

**SCOTTSDALE CITY COUNCIL
WORK STUDY SESSION MINUTES
MONDAY, NOVEMBER 6, 2017**



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

CALL TO ORDER

Mayor W.J. "Jim" Lane called to order a Work Study Session of the Scottsdale City Council at 4:04 P.M. on Monday, November 6, 2017, in the City Hall Kiva.

ROLL CALL

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

Also Present: City Manager Jim Thompson, City Attorney Bruce Washburn,
City Treasurer Jeff Nichols, and City Clerk Carolyn Jagger

MAYOR'S REPORT

Mayor Lane requested a moment of silence for the victims of the Sutherland Springs, Texas First Baptist Church shooting.

PUBLIC COMMENT

- Melinda Gulick spoke in support of the Desert EDGE project.
- Solange Whitehead spoke in opposition to the Desert EDGE project.
- Jason Alexander reported on the DDCS complaint that he filed with the Internal Revenue Service.
- Mark Hiegel spoke in support of the Desert EDGE project.
- Steve Tyrrell spoke in opposition to the Desert EDGE project.

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.

1. Desert Discovery Center (aka Desert Edge) Work Study Session Follow Up

Request: As a follow up to the September 26, 2017 Work Study Session, presentation, discussion, and possible direction to staff regarding the information that staff was directed to bring back for Council consideration:

- A work plan, timeframe, and cost estimates to review of the Desert Edge business plan, budget, funding sources, revenue sources, and capital expenses; a detailed analysis of construction costs, operation and maintenance costs, and parking costs, including whether the same project can be built for less; the feasibility of phased construction; and a study of what the economic impact of the project to the City as a whole would be if it is, and if it is not, completed.
- Clarification from the Tourism Development Commission on how much of the bed tax they recommended to fund the project.
- How much of Preserve tax is available to fund Desert Edge, with and without the food for home consumption tax.
- Clarification on how ASU and the Conservancy might participate.
- Draft ballot language that would allow voters to consider whether to:
 - Allow the Preserve tax to be used for operations and maintenance of trails and buildings in the Preserve.
 - Eliminate the food for home consumption tax from the Preserve tax, and split the remainder of Preserve tax funds between Preserve maintenance and operating costs and funding for Desert Edge.
 - Amend the City Charter to allow construction of Desert Edge in the Preserve, and prohibit future construction of projects of similar size, scope, and location to be built in the Preserve.
 - Amend the General Plan to allow construction of Desert Edge in the Preserve, and prohibit future construction of projects of similar size, scope and location to be built in the Preserve.

Presenter(s): Jim Thompson, City Manager

Staff Contact(s): Daniel Worth, Public Works Director, 480-312-5555, dworth@scottsdaleaz.gov; Kroy Ekblaw, Preserve Director, 480-312-7064, kekblaw@scottsdaleaz.gov

Public Works Director Dan Worth gave a PowerPoint presentation (attached) on the projected construction, design, and building maintenance costs for the Desert EDGE project.

City Treasurer Jeff Nichols gave a PowerPoint presentation (attached) on the business plan and possible funding sources for the Desert EDGE project.

Tourism and Events Director Karen Churchard gave a PowerPoint presentation (attached) on an economic feasibility study proposal for the Desert EDGE project.

Preserve Director Kroy Ekblaw gave a PowerPoint presentation (attached) on potential partnerships with McDowell Sonoran Conservancy and Arizona State University that may be formed in support of the Desert EDGE project.

City Attorney Bruce Washburn gave a PowerPoint presentation (attached) on draft ballot language that would allow voters to consider whether to:

- Allow the Preserve tax to be used for operations and maintenance of trails and buildings in the Preserve.

- Eliminate the food for home consumption tax from the Preserve tax, and split the remainder of Preserve tax funds between Preserve maintenance and operating costs and funding for Desert Edge.
- Amend the City Charter to allow construction of Desert Edge in the Preserve, and prohibit future construction of projects of similar size, scope, and location to be built in the Preserve.

