

SCOTTSDALE CITY COUNCIL
REGULAR MEETING MINUTES
TUESDAY, OCTOBER 15, 2019



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

CALL TO ORDER

Mayor W.J. "Jim" Lane called to order a Regular Meeting of the Scottsdale City Council at 5:11 P.M. on Tuesday, October 15, 2019, in the City Hall Kiva.

ROLL CALL

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

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

PLEDGE OF ALLEGIANCE – Girl Scout Troop 4321, Troop Leader Lainy Jada

INVOCATION

Mayor Lane requested a moment of silence to honor the passing of community leader Dr. Art Decabooter.

Pascua Yaqui Tribal Members presented a prayer dance celebrating Indigenous Peoples Day.

MAYOR'S REPORT

Mayor Lane announced that the City had previously issued a proclamation honoring Indigenous Peoples Day (October 14, 2019) and spoke about the program.

Mayor Lane welcomed newly appointed City Attorney Sherry Scott.

PRESENTATIONS/INFORMATION UPDATES

- **Adopt-A-Road**
Presenter(s): Bruce Wall, Citizen Advisor

Citizen Advisor Bruce Wall gave a PowerPoint presentation (attached) on the City's Adopt-A-Road program.

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.

PUBLIC COMMENT – David Ortega commented on State law that requires marijuana dispensaries to have onsite parking, which could impact a proposed dispensary in downtown.

ADDED ITEMS

A1. Added Items

The council reports for Item Nos. 14A, 14B, and 15 were added to the agenda less than ten days prior to the meeting and will require a separate vote to remain on the agenda.

Request: Vote to accept the agenda as presented or to continue the added item(s) to the November 12, 2019 Council meeting.

MOTION AND VOTE – ADDED ITEMS

Councilmember Korte made a motion to accept the agenda as presented including Items 14A, 14B, and 15. Vice Mayor Littlefield seconded the motion, which carried 7/0, with Mayor Lane; Vice Mayor Littlefield; and Councilmembers Klapp, Korte, Milhaven, Phillips, and Whitehead voting in the affirmative.

MINUTES

Request: Approve the Special Meeting Minutes of September 17, 2019; Regular Meeting Minutes of September 17, 2019, and September 24, 2019; and Executive Session Minutes of September 17, 2019, and October 1, 2019.

MOTION AND VOTE – MINUTES

Councilman Phillips made a motion to approve the Special Meeting Minutes of September 17, 2019; Regular Meeting Minutes of September 17, 2019, and September 24, 2019; and Executive Session Minutes of September 17, 2019, and October 1, 2019. Councilwoman Klapp seconded the motion, which carried 7/0, with Mayor Lane; Vice Mayor Littlefield; and Councilmembers Klapp, Korte, Milhaven, Phillips, and Whitehead voting in the affirmative.

CONSENT AGENDA

1. Canopy by Hilton Scottsdale Liquor License (66-LL-2019)

Request: Consider forwarding a recommendation of approval to the Arizona Department of Liquor Licenses and Control for a Series 11 (hotel/motel) State liquor license for a new location and owner.

Location: 7142 E. 1st Street

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

2. Chauncey Venue Liquor License (72-LL-2019)

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

Location: 17767 N. Scottsdale Road, Suite 200

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

3. Fire Station 616

Request: Adopt **Resolution No. 11596** to authorize:

1. Cancelling Construction Bid Award No. 19PB009 with Path Construction Southwest, LLC, in the amount of \$3,980,000 for construction of Fire Station 616.
2. Construction Bid Award No. 20PB009 with MACO Construction Services, Inc., the lowest responsive bidder, in the amount of \$4,131,038 for construction of Fire Station 616 to be located on Cave Creek Road, just west of 110th Street.
3. The City Attorney, and respective staff, to file such claims, counterclaims, crossclaims, third-party claims, or other similar actions against Path Construction Southwest, LLC, any other surety, and, if necessary, any other person or entity as may be deemed necessary to pursue all legal remedies.

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

4. 84th Street and Shea Boulevard Drainage Improvements

Request: Adopt **Resolution No. 11618** authorizing Construction Bid Award No. 20PB007 to Southwest Sawcutting & Milling, LLC, dba SWB Paving, at a unit price bid of \$39,241 for the 84th Street and Shea Boulevard drainage improvements.

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

5. Budget Transfer for the Drinkwater Underpass Public Art Project

Request: Adopt **Resolution No. 11607** authorizing a FY 2019/20 capital budget appropriation transfer in the amount of \$200,000 from the Arts in Public Places project to a newly created CIP project titled Drinkwater Underpass Public Art Project.

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

6. Fire Department Staffing for Adequate Emergency Response Grant

Request: Adopt **Resolution No. 11609** to authorize:

1. The acceptance of a FY 2019/20 Federal Emergency Management Agency Staffing for Adequate Emergency Response grant in the amount of \$1,285,056 over three, 12-month periods beginning November 10, 2019.
2. The addition of six new full-time equivalent positions at the job classification of firefighter in the Fire Department during FY 2019/20.
3. A budget transfer in the amount of \$185,330 from the adopted FY 2019/20 Future Grants Budget and/or Grant Contingency to a newly created cost center within the Fire Department's operating budget to record the related grant activity. The budget transfer will cover 16 pay periods from November 10, 2019, through June 30, 2020, to be funded by the grant.
4. A budget transfer in the amount of \$189,400 from the FY 2019/20 adopted General Fund Operating Contingency to the Fire Department's operating budget to cover the 25% required grant match and medical exams, as well as one-time costs associated with the academy, and for uniforms and gear.
5. The Fire Chief, or designee, to conduct all negotiations and to execute and submit all documents in connection with the grant.

Staff Contact(s): Tom Shannon, Fire Chief, 480-312-1821, tshannon@scottsdaleaz.gov

7. WaterSMART Grant Application

Request: Adopt **Resolution No. 11616** authorizing the submission of a grant application to the United States Department of Interior Bureau of Reclamation for a water conservation field services program grant for federal FY 2019/20, and authorizing the acceptance of any resulting grant award.

Staff Contact(s): Brian Biesemeyer, Water Resources Director, 480-312-5683, bbiesemeyer@scottsdaleaz.gov

8. Proposition 202 Grant Funds Acceptance

Request: Adopt **Resolution No. 11604** to authorize:

1. The City to accept \$65,000 in Proposition 202 Tribal Gaming funds from the Gila River Indian Community.
2. The Government Relations Director, or designee, to execute any necessary documents to facilitate the receipt or transmittal of the specified grant money.

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

9. Audit Committee Recommendation for the Human Services Commission Sunset Review

Request: Adopt **Resolution No. 11605** accepting the Audit Committee's recommendation and authorizing the continuation of the Human Services Commission.

Staff Contact(s): Sharron Walker, City Auditor, 480-312-7867, swalker@scottsdaleaz.gov

10. Audit Committee Recommendation for the Judicial Appointments Advisory Board Sunset Review

Request: Adopt **Resolution No. 11606** accepting the Audit Committee's recommendation and authorizing the continuation of the Judicial Appointments Advisory Board.

Staff Contact(s): Sharron Walker, City Auditor, 480-312-7867, swalker@scottsdaleaz.gov

11. Request for Exemption from Posting Security for Outstanding Workers' Compensation Claims

Request: Adopt **Resolution No. 11615** authorizing the execution of a letter to the Industrial Commission of Arizona requesting an exemption to the requirement to post security for outstanding workers' compensation claims.

Staff Contact(s): Katherine Callaway, Risk Management Director, 480-312-7841, kcallaway@scottsdaleaz.gov

12. Legal Services Contract

Request: Adopt **Resolution No. 11611** authorizing legal fees to be incurred in Contract No. 2015-031-COS with the Law Offices of Robert S. Murphy, LLC, in an amount not to exceed \$10,000 for the defense of *Marcellus v. City of Scottsdale, et al.*, Case No. CV2015-091140, currently pending in the Superior Court of Maricopa County.

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

13. Tim Riester and Mirja Riester v. City of Scottsdale, et al., Settlement Agreement

Request: Adopt **Resolution No. 11595** authorizing Agreement No. 2019-172-COS with Tim Riester and Mirja Riester and the Town of Paradise Valley in the amount of \$175,000 to settle the lawsuit titled *Tim Riester and Mirja Riester v. City of Scottsdale, et al.*, currently pending in Maricopa County Superior Court, Case No. CV2018-004269.

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

14. Monthly Financial Report

Request: Accept the FY 2019/20 Monthly Financial Report as of August 2019.

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

14A. WestWorld Event Contract

Request: Adopt **Resolution No. 11623** authorizing the City Manager, or designee, to execute a contract with the Federation Equestre Internationale for the Reining and Vaulting World Championship in 2022 at WestWorld.

Staff Contact(s): Brian Dygert, WestWorld General Manager, 480-312-6825, bdygert@scottsdaleaz.gov

14B. City Attorney Employment Agreement

Request: Adopt **Resolution No. 11627** authorizing Employment Agreement No. 2019-180-COS with Sherry R. Scott.

Staff Contact(s): William Hylan, Senior Assistant City Attorney, 480-312-2472, whylen@scottsdaleaz.gov

MOTION AND VOTE – CONSENT AGENDA

Councilmember Korte made a motion to approve Consent Agenda Items 1 through 14B. Vice Mayor Littlefield seconded the motion, which carried 7/0, with Mayor Lane; Vice Mayor Littlefield; and Councilmembers Klapp, Korte, Milhaven, Phillips, and Whitehead voting in the affirmative.

