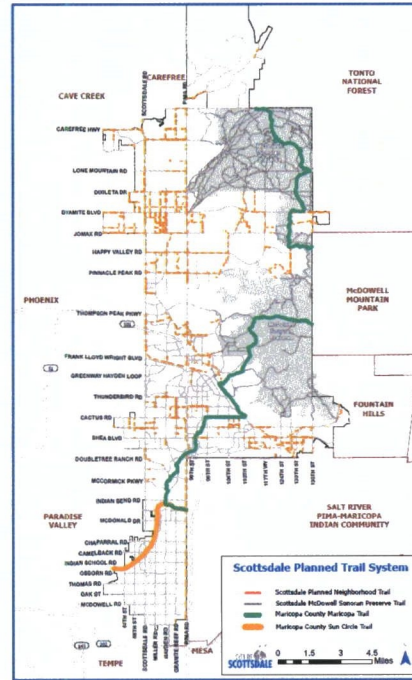


Bikeway Element



## Trail Network outside McDowell Sonoran Preserve

- Existing = 150 miles
- Planned = 140 miles (290 total miles)
  - Reductions from 2016 Plan (48 miles):
    - Lack of connectivity or proximity to other trails
    - Infeasible to construct (terrain or right-of-way)
    - Lack of access to the general public
- Priorities for construction
  - Connections to approved Preserve trailheads
  - Rural neighborhoods without sidewalks



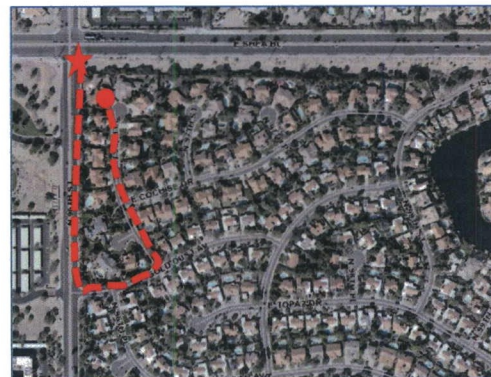
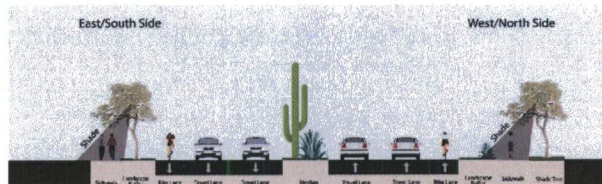
Trail Element

19

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## Proposed Changes to Sidewalks

- Landscaping shifts on north and west side of streets to improve summer shade
- Sidewalk width on 4-lane and 6-lane streets in lower density/limited access neighborhoods
  - 8-feet wide on one side serving as a side path
  - 6-feet wide on the other side
- Reduce the length of contiguous perimeter block walls to improve pedestrian connectivity



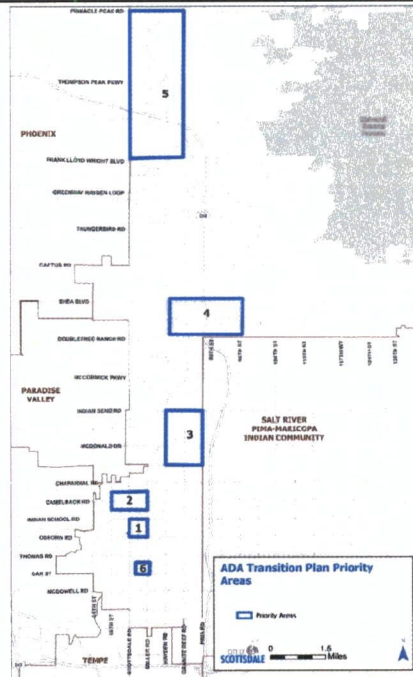
Pedestrian Element

20

20

## Accessibility Improvements

- ADA Transition Plan Priority Areas (6)
- Access to transit stops
- Enhanced crossings – priority areas
  - Scottsdale Road
  - Pima Road
  - Frank Lloyd Wright
  - Shea Boulevard
- Other Opportunities
  - Drainageways
  - Existing Bridges
  - New Development