Councilmembers provided direction to:

- Provide time for the citizen initiative petition process to be completed before moving forward.
- Explore alternate locations for the project that would not be in the Preserve, including Taliesin; 80 acres at Bell Road; locations near Pima and Dynamite roads, Thompson Peak and Bell Road; downtown; and other City-owned properties.

Councilmembers also offered the following suggestions:

- Consider ballot language that would allow voters to consider whether to amend the Charter to add language such as, "Construction of a building or buildings of not more than 50,000 square feet on not more than six acres and located _____ is permitted."
- Explore all available funding options, including use of Preserve tax funds and Tourism Development bed tax funds.
- Clarify participation agreements with Arizona State University, including use of private funds for construction and operation of ASU buildings, and the McDowell Sonoran Conservancy.
- Provide a comprehensive review of capital and operation and maintenance costs, staging, and economic impact.
- In an effort to keep the project moving forward, while waiting for the petition and evaluating alternate sites, develop an RFP and job description for a construction manager at risk contract.
- When considering where to cut costs and where to build the project, keep in mind accessibility and the quality of the experience for visitors.
- Hold off on the economic impact study until after a location has been selected.

MAYOR AND COUNCIL ITEMS – None

ADJOURNMENT

The Work Study Session adjourned at 7:05 P.M.

SUBMITTED BY:



**Carolyn Jagger
City Clerk**

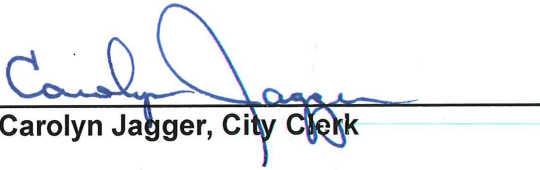
Officially approved by the City Council on November 28, 2017

CERTIFICATE

I hereby certify that the foregoing Minutes are a true and correct copy of the Minutes of the Work Study of the City Council of Scottsdale, Arizona held on the 6th day of November 2017.

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

DATED this 28th day of November 2017.



Carolyn Jagger, City Clerk

Desert Discovery Center Study Session

November 6, 2017

Tonight's Presentation

1. Construction Costs – Dan Worth

- A. Project Estimate/Cost of Offsite Support Facility/Relocation of Equestrian Uses
- B. Additional Design Work
- C. Building Maintenance Costs

2. Operating Costs – Jeff Nichols, Karen Churchard, Kroy Ekblaw

- A. Review of Business Plan
- B. Economic Feasibility Study
- C. Clarification of Partnerships

3. Funding Sources – Jeff Nichols, Karen Churchard, Kroy Ekblaw

- A. TDC Funding via Bed Tax
- B. Preserve Tax Dollars/Endowment

4. Ballot Language – Bruce Washburn

Section 1

CONSTRUCTION COSTS

Project Cost Estimate

DDCS Proposed Estimate: \$61 Million

City Revised Estimate: \$68 million

Major differences in cost estimates:

- General conditions, bond, tax, insurance
- Experience design portion
- Contingency
- City costs (salaries, permits, work order credits, allocation)

Other Impacts to Construction Costs

Potential Impact	Estimated Cost
Off site land for administrative building and overflow parking	\$3 million
ASU Pavilion	(\$7.2 million)
Relocate maintenance facility and equestrian parking	\$1 million
DDCS Operating Reserve	\$6.3 million

Additional Design Work

Independent review of construction cost estimate at current design level

- \$50,000; approximately 3 months

Advance design to 30 percent

- \$1 million for architectural design; approximately 4-6 months
- \$1.26 million for experience design

Advance design to 100 percent (in addition to 30 percent fees)

- \$3.2 million for architectural design; approximately 12 months
- \$1.98 million for experience design

Building Maintenance Costs

DDCS Business Plan

Personnel	\$188,500	Facility Mgr, Asst, 2 custodians
Repairs & maintenance	\$143,669	Contracts
Utilities	\$65,912	Assumes significant on-site generation
Supplies & materials	\$229,500	
Capital reserves	\$299,793	For future equipment replacement & repair
TOTAL ANNUAL COST:	\$927,374	

City Operating Impacts Estimate

O & M including custodial	\$3.07 per sf	\$722,288
Utilities	\$3.16 per sf	\$268,395
TOTAL ANNUAL COST:		\$990,682

Questions?