REGULAR AGENDA

15. Museum Square Rezoning, Development Agreement, and Abandonment (13-ZN-2018, 10-DA-2018, and 1-AB-2019)

Requests:

1. Adopt **Resolution No. 11566** authorizing Agreement No. 2018-029-COS-A4, the fourth amendment to the agreement with ARC Scottsdale Holdings, LLLP, regarding the acquisition of real property owned by the City located east of N. Goldwater Boulevard and west of N. Marshall Way, both north and south of 2nd Street.
2. Adopt **Ordinance No. 4428** approving a zoning district map amendment from Downtown/ Downtown Multiple Use Type-2, Planned Block Development, Downtown Overlay (D/DMU-2 PBD DO) and Downtown/Office Commercial Type-2, Planned Block Development, Downtown Overlay (D/OC-2 PBD DO) zoning to Downtown/Downtown Multiple Use Type-3, Planned Block Development, Downtown Overlay (D/DMU-3 PBD DO) zoning, including a development plan with amended development standards for a mixed-use project with building height up to 150 feet, including hotel, residential, and an open space plaza on a 7.34±-acre site located at 2nd Street and Marshall Way.
3. Adopt **Resolution No. 11600** declaring the document titled "Museum Square Development Plan" to be a public record.
4. Adopt **Resolution No. 11599** authorizing Development Agreement No. 2019-173-COS with ARC Scottsdale Holdings, LLLP.
5. Adopt **Resolution No. 11601** authorizing the abandonment of a 10-foot-wide right-of-way segment along the south side of E. 2nd Street, located along the northern boundary of APN No. 130-13-404, with Downtown/Office Commercial Type-2, Planned Block Development, Downtown Overlay (D/OC-2 PBD DO) zoning located at 7007 E. 2nd Street.

6. Adopt **Resolution No. 11602** authorizing a City Treasurer Budget transfer from the General Fund to the Downtown Special Improvement Trust Fund, in the amount of \$885,063.83, for the bonus payment in accordance with the terms of Agreement No. 2019-173-COS.

Location: 7007, 7084, 7108, 7114, 7105, 7111 E. 2nd Street and 3600 N. Marshall Way

Presenter(s): Bryan Cluff, Sr. Planner

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

Senior Planner Bryan Cluff gave a PowerPoint presentation (attached) on the Museum Square rezoning, development agreement and abandonment proposals.

Applicant representative John Berry, applicant Rob Macdonald, and applicant representative Jeff Denzak gave PowerPoint presentations (attached) on the Museum Square rezoning, development agreement, and abandonment proposals.

Mayor Lane opened public testimony.

The following spoke in favor of the Museum Square project:

- Bill Crawford, Scottsdale resident
- Sandy Schenkat, Scottsdale resident
- Mary Turner, Scottsdale resident, read letters of support (attached)
- Jim Bruner, Scottsdale resident
- Michael Fox, Scottsdale Museum of the West
- Carter Unger, Scottsdale resident
- Don Henninger, Scottsdale resident
- Lance Ross, Greasepaint Theater
- Bob Pejman, Scottsdale resident
- Alex McLaren, Scottsdale resident
- Lorraine Rodgers, Scottsdale resident
- Ketra Bannock, Scottsdale resident
- Moira Palermo, Greasepaint Theater
- Lisa Christian, Phoenix resident
- Maureen Watson, Scottsdale resident
- Melissa Redleaf, Scottsdale resident
- Savannah Thompson, Greasepaint Theater
- Gin Selfridge, Tempe resident
- Kevin Maxwell, Scottsdale resident
- Jennifer Rawicz, Scottsdale resident

Mayor Lane closed public testimony.

MOTION AND VOTE – ITEM 15

Councilwoman Klapp made a motion to approve Item 15 and adopt Resolution No. 11566, Ordinance No. 4428, Resolution No. 11600, Resolution No. 11599, Resolution No. 11601, and Resolution No. 11602, after determining that the zoning district map amendment is consistent and conforms with the adopted General Plan, and finding that the Planned Block Development Overlay Criteria have been met. Councilwoman Milhaven seconded the motion, which carried 7/0, with Mayor Lane; Vice Mayor Littlefield; and Councilmembers Klapp, Korte, Milhaven, Phillips, and Whitehead voting in the affirmative.

16. Southbridge Two Rezoning, Abandonment, and Development Agreement (22-ZN-2018, 19-AB-2018, and 4-DA-2019)

Request: Continue to November 12, 2019.

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

MOTION AND VOTE – ITEM 16

Councilwoman Klapp made a motion to continue Item 16 to November 12, 2019. Councilmember Korte seconded the motion, which carried 7/0, with Mayor Lane; Vice Mayor Littlefield; and Councilmembers Klapp, Korte, Milhaven, Phillips, and Whitehead voting in the affirmative.

PUBLIC COMMENT

CITIZEN PETITIONS

17. Receipt of Citizen Petitions

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

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

No citizen petitions were received.

MAYOR AND COUNCIL ITEMS – None

ADJOURNMENT

The Regular City Council Meeting adjourned at 7:30 P.M.

SUBMITTED BY:



Carolyn Jagger
City Clerk

Officially approved by the City Council on

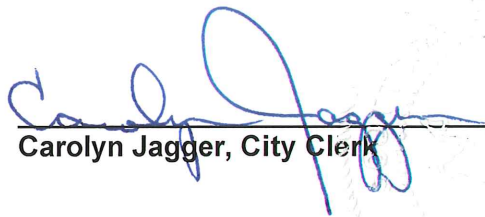
November 12, 2019

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 of the City Council of Scottsdale, Arizona held on the 15th day of October 2019.

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

DATED this 12th day of November 2019.



Carolyn Jagger, City Clerk

January 22, 2018

Mayor Lane and Scottsdale City Council
Scottsdale City Hall
3939 N Drinkwater Blvd.
Scottsdale, AZ 85251

Dear Mayor and Council,

Over the years the City Council has maintained a strong dedication to providing essential resources to its community and residents. We commend you for the actions you have taken to improve the City of Scottsdale. But with the recent failed bonds, the City of Scottsdale lacks more funding to even have these programs, further including support for The Scottsdale Fire programs.

In order to meet the needs of citizens for public safety, parks, roads, community programs and quality of life measures Scottsdale is widely considering the disposal of property. Thanks to the sale of unused land like that at Loloma, approximately \$30 million could be generated to help meet these challenges.

Events are a crucial component of Scottsdale's overall image. The City and its residents often benefit from events held in Scottsdale through increased cultural opportunities, recreational activities, increased economic activity and enhanced community status.

In recent years, downtown Scottsdale has lost a substantial amount of area that was used to hold large scale events, forcing Scottsdale to lose a significant amount of exposure and business. As part of its open space plan, Museum Square will provide new public event space that will help attract new audiences and increase tourism in Scottsdale.

We are excited for the potential Museum Square offers and commend the Scottsdale City Council for its inventive public-private approach. I encourage you to proceed with Macdonald Development (at a price notably higher than the City's appraised value) as a way to provide potential new revenues that will help support the needs of local programs, including those for public safety.

Sasha Weller
President
Scottsdale Firefighter's Association

January 25, 2018

Mayor Lane and Scottsdale City Council
3939 N Drinkwater Blvd.
Scottsdale, AZ 85251

Dear Mayor Lane and Scottsdale City Council,

Scottsdale has a Million Dollar reputation for its continued commitment to the Art Galleries and the Museum of the West. We have been proud to be a Major Gallery in the United States and located in Scottsdale for the past 30 years, on the corner of Main Street and Scottsdale Road. Our other business Scottsdale Art Auction is responsible for bringing 1000's of people to the downtown area for the past 14 years. We wanted to let you know that we are excited for the potential development of Museum Square. It will help anchor the downtown's Art signature Main Street.

Over the years, we have watched the downtown area go through a series of changes. While we have enjoyed the downtown nightlife, that isn't necessarily our customer. The development of Museum Square and the upscale environment with new upscale hotels and possibly a couple more restaurants is what will help us the most. Macdonald Development is already working on other improvements to downtown Scottsdale too with the development of a Canopy Hotel, a new high-end experience by Hilton Hotels Worldwide. Also as part of its plan, Museum Square will introduce a new special events area, roughly as large and substantial area as the Scottsdale Civic Center, which we are very excited about.

We produce three events a year where hundreds of our clients fly here for our special shows and our art auction, and better downtown hotels are needed. I have to send them to the Phoenician, Royal Palms (PHX) and Paradise Valley Hotels. Which means that Scottsdale is NOT making the sales tax dollars. At the present time, I am booking 300+ room nights a year.

A central part of Museum Square is the Museum of the West. As an Executive Board Member of the Museum, we are excited about the expansion that would roughly double the size of the museum. We are working on bigger and better exhibits for the Museum, but do not have the room for some of the major shows that would like to come to Scottsdale.

For us, this project seems like a **"NO BRAINER"**.

We are excited for the potential of Museum Square and applaud the Scottsdale City Council for its innovative approach to hopefully make it happen. We encourage you to proceed with Museum Square for the exciting potential it offers our city.

Thank you for your consideration.