Pedestrian Element

21

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## Primary Revenue Sources

- Proposition 400 0.5% Regional Transportation Sales Tax
  - 20-year sales tax extension approved by Countywide vote in 2004
    - Freeways/Transit/Arterials – Expires 12/31/25
- 0.2% Transportation Sales Tax
  - ≤ 50% can be used for operations-related costs
- State Highway User Revenue Fund (HURF) – gas tax
  - 18 cents/gallon has not changed since 1990
- 0.1% Transportation Sales Tax
  - Improvement projects only – Expires 1/31/29
- Federal Grants (one time)
  - Transit projects and fleet require 20% local match
  - Other projects typically require minimum 5.3% construction match

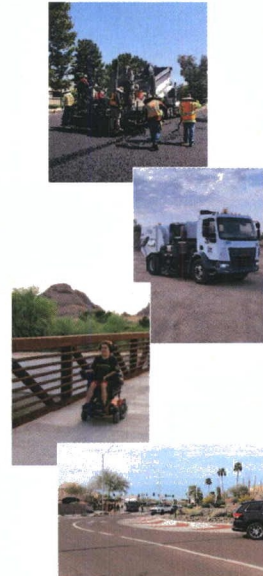
Implementation

22

22

## Transportation Investment Priorities

1. Preserve/Maintain/Optimize existing infrastructure
2. Meet Americans with Disabilities Act, Air Quality, Water Quality and other regulatory requirements
3. Enhance safety and test new concepts/technology
4. Provide transit service with  $\leq$  30-minute frequency
5. Develop capital projects with funding from outside sources
6. Develop capital projects that are funded only by the City and prioritize non-motorized access



Implementation

23

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## Potential Proposition 400 Extension

- MAG has approved a new Regional Transportation Plan
  - 10 arterials wholly in Scottsdale and 5 arterials with shared borders
    - Local match requirement estimated at \$96M (2021 dollars)
  - 3.5 miles of Bus Rapid Transit on Scottsdale/Rural Road
    - Local match estimate for Scottsdale segment is \$61M (could be reduced by competitive Federal grant)
  - Regional 0.5% sales tax extension vote required (2022 or 2024)
  - City matching funds for arterials and transit would likely require a bond election or 0.1% sales tax extension election



### Why a Regional Transportation Plan?

MOMENTUM is our region's transportation plan. It will serve as a long-term blueprint for our transportation system, so we need your ideas! Contributing to plan for and invest in our transportation system will ensure you can get to the places you need to go and have more time to do what matters most.

Learn about upcoming events and the planning process.

Implementation

24

24



### On-line Questionnaire – August/September 2021 (222 responses)

| # | Question  | Agrees | Neutral | Disagrees |
|---|---|--------|---------|-----------|
| 1 | Focusing on an action plan for the next 5 to 10 years is a better strategy than developing a new master plan for the next 20 to 30 years. | 67%    | 21%     | 12%       |
| 2 | Scottsdale should devote a portion of its transportation budget to evaluating and possibly implementing new transportation technology.    | 75%    | 9%      | 16%       |
| 3 | Preserving and improving existing transportation infrastructure should be prioritized over building new transportation infrastructure.    | 48%    | 27%     | 25%       |
| 4 | Scottsdale should emphasize pedestrian safety and multimodal travel over motor vehicle travel speed.                                      | 68%    | 15%     | 17%       |
| 5 | It is okay to remove travel lanes on streets with excess traffic capacity to provide better bicycle and pedestrian facilities.            | 62%    | 8%      | 31%       |
| 6 | Roundabouts improve traffic flow.   | 58%    | 15%     | 27%       |
| 7 | Roundabouts improve traffic safety.   | 46%    | 26%     | 28%       |
| 8 | Improving existing transit service should be prioritized over expanding transit service to northern Scottsdale.                           | 48%    | 21%     | 32%       |