Section 2

OPERATING COST

Review of Business Plan

A. Operating Revenues (note b.2. below), Non-Operating Revenues, Operating Expenses

B. Economic Feasibility Study

1. Economic impact if constructed/not constructed

2. Ticket/membership revenues

C. Partnerships

Economic Feasibility Study Proposal

City of Scottsdale could seek outside review to determine:

- Direct and indirect economic impacts from development and operation of the Desert EDGE.
- Any direct loss the City could anticipate if the project is not developed.
- Include a full review and consideration of the assumptions in the operating plan, with additional attention to;
 - Revenue Projections
 - Attendance Projections

Timeframe: 4-6 months

- Estimated time to secure vendor & accomplish tasks

Cost: Up to +/- \$100,000

- Estimated costs for this review

Partnerships: McDowell Sonoran Conservancy

Per Correspondence of Oct. 16, 2017 from Chair Gregory M. Kruzel to City of Scottsdale:

“The Conservancy’s role in enhancing the experience of visitors to the Desert EDGE would be based on a contract with the operator of the EDGE to include

providing wellness and educational hikes,

conducting educational Nature Guide tours,

and participating in educational programming.

The Conservancy would

continue its research collaboration with Arizona State University,

some of which would be coordinated with ASU’s Global Drylands Institute within the Desert EDGE.”

Partnerships: Arizona State University **(DDC Proposal)**

Per Submission to Scottsdale from August 1st, 2017

As a partner with DDC, ASU will:

- *“Locate the Global Drylands Institute (GDI) headquarters within the DDC facilities as a research anchor*
- *Endow the GDI with up to 5 new faculty positions for the best research capacity + impact in areas of our common interest*
- *Invest in scientific equipment and start-up funds for the laboratory spaces within the DDC”*

Partnerships: Arizona State University **(DDC Proposal)**

Per Submission to Scottsdale from August 1st, 2017

ASU will support the public education mission of the DDC by:

- *“Establishing a research experience program for visitors*
- *Providing content and scientific rigor for the development of general outreach programs and exhibits*
- *Establishing connections between the DDC and specific academic programs at ASU”*

Partnerships: Arizona State University

(DDC Proposal)

Per Submission to Scottsdale from August 1st, 2017

ASU Student “Desert Keepers”:

- *“Student scientists*
 - *Develop research projects at the DDC with expert oversight + public programming/citizen science components*
- *Student docents*
 - *Guide visitors to the DDC, assisting with interpretation, answering questions and prompting new thinking”*

Partnerships: Arizona State University Clarification

Per Discussions with city Staff

With Wellington “Duke” Reiter, Sr. Advisor to the President:

- *ASU proposal is a response to a request to be the research/academic partner to achieve the mission of the DDC.*
- *The proposal elements represent several million dollars in both one-time upfront funding and long-term / on-going staffing and operational costs*
- *Proposal does not include ASU funding costs for building(s)*
 - *But does include ASU funding lab/office scientific equipment, furnishing, supplies, etc.*
- *ASU would not “lead” fundraising for such a building as part of any formal ASU Fundraising campaigns, but would support fundraising efforts by DDC Operator (or similar) and allow ASU name to be part of such efforts*

Questions?