Sincerely,

Brad and Jinger Richardson
Owners of **The Legacy Gallery**
Celebrating 30 Years

February 26, 2019

The Honorable Mayor and City Council
City of Scottsdale
3939 N. Drinkwater Blvd.
Scottsdale, AZ 85251

Dear Mayor and Council:

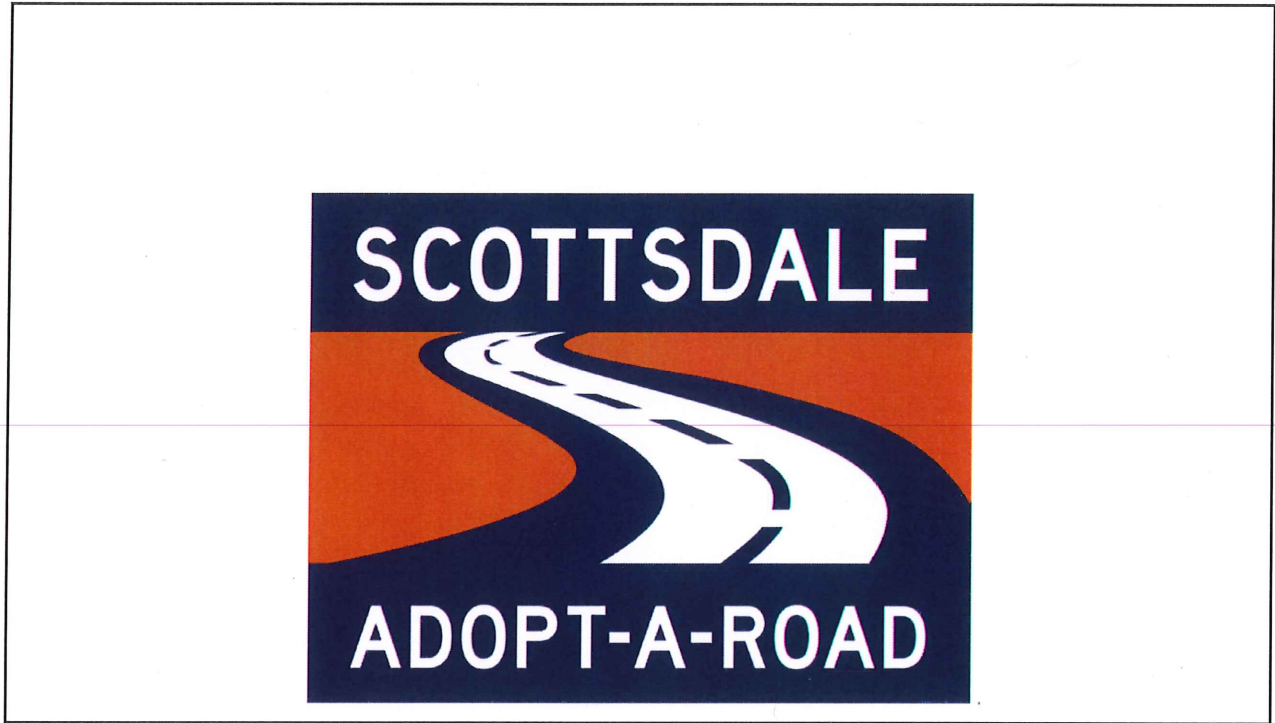
As the largest employer in the City of Scottsdale and a property owner in Old Town, HonorHealth would like to add our support for the Museum Square development project. Our Osborn Medical Center campus is approximately 700 feet away from the proposed Museum Square. We recognize this project will bring much needed activity to a currently under-utilized land parcel adjacent to the wonderful Museum of the West. Museum Square's proposed open space will be a major amenity for residents, visitors and our employees alike.

Ensuring the vibrancy of Scottsdale's downtown area, with projects like Museum Square, is an important part of keeping our City an attractive place for our employees to live, work and play. Maintaining a quality work force is vital for HonorHealth's continued success in bringing exceptional health care services to the City's residents and visitors. We urge you to support this important project.

Sincerely,



Michelle Pabis
Vice President, Government & Community Affairs



1

FACTS:

178

The number of active Adopt-A-Road groups in the City of Scottsdale in fiscal 2018/2019

2

FACTS:

2,149

The number of volunteers that cleaned the roadways in fiscal 2018/2019.

3

FACTS:

316

The number of miles of Scottsdale roadsides adopted and cleaned throughout the year

4

It all began...

In 1993 by a group of citizens volunteering to clean the roadside of litter.



5

Today

Each group volunteers to clean their roadway segment 3 times a year.



6

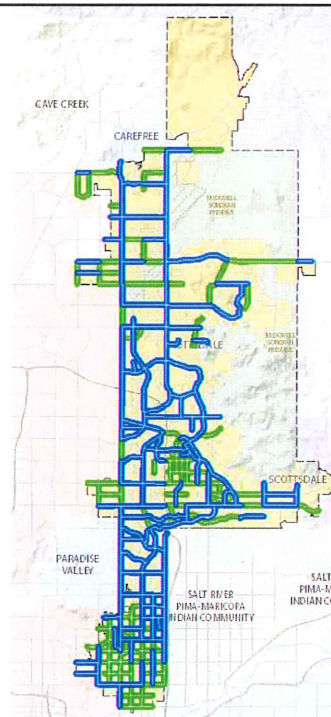
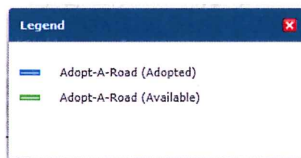
Sign Overhaul



7

New Online Map

Rolled out in April 2019



8

Working Hand In Hand



9

Adopt-A-Road Coordinator's Dinner



10

Adopt-A-Road Coordinator's Dinner



11

Awards:

Unwelcome Assist Award

"A rattlesnake" T.J. Weirich, RE/MAX
Fine Properties



12

Awards:

Profitable Volunteer Award

“Once I found a cell phone. When I picked it up, it started ringing. So I answered it. He said he was in south Phoenix and would come to pick it up. It took him 45 minutes to get there. He handed me \$20 as a finder’s fee.” Ron Shoemaker

13

Questions?

Program Coordinator Bruce Wall

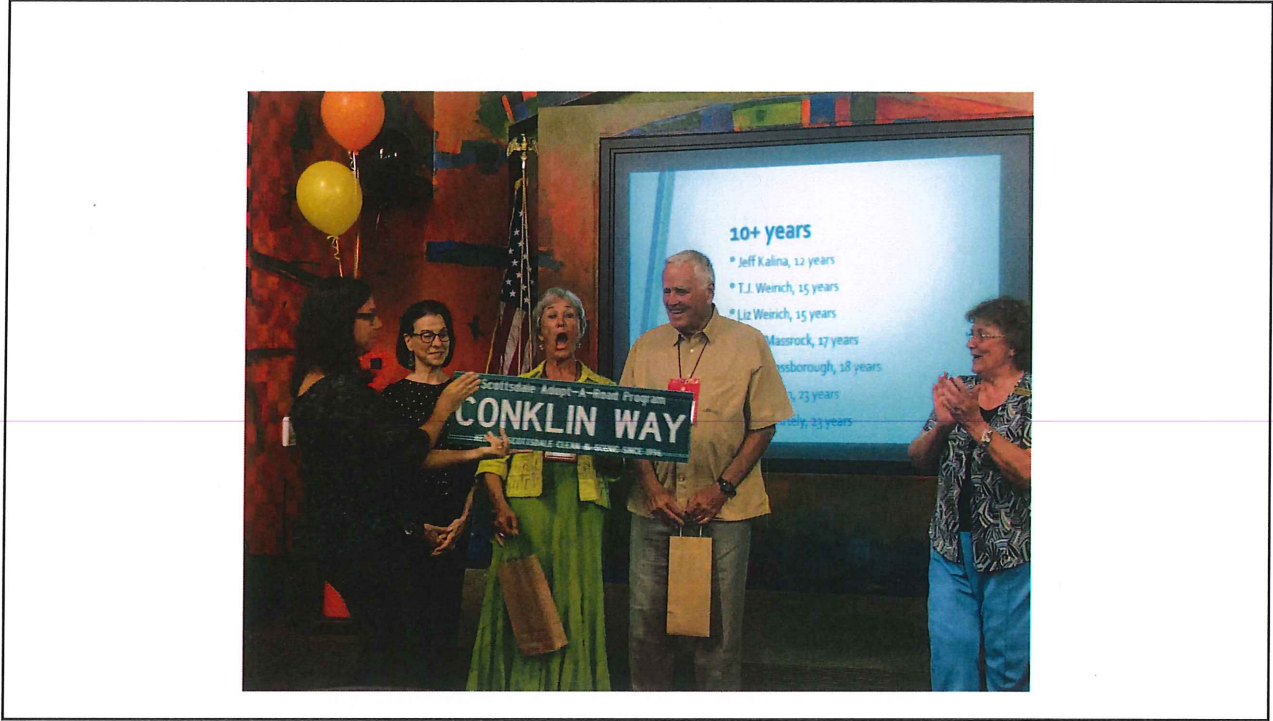
Citizen Service, City of Scottsdale

Phone: 480-312-7898

Email: Bwall@ScottsdaleAZ.gov

Website: ScottsdaleAZ.gov search “Adopt A Road”

14



15

Museum Square

13-ZN-2018 & 1-AB-2019

Contract No. 2018-029-COS-A4

Contract No. 2019-173-COS

City Council

October 15, 2019

Coordinator: Bryan Cluff, LEED AP

1



Context Aerial

13-ZN-2018

2



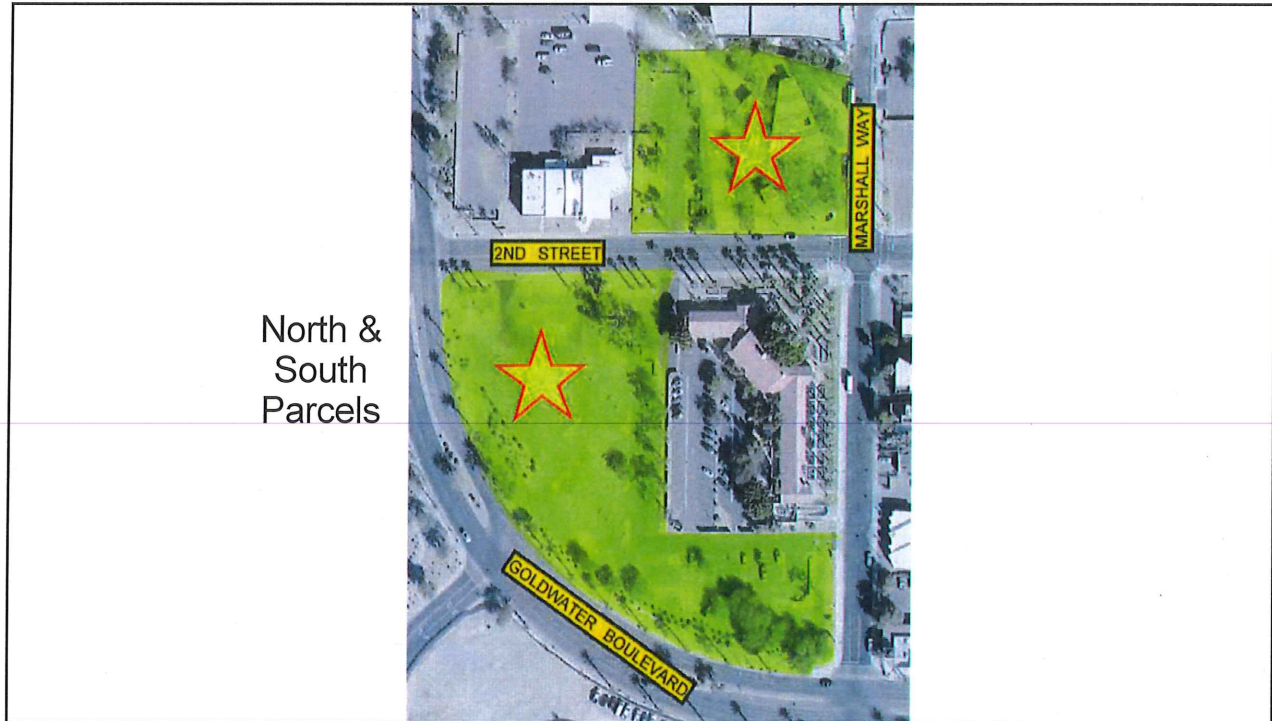
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Request:

- 4th Amendment to PSA (Contract No. 2018-029-COS-A4)
- Development Plan with amended development standards
 - D/DMU-2 PBD DO & D/OC-2 PBD DO to D/DMU-3 PBD DO
 - Development Agreement (Contract No. 2019-173-COS)
 - PBD Overlay District Application
- Right-of-Way Abandonment (1-AB-2019)

Request **13-ZN-2018**

4



5

4th Amendment to PSA (Contract No. 2018-029-COS-A4):

- Purchaser to build 151-168 public stalls under hotel
 - Purchase price adjusted \$7.1M (\$45,000/space)
- Interim solution: 149 surface spaces on hotel site
- City to cause additional on-street stalls
- Purchase price adjusted down \$1M (termination of restrictions)

Request

13-ZN-2018

6

4th Amendment: Public Parking

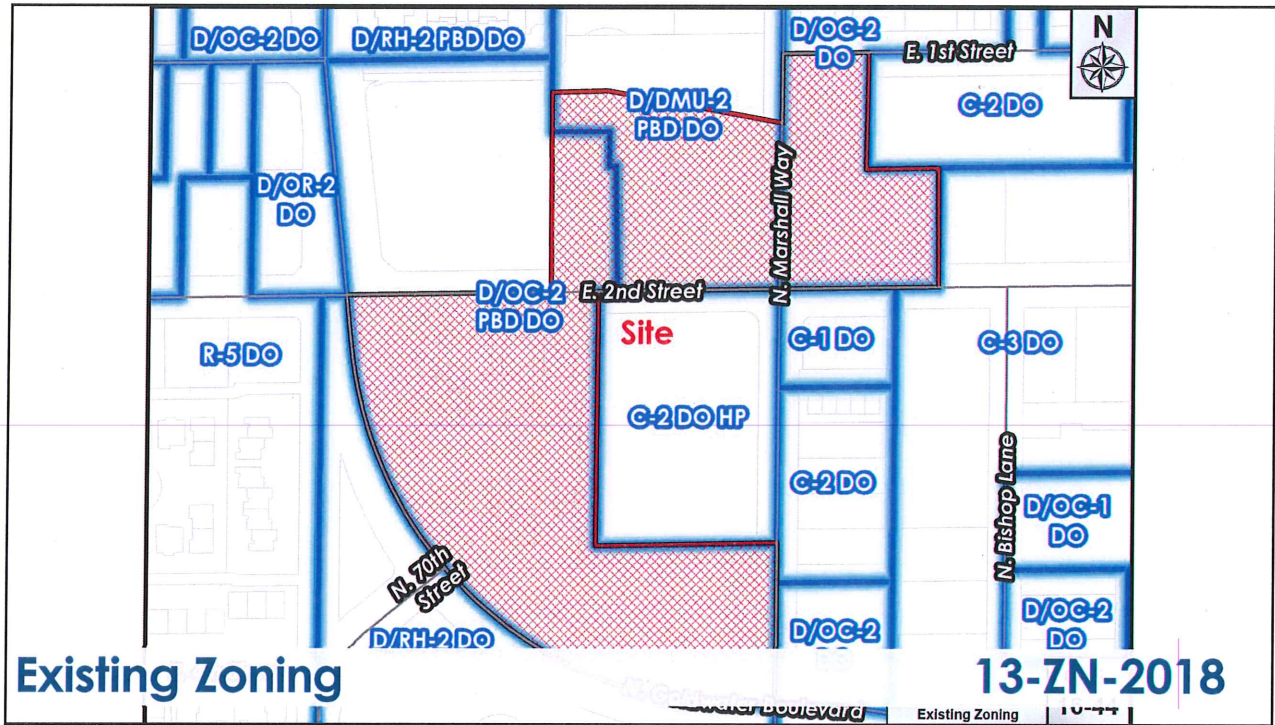
- Purchaser to build 151 – 168 underground public parking spaces under hotel & plaza
- City pays through reduction in sale price-
 - \$45,000k/space, \$7.2M total
 - Amount adjusted for actual spaces completed
- Must begin construction within 10 years; completed within 12 years
- Purchaser commits to 41 additional on-street spaces

7

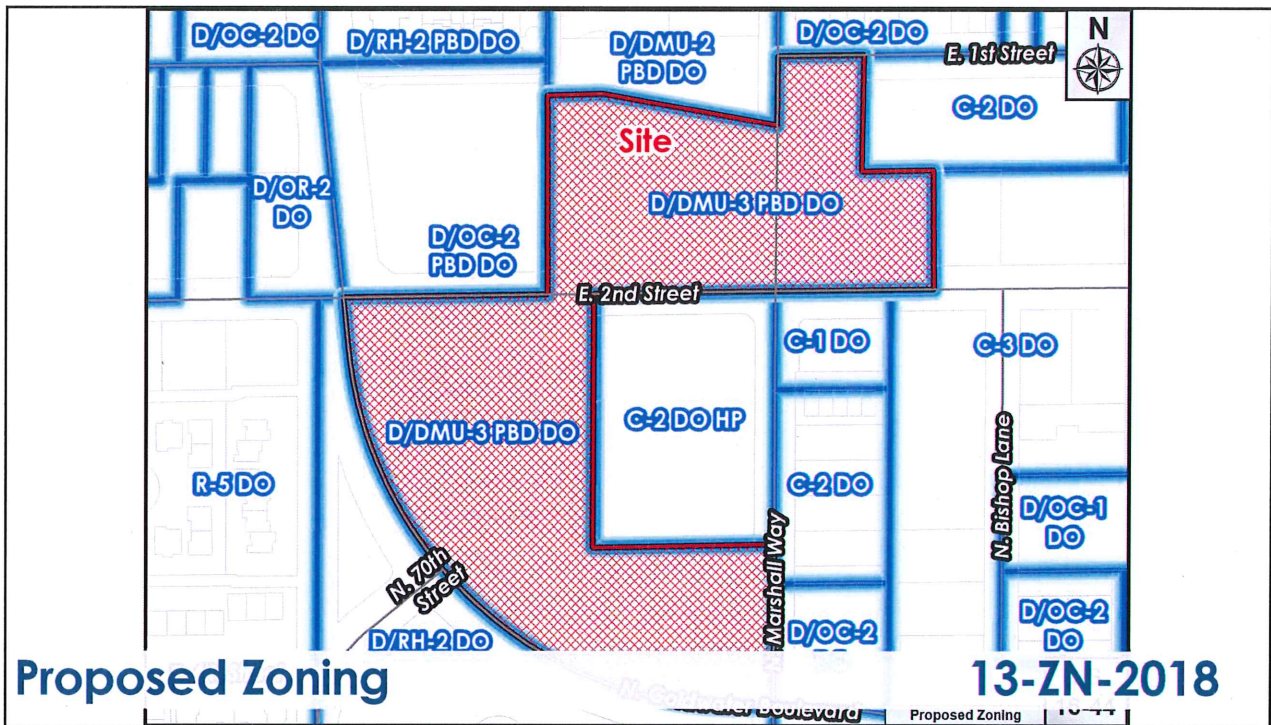
4th Amendment: Purchase Price

- Adjusted from original \$27,750,000 to \$26,750,000
- Purchaser secures and records termination of height deed restrictions (North & South Parcels, and other adjoining property)
- \$1M reduction also reflects zoning height & density bonus payment reduction
 - In 2018, bonus payment was estimated at \$1.9M
 - Now, calculated at approximately \$900,000 (Development Agreement)