Public Input

25

25

### Priorities Feedback – Summary from Questionnaire

| Prioritization Category                           | Southern | Old Town | Central | Northern | Average |
|---|----------|----------|---------|----------|---------|
| On-street bikeways and bicycle facilities         | 15%      | 16%      | 15%     | 15%      | 15%     |
| Shared-use paths (paved)                          | 17%      | 16%      | 17%     | 17%      | 17%     |
| Traffic flow                                      | 30%      | 27%      | 32%     | 33%      | 31%     |
| Transit   | 21%      | 18%      | 20%     | 19%      | 20%     |
| Enhanced crossings for pedestrians and bicyclists | 17%      | 23%      | 16%     | 17%      | 18%     |

Respondents suggest about 30% of expenditures should be allocated to traffic flow/congestion relief

Public Input

26

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## Written Public Comments on the draft Transportation Action Plan Questionnaire (8/25-9/3/21) and Open House (10/18-10/31/21) Phases

- Multiple comment topics
  - Revise plan for 128<sup>th</sup> Street where McDowell Sonoran Preserve is on both sides (17)
  - Continue to improve bike and pedestrian access (3)
  - Crosswalk design concerns (2)
  - Light rail extension northbound into Scottsdale (2)
  - Widen Chaparral road for access to Fashion Square area (2)
  - Development density concerns (2)

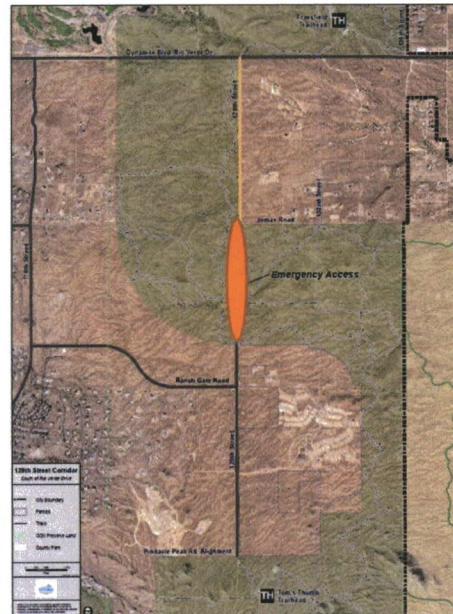
Public Input

27

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## Public Input Issue – 128<sup>th</sup> Street Corridor

- Received more written comments than any other item in the draft TAP
- November 18, 2021: The McDowell Sonoran Preserve Commission, recommends the Transportation Commission and Scottsdale City Council amend the Transportation Action Plan as follows:
  - ✓ **Amend the designation of the highlighted section of 128<sup>th</sup> Street, from its current designation of “Minor Collector” to a new designation as “Emergency Access Only” where it passes through Scottsdale’s McDowell Sonoran Preserve.**



Public Input

28

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## 128<sup>th</sup> Street Background

- Segment of concern runs ¾ miles south from the Jomax Road alignment
- Road right-of-way acquired 1975
- Included in 4 General Plans and 2 Transportation Master Plans as a collector (1984-2021)
- Preserve acquired adjoining land in 2012
- Previous deliberations in 2016 and 2019 to change 128<sup>th</sup> designation to emergency access only
- Water line planned for construction in corridor
- Connection of 118<sup>th</sup> Street between Jomax Road and Rio Verde Drive now in place (reduces concerns from Planning and Public Safety to maintain general access)
- Construction access for new development continues



Public Input

29

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## 128<sup>th</sup> Street Recommendation for Transportation

- To reflect the longstanding, and regularly updated, transportation network plan for the area south of Rio Verde Drive, staff recommends the Transportation Commission maintain 128<sup>th</sup> Street on the Street Classification map as a minor collector with no center turn lane; and 2) delete 128<sup>th</sup> Street from the recommended list of future CIP projects in the Implementation Program section of the Transportation Action Plan.
  - Eliminates prioritization of improvements to 128th Street over the next 5-10 years and allows for continued coordination with the McDowell Sonoran Preserve Commission, the City Council and other departments on issues related to wildlife protection, public access/emergency access, utilities, and extent of/financial responsibilities for any improvements.

Public Input

30

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## Council Discussion and Direction

31

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