Section 3

FUNDING SOURCES

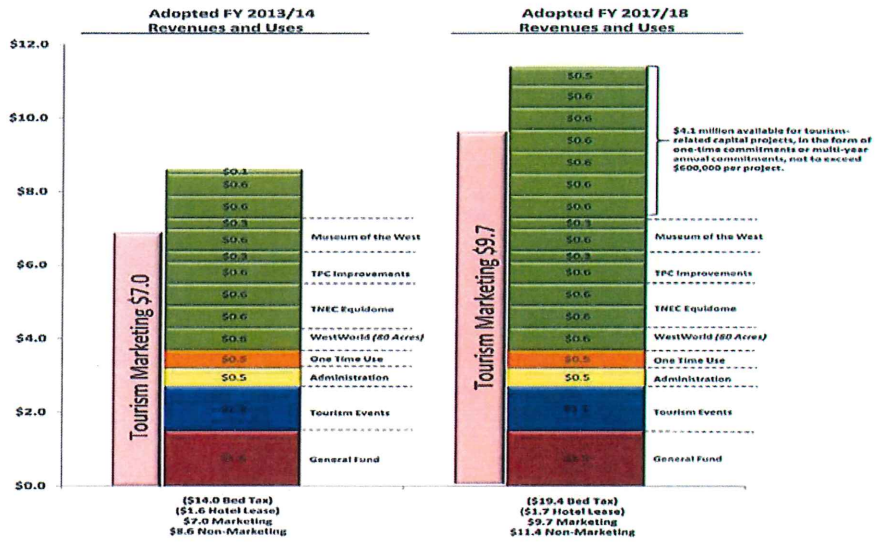
Funding Sources

Tourism Development Fund

- Undesignated/unreserved fund balance
- Annual funding availability (\$600,000 increments)

City of Scottsdale Tourism Development Fund as of June 2017							
	FY 2012/13 Actuals	FY 2013/14 Actual	FY 2014/15 Actual	FY 2015/16 Actual	FY 2016/17 Adopted Budget	FY 2016/17 Approved Budget	FY 2016/17 Actual
Carryover/beginning balance	\$0	\$7,210,481	\$9,263,611	\$9,796,287	\$10,162,195	\$10,443,108	\$10,443,108
SOURCES							
Bed Tax Revenues	\$13,936,891	\$15,441,037	\$17,070,187	\$17,380,331	\$18,711,000	\$18,711,000	\$18,050,951
Princess Lease Revenues	1,430,195	1,693,202	1,780,804	1,631,012	1,618,667	1,618,667	1,725,212
Miscellaneous Revenue	81,007	16,629	22,369	19,017	20,500	20,500	26,208
Transfer In - carryover tax FY2011/12	3,018,292	-	-	-	-	-	-
TOTAL REVENUES	\$18,477,385	\$17,110,769	\$18,888,520	\$18,946,360	\$20,353,167	\$20,353,167	\$20,702,371
USES							
Destination Marketing contract	\$6,925,708	\$7,661,563	\$8,623,624	\$8,698,166	\$9,357,000	\$9,357,000	\$9,357,000
Tourism - Administration	372,168	446,325	420,467	436,841	500,000	505,164	471,264
Event Retention and Development	1,024,689	1,093,427	1,017,632	991,014	1,200,000	1,200,000	1,138,053
One-time commitments	-	-	259,714	169,069	500,000	500,000	-
Match Museum of the West	-	-	765,250	399,879	400,000	400,000	400,000
Electrical outlets - downtown	-	-	-	-	520,354	520,354	-
Strategic Plan Carryover/Downtown	-	-	540,000	274,479	895,000	895,000	675,632
SMCW Hopi Exhibit	-	-	-	-	-	500,000	500,000
Strategic Plan Year 4	-	-	-	-	-	745,000	376,753
Hospitality Trolley/Banner Program	169,482	148,364	266,986	17,455	327	327	10,575
Downtown Trolley	-	-	-	300,000	300,000	300,000	300,000
Mayor and City Council	-	-	75,000	75,000	75,000	75,000	75,000
Transfer out - General Fund	1,587,474	3,685,912	1,500,000	1,500,875	1,500,000	1,500,000	1,600,000
Transfer out - CIP	-	242,147	2,210,000	1,846,900	-	-	-
Transfer out - Debt service	1,199,503	1,800,000	2,746,271	3,589,041	3,589,363	3,589,363	3,589,363
	\$11,266,004	\$16,067,738	\$18,345,744	\$18,209,639	\$18,837,044	\$20,087,208	\$18,295,640
Ending balance	\$7,210,481	\$9,263,611	\$9,796,287	\$10,443,108	\$11,693,164	\$10,700,067	\$12,849,839
Contingency	\$2,500,000	\$2,500,000	\$2,500,000	\$2,500,000	\$2,500,000	\$1,246,000	\$1,246,000
Citywide Pay Program					5,164	-	-