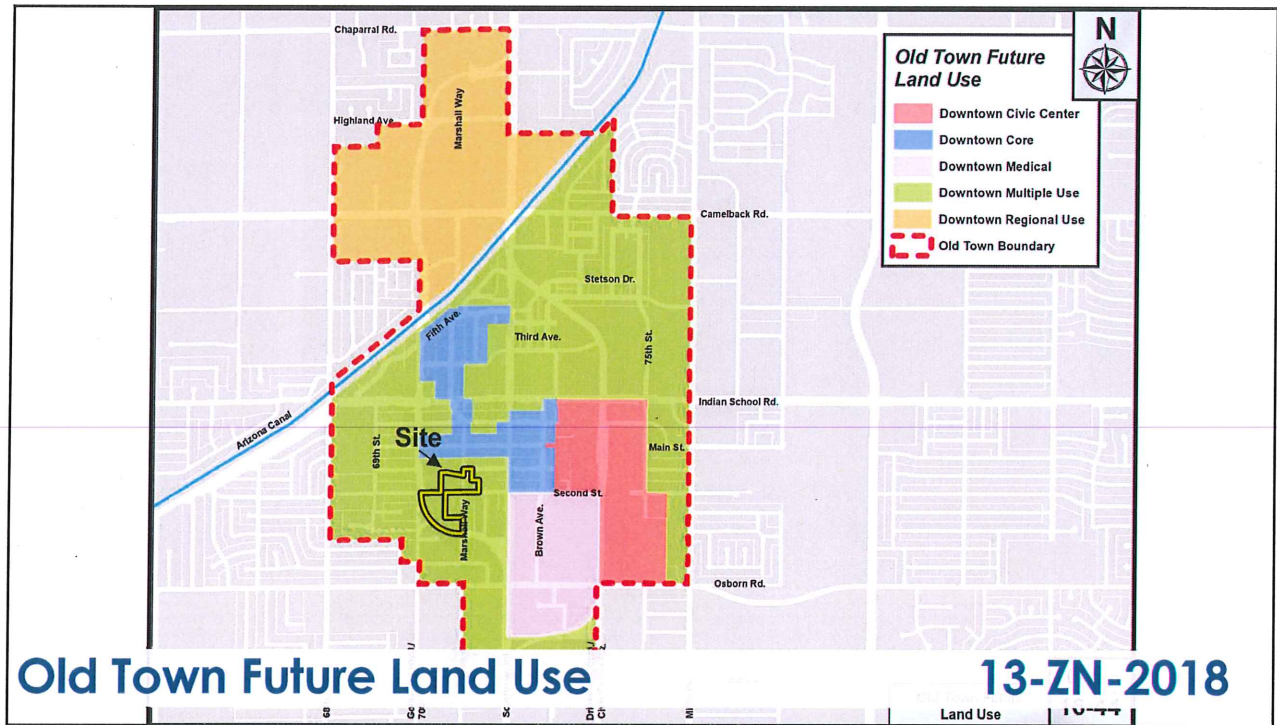
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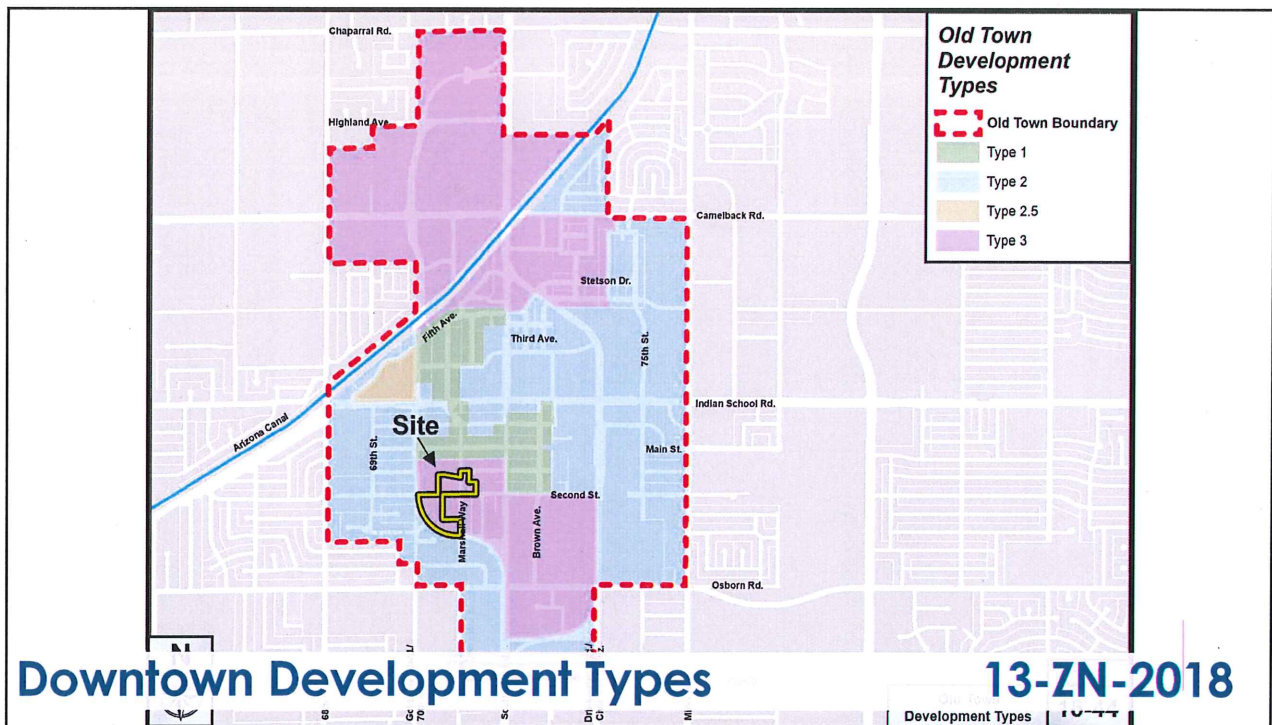
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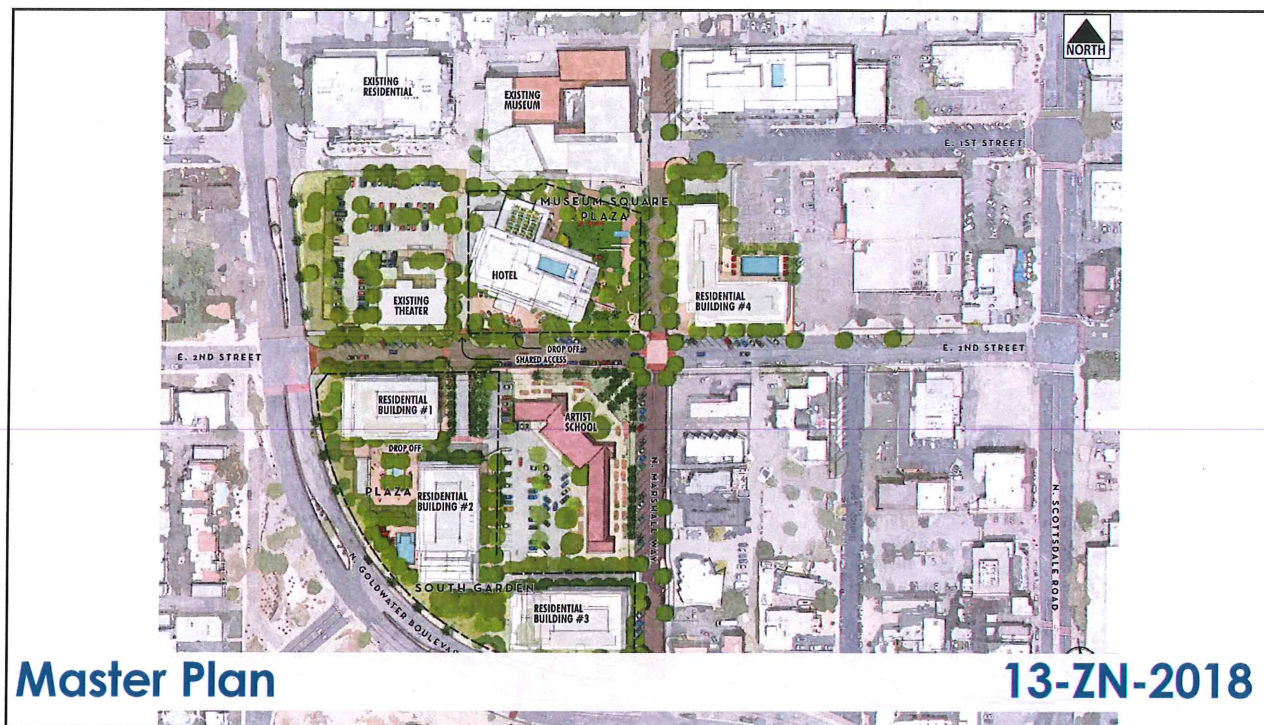
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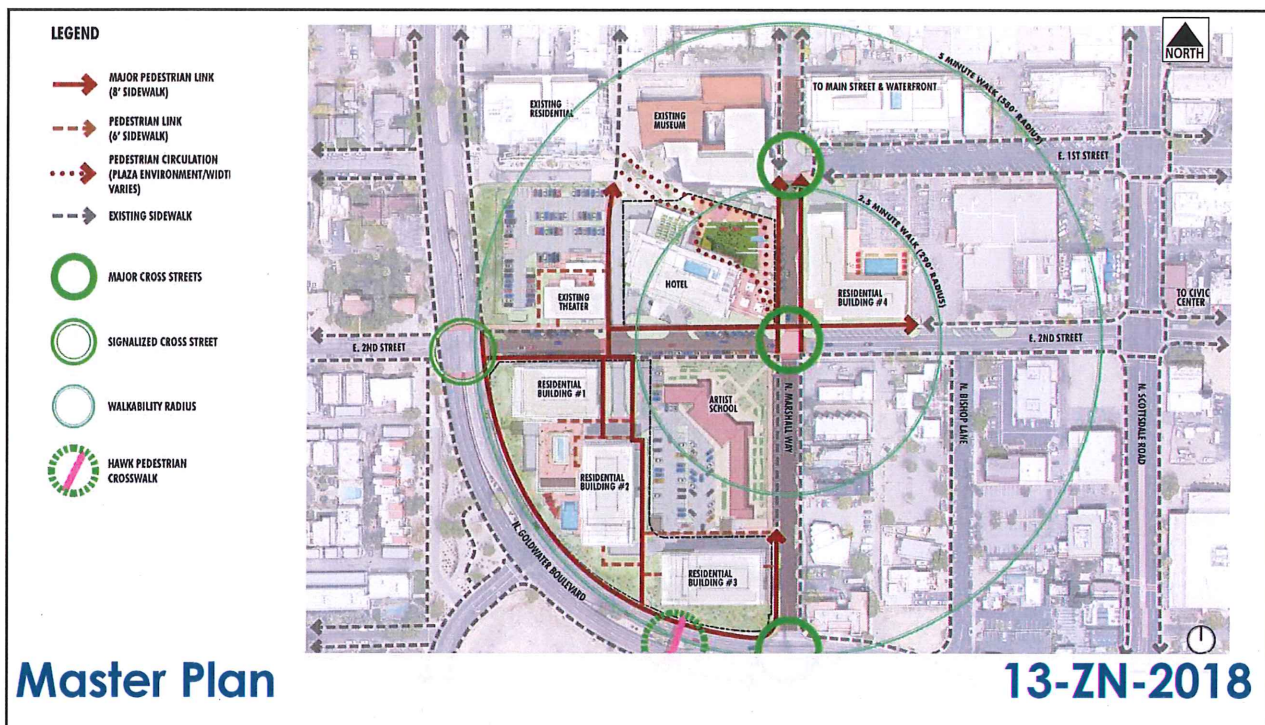
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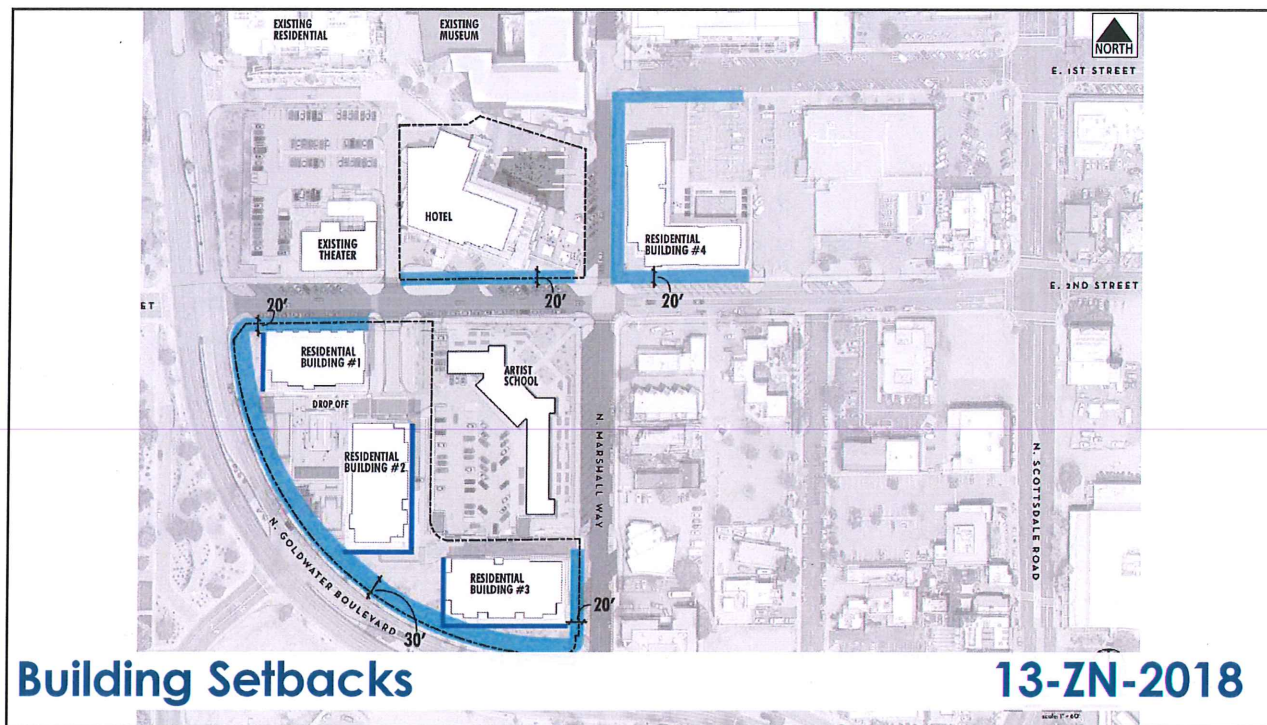
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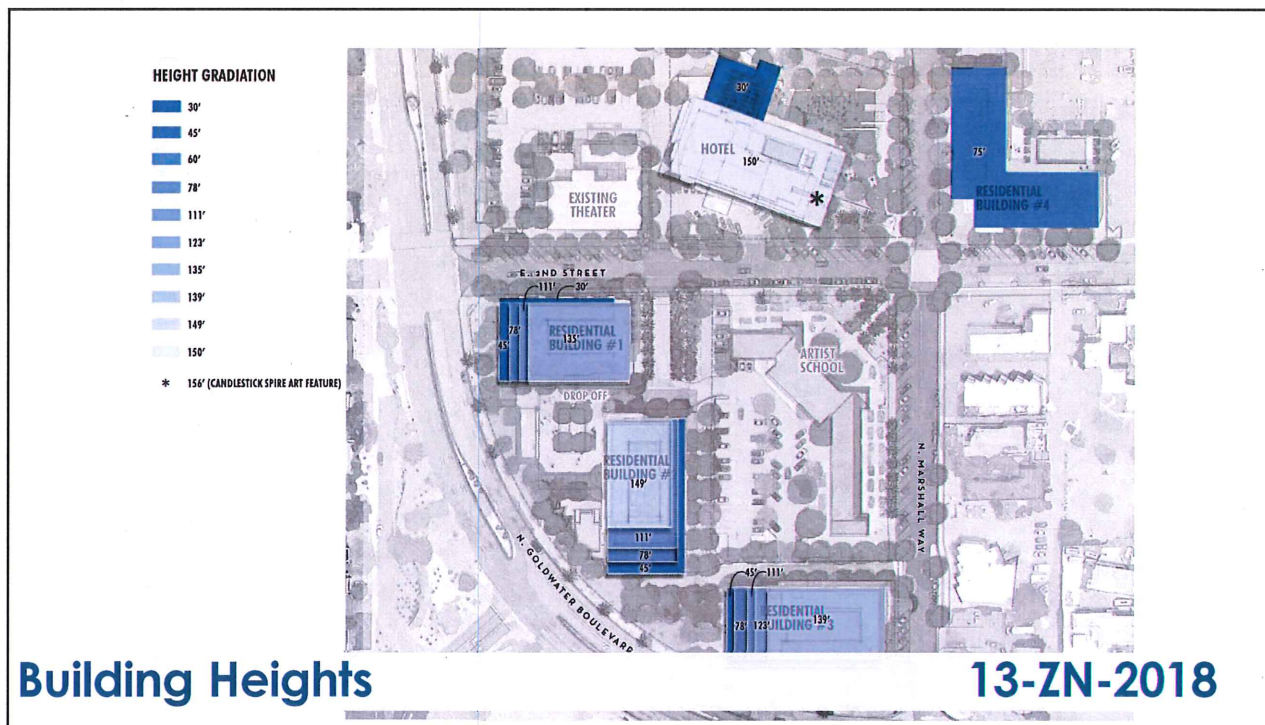
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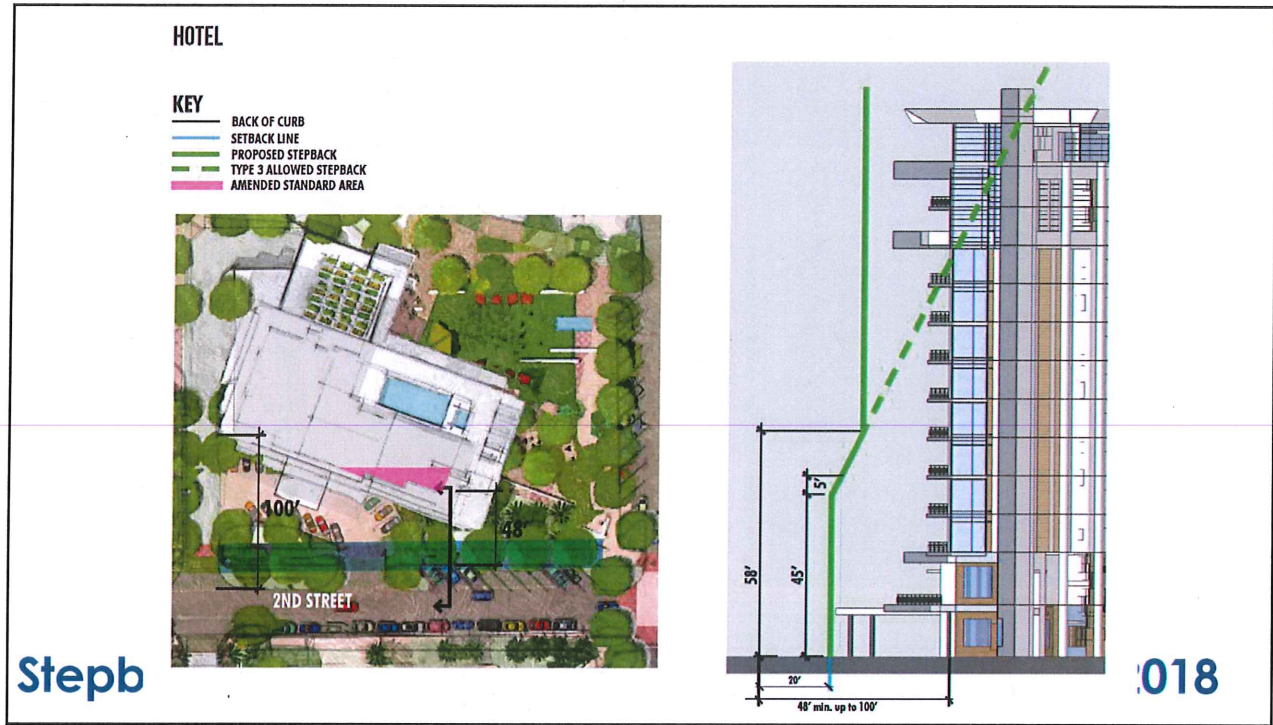
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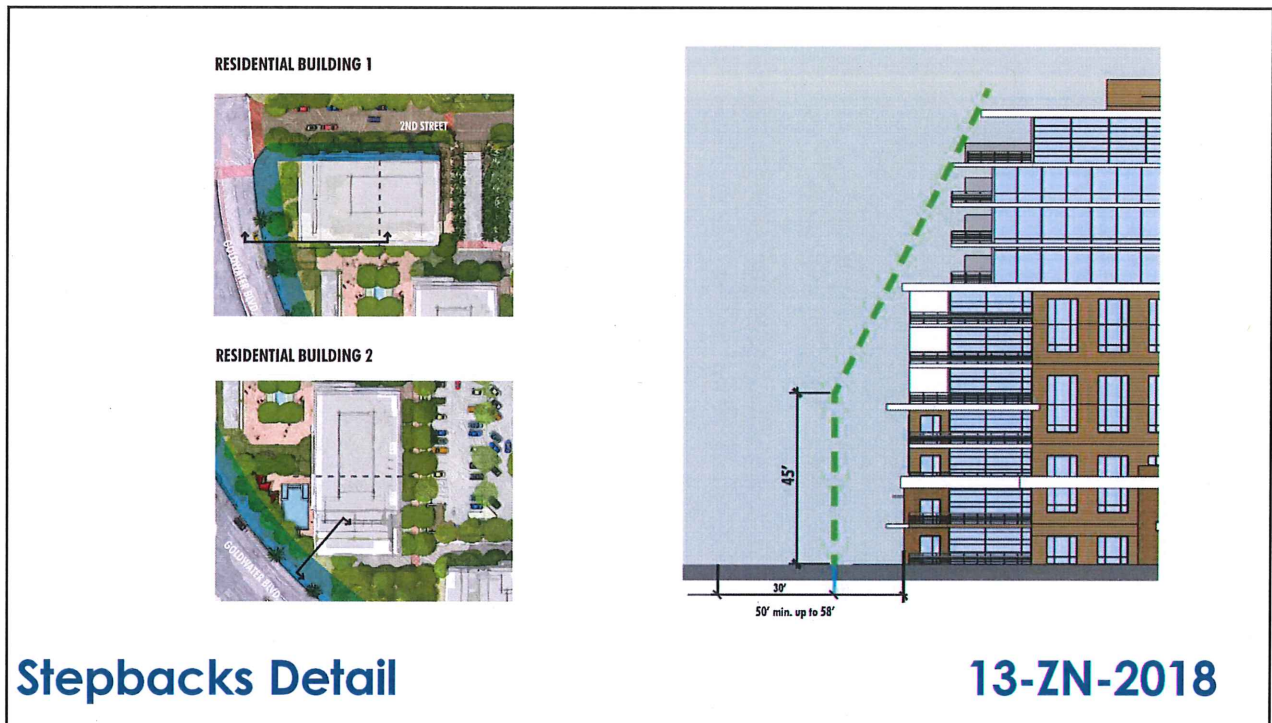
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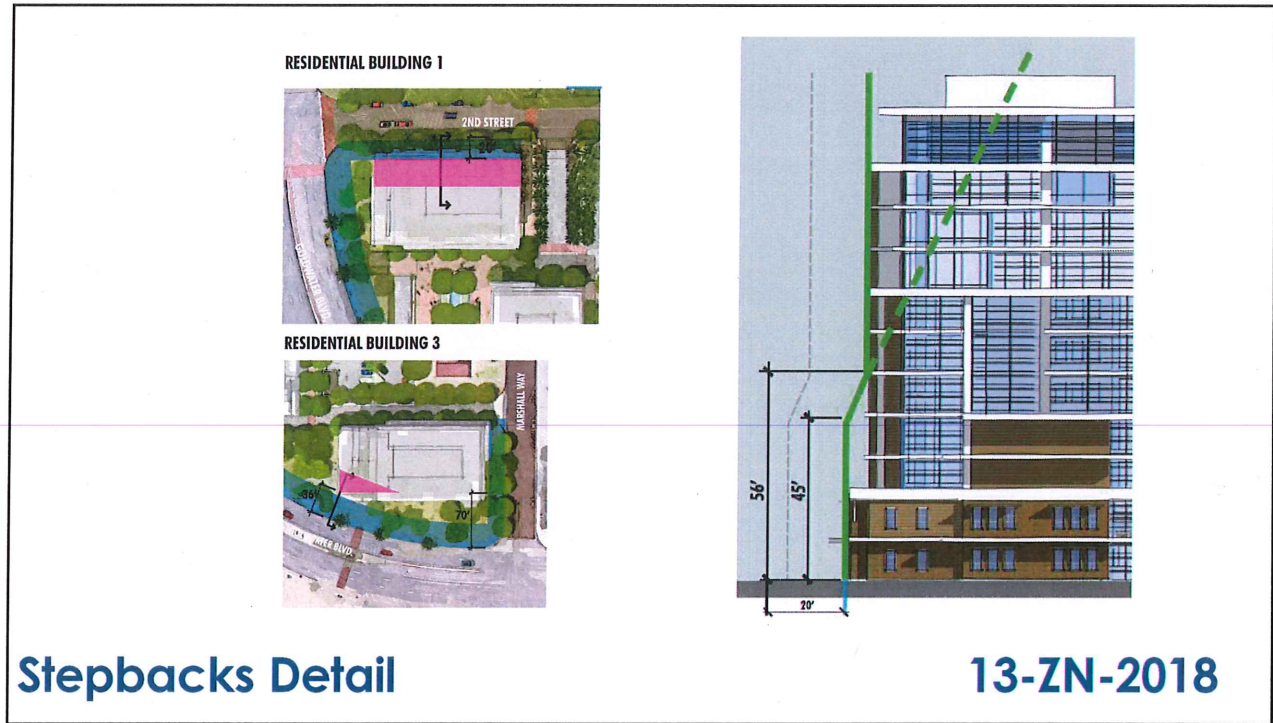
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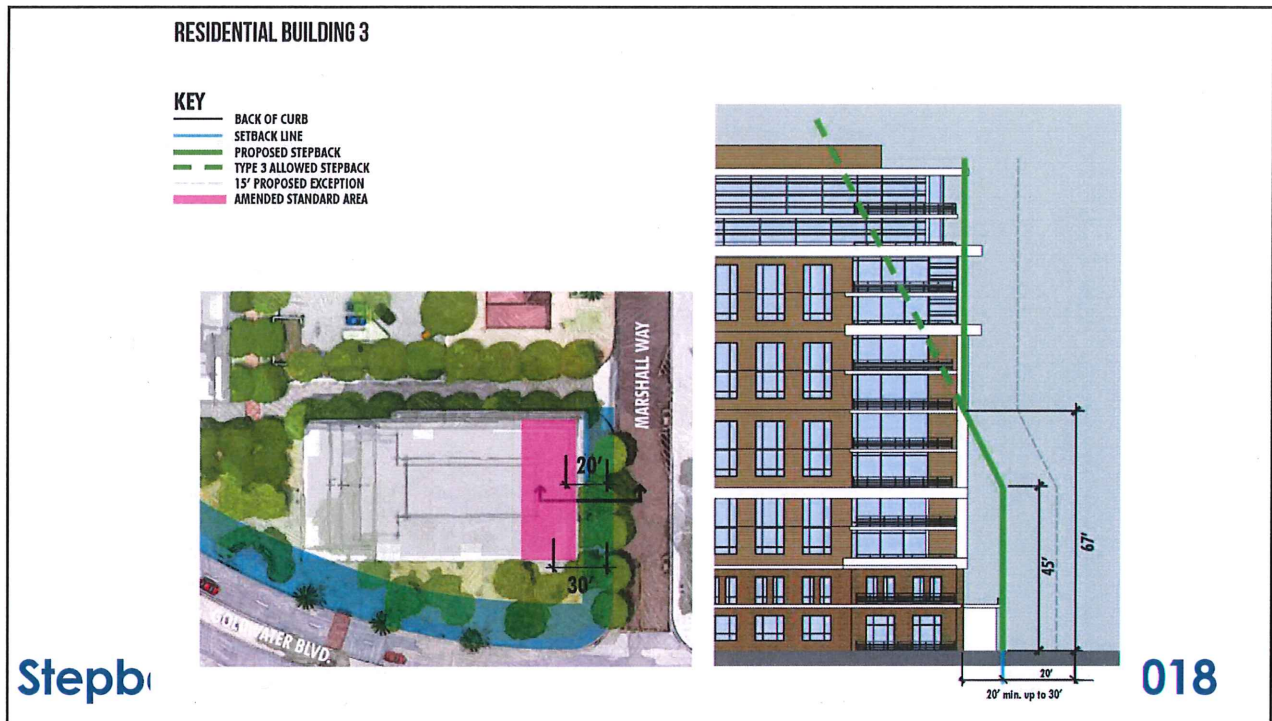
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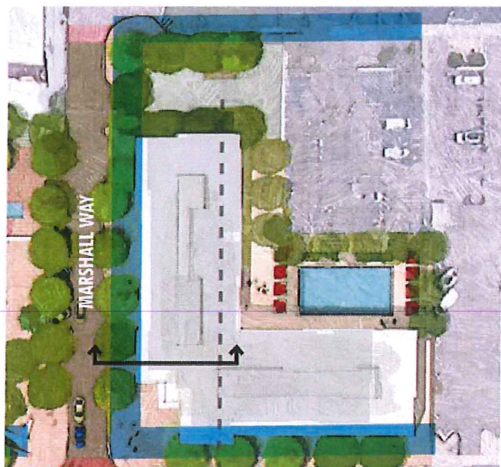


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RESIDENTIAL BUILDING 4



Stepbacks Detail

13-ZN-2018

21

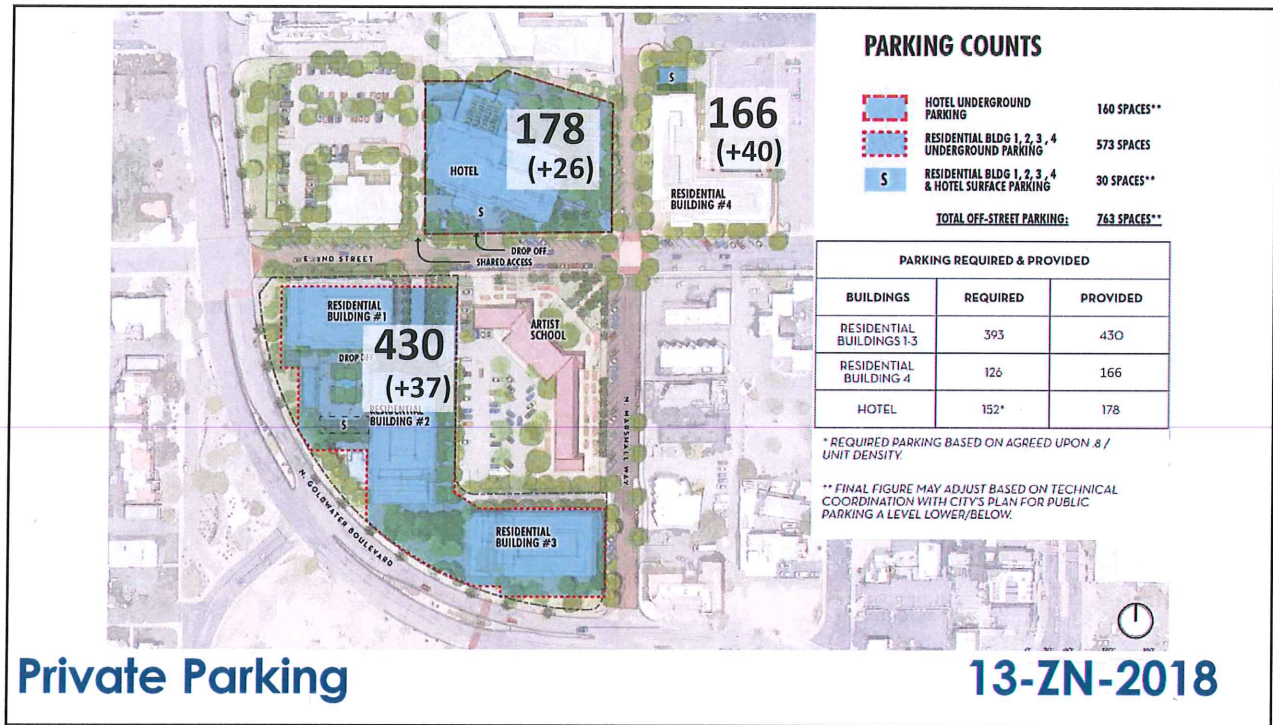
Project Data

Proposed Use:	Mixed-use development
Parcel Size (total):	7.34 gross acres
Floor Area Ratio Allowed:	4.0 with bonus
Floor Area Ratio Proposed:	0.52 (Hotel only no bonus requested)
Building Height Allowed:	150 feet, plus 6' rooftop appurtenances w/ bonus
Building Height Proposed:	150 feet, plus 6' rooftop appurtenances w/ bonus
Density Allowed:	50 dwelling units per gross acre
Density Proposed:	47.2 dwelling units per gross acre (346 units)
Parking Required:	671 spaces (includes hotel reduction)
Parking Provided:	774 spaces

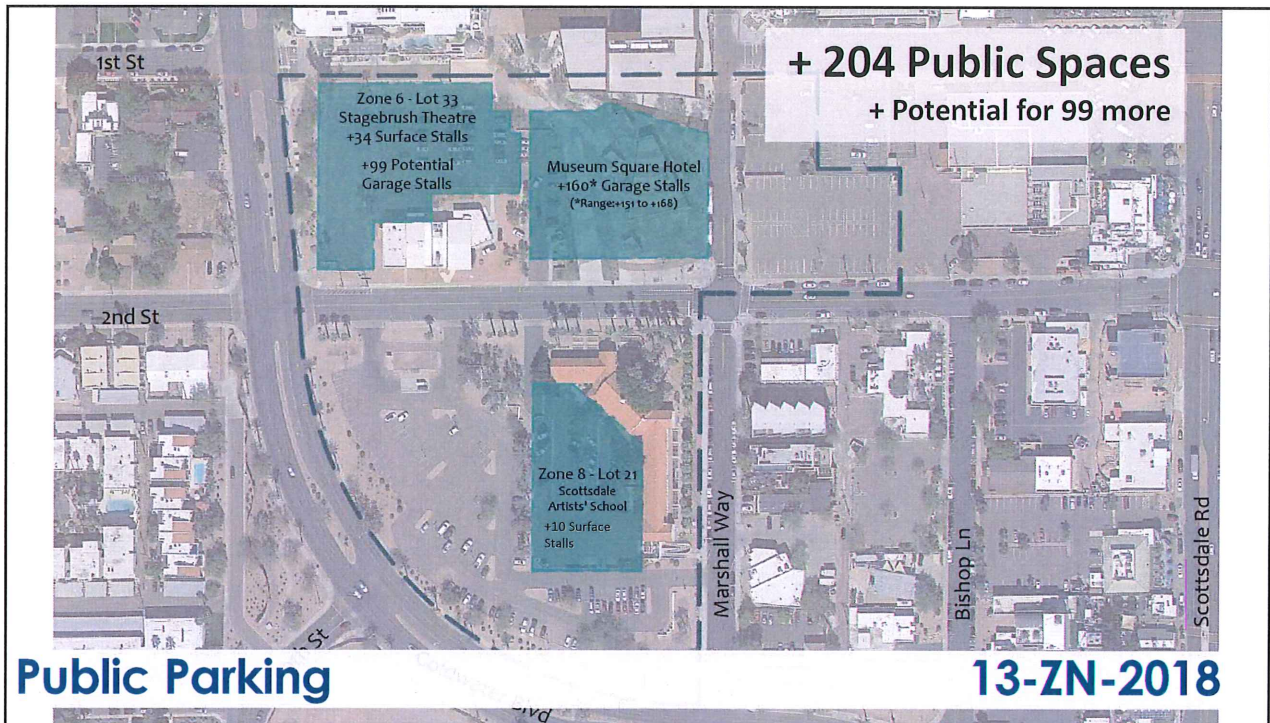
Project Data

13-ZN-2018

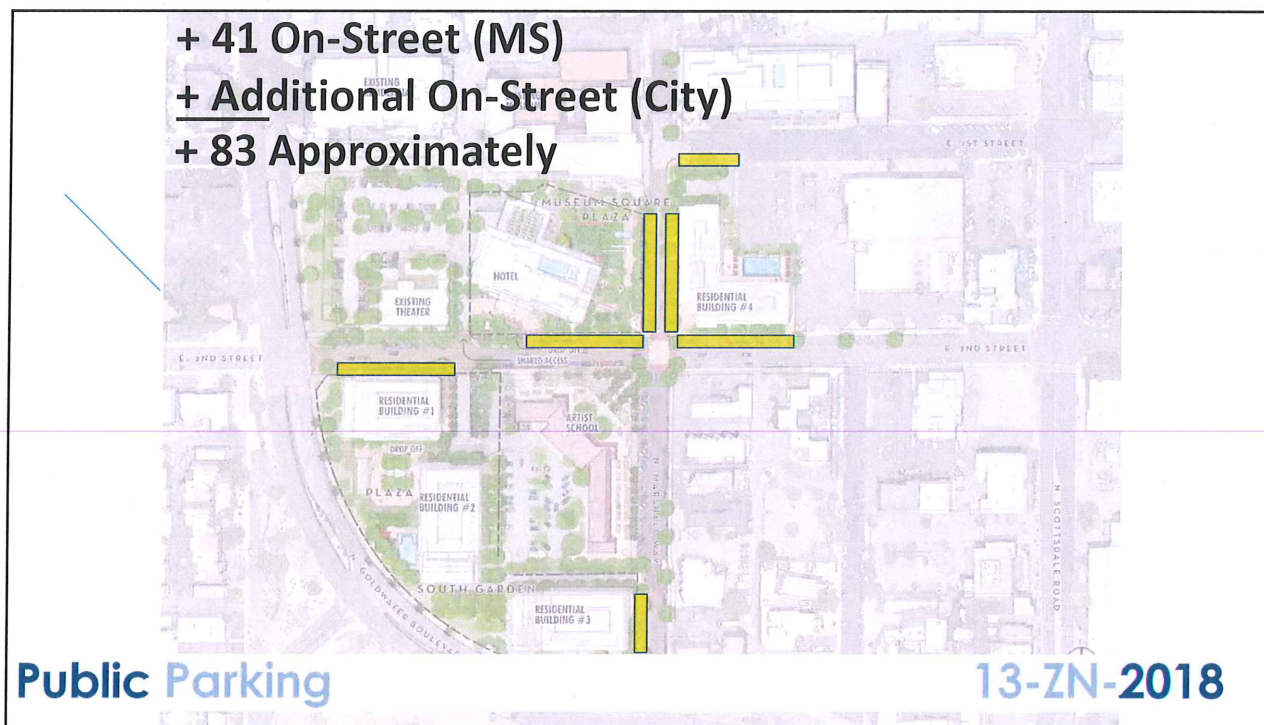
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<h2>Public Parking Existing</h2>	
82	On-Street
130	Museum of the West
127	Surface Lot South of 2nd
56	Scottsdale Artist School
57	Stagebrush Theatre Surface
<hr style="border: 1px solid blue;"/>	
<h2>452 Total</h2>	
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Public Parking Summary	13-ZN-2018

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Public Parking Proposed

165 On-Street

130 Museum of the West

160 Museum Square Hotel

66 Scottsdale Artist School

91 Stagebrush Theatre Surface

612 Total

+ 160 From Existing Condition

+ 99 Potential Garage