Tourism Development Fund Allocation (\$ in millions)



Funding Sources

Preserve Tax Dollars

- with sales tax on food
- without sales tax on food

<u>DRAFT - 11-6-2017 - Detail of Preserve Tax Funding – DRAFT – 11-6-2017</u>	<u>Current Projections*</u>
Current Projected uncommitted cash from Preserve Taxes through 2034 - with no future land acquisitions or improvements	\$135.8

*Amounts will vary based upon sales tax collections, bond interest rates, rates of return and final land acquisition / improvements costs.
All Amounts shown in million \$.

<u>DRAFT - 11-6-2017 - Detail of Preserve Tax Funding – DRAFT – 11-6-2017</u>	<u>Current Projections*</u>
Current Projected uncommitted cash from Preserve Taxes through 2034 - with no future land acquisitions or improvements	\$135.8
Current projections for planned land acquisitions and improvements:	
1. Planned Land Acquisitions - \$1.0M	
2. Planned Preserve Improvements - Up to \$33.0M	Up to \$34.0
Projected uncommitted cash after planned land acquisitions and improvements	\$101.8

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*Amounts will vary based upon sales tax collections, bond interest rates, rates of return and final land acquisition / improvements costs.
All Amounts shown in million \$.

DRAFT - 11-6-2017 - Detail of Preserve Tax Funding – DRAFT – 11-6-2017		Current Projections*
Current Projected uncommitted cash from Preserve Taxes through 2034 - with no future land acquisitions or improvements		\$135.8
Current projections for planned land acquisitions and improvements:		
1. Planned Land Acquisitions - \$1.0M		Up to \$34.0
2. Planned Preserve Improvements – Up to \$33.0M		
Projected uncommitted cash after planned land acquisitions and improvements		\$101.8

(Example Only) Detail of Perpetual Preserve Care Funding Concept (Vote Required)		Current Projections*
Projected uncommitted cash after planned land acquisitions and improvements		\$101.8
1. Preserve operations and maintenance annual annuity (or similar)		
Estimated @ 3% = \$1.0M* per year in perpetuity		(\$34.0)
If approved, concept anticipates expenses to be reviewed through the annual City budget process		
2. Research and education annual annuity (or similar)		
Estimated @ 3% = \$120K* per year in perpetuity		(\$4.0)
If approved, concept anticipates a process for yearly award of funds to include:		
a. Projects to be based on Ecological Resource Management Plan		
b. Grant funding through the yearly City budget process:		
-Requires support from the Conservancy Field Institute		
-Requires recommendations from: MSPC, Preserve Director, City Manager, City Treasurer and City Council		
Remaining Uncommitted Cash for Preserve Land and Improvement Uses		\$63.8

*Amounts will vary based upon sales tax collections, bond interest rates, rates of return and final land acquisition / improvements costs.
All Amounts shown in million \$.

Example if Preserve Taxes are Not applied to Food sales		Current Projections*
DRAFT - 11-6-2017 - Detail of Preserve Tax Funding – DRAFT – 11-6-2017		
Current Projected uncommitted cash from Preserve Taxes through 2034 - with no future land acquisitions or improvements		\$96.9
Current projections for planned land acquisitions and improvements:		
1. Planned Land Acquisitions - \$1.0M		Up to \$34.0
2. Planned Preserve Improvements – Up to \$33.0M		
Projected uncommitted cash after planned land acquisitions and improvements		\$62.9

(Example Only) Detail of Perpetual Preserve Care Funding Concept (Vote Required)		Current Projections*
Projected uncommitted cash after planned land acquisitions and improvements		\$101.8
1. Preserve operations and maintenance annual annuity (or similar)		
Estimated @ 3% = \$1.0M* per year in perpetuity		(\$34.0)
If approved, concept anticipates expenses to be reviewed through the annual City budget process		
2. Research and education annual annuity (or similar)		
Estimated @ 3% = \$120K* per year in perpetuity		(\$4.0)
If approved, concept anticipates a process for yearly award of funds to include:		
a. Projects to be based on Ecological Resource Management Plan		
b. Grant funding through the yearly City budget process:		
-Requires support from the Conservancy Field Institute		
-Requires recommendations from: MSPC, Preserve Director, City Manager, City Treasurer and City Council		
Remaining Uncommitted Cash for Preserve Land and Improvement Uses		\$24.9

*Amounts will vary based upon sales tax collections, bond interest rates, rates of return and final land acquisition / improvements costs.
All Amounts shown in million \$.

Questions?

Section 4

BALLOT LANGUAGE

What Can Be Referred By The Council

City Charter, Article 10, § 1 (partial):

All city matters **on which the council is or shall be empowered to legislate** may be submitted by the council, of its own motion, to the electors for adoption or rejection at a general or special election in the same manner and with the same force and effect as matters submitted on petition.

Council Direction for Preserve O&M Fund

Allow the Preserve tax to be used for operations and maintenance of trails and buildings in the Preserve.

Ballot Language for Using Preserve Tax for O&M

SHALL OPERATION AND MAINTENANCE OF THE MCDOWELL SONORAN PRESERVE (PRESERVE), INCLUDING ANY IMPROVEMENTS WITHIN THE PRESERVE, BE ADDED TO THE PERMISSIBLE USES OF REVENUES GENERATED AFTER _____, 20____ FROM THE 2004-AUTHORIZED TAX FOR THE PRESERVE?

Features Of Adding O&M to Permissible Preserve Tax Uses

- Need to pick a date certain — all taxes collected before that date restricted to existing permissible uses.
- Not tied to Desert Edge, although if it is built could be used for its O&M.
- Permits but does not require tax to be used for O&M — all existing uses still available.

Council Direction

Food Tax and O&M Fund

Eliminate the food for home consumption tax from the Preserve tax, and split the remainder of Preserve tax funds between Preserve maintenance and operating costs and funding for Desert Edge.

Ballot Language to Eliminate Food Tax and Establish O&M Fund

SHALL THE CITY CEASE IMPOSING THE 2004-AUTHORIZED MCDOWELL SONORAN PRESERVE TAX (PRESERVE TAX) ON RETAIL SALES OF FOOD FOR HOME CONSUMPTION AS OF _____, 20___; AND SHALL REVENUES GENERATED AFTER _____, 20___ FROM THE PRESERVE TAX, OVER THE AMOUNTS REQUIRED FOR DEBT SERVICE AND RELATED COSTS ON BONDS PAID BY THE PRESERVE TAX AND FOR PLANNED PRESERVE LAND ACQUISITIONS AND CAPITAL IMPROVEMENTS TO TRAILS AND TRAILHEADS, BE DEDICATED ON AN ANNUAL BASIS, EQUALLY TO: (I) THE FUNDING OF COSTS TO CONSTRUCT, OPERATE, AND MAINTAIN A DESERT EDUCATION, INTERPRETATION, AND RESEARCH CENTER (CENTER) AND (II) THE FUNDING OF A PERPETUAL CARE AND MAINTENANCE FUND (PERPETUAL FUND) FOR FUTURE OPERATION AND MAINTENANCE EXPENSES OF THE PRESERVE AND PRESERVE IMPROVEMENTS OTHER THAN THE CENTER; PROVIDED, HOWEVER, THAT IF COUNCIL DETERMINES FUNDING IS NOT NEEDED FOR THE CENTER, THOSE AMOUNTS SHALL BE DEDICATED TO THE PERPETUAL FUND?

Features of Food Tax Elimination and O&M Fund Ballot Language

- Need to pick a date certain — all taxes collected before that date restricted to existing permissible uses.
- Planned improvements would presumably be whatever was in a Council-approved plan as of the date new conditions implemented.
- Three funds
 - Bonds and planned improvements
 - Remainder divided equally between other two funds
 - Build, operate and maintain desert center
 - Operate and maintain Preserve (first fund rolls over to this fund if not used to build desert center)

Council Direction for Charter Amendment

Amend the City Charter to allow construction of Desert Edge in the Preserve, and prohibit future construction of projects of similar size, scope, and location to be built in the Preserve.

Proposed Charter Amendment Language

Art. 8, Sec. 12. LIMITATION ON CONSTRUCTION IN THE PRESERVE.

A. EXCEPT AS OTHERWISE PROVIDED IN THIS SECTION, NO NEW CONSTRUCTION SHALL TAKE PLACE IN THE PRESERVE WITHOUT THE APPROVAL OF THE CITIZENS AT A SPECIAL ELECTION.

B. THE FOREGOING NOTWITHSTANDING, CONSTRUCTION OF A BUILDING OR BUILDINGS OF NOT MORE THAN 50,000 SQUARE FEET ON NOT MORE THAN 6 ACRES AND LOCATED _____ IS PERMITTED.

C. AS USED IN THIS SECTION "NEW CONSTRUCTION" SHALL NOT INCLUDE:
CONSTRUCTION NECESSARY TO MAINTAIN EXISTING TRAILS AND TRAILHEADS;
CONSTRUCTION ON NEW TRAILS AS PROVIDED IN EXISTING TRAILS PLAN;
CONSTRUCTION OF NEW OR THE EXPANSION OF EXISTING TRAILHEADS AS PROVIDED IN THE EXISTING ACCESS AREA PLAN;
IMPROVEMENTS NECESSARY FOR THE HEALTH AND SAFETY OF THE CITIZENS AND THE PROTECTION AND MAINTENANCE OF THE PRESERVE.

FEATURES OF CHARTER AMENDMENT LANGUAGE

- Location of the building(s) needs to be described.
- "New Construction" is not defined. Exceptions intended to allow Preserve to continue consistent with current practice.
- No trails or trailheads not in plans existing at time of Charter change without public vote.
- Does not take effect until signed by Governor.

Council Direction for General Plan Amendment

Amend the General Plan to allow construction of Desert Edge in the Preserve, and prohibit future construction of projects of similar size, scope and location to be built in the Preserve.

General Plan Language Just to Allow Desert Edge in the Preserve

Low impact educational activities approved by City Council may also be suitable in the McDowell Sonoran Preserve portion of this land use category. Low impact educational facilities of not more than 50,000 square feet on not more than six acres may be located only _____

AND

Modified Definition:

The McDowell Sonoran Preserve consists of mountain and desert land included in the city's Preserve. This land generally possesses outstanding scenic value; valuable wildlife habitat and migration routes; lush desert vegetation; significant environmental conditions, such as sensitive washes, riparian areas and mountain peaks and valleys; archaeological and historic sites; and opportunities for appropriate passive recreation and low impact educational activities approved by City Council. Preserve land will remain as permanent open space with limited permanent improvements. Limited permanent improvements throughout the Preserve may include trailheads with improvements such as restrooms, passenger vehicle parking areas, equestrian trailer parking and staging areas, regulatory and interpretive signage, shaded seating areas, drinking fountains, and storage areas for maintenance supplies, low impact limited educational facilities of not more than 50,000 square feet on not more than six acres shall be allowed only _____. The recommended study boundary of the McDowell Sonoran Preserve includes mountain and desert land designated by the City Council as suitable for preservation and some lands preserved by zoning action as NAOS.

Features of General Plan Amendment Just to Allow Desert Edge in the Preserve

- City would initiate minor General Plan amendment to add this language.
- Must follow usual process, including Planning Commission.
- Location of the building(s) needs to be described.
- Council would refer this question to the voters.

Addressing All Outstanding General Plan Issues

- State law requires two elements be added to current General Plan
 - Neighborhood Preservation and Revitalization
 - Energy
- Could be added with Desert Edge language
- Voters asked to readopt General Plan
- Longer process as more steps involved.

Questions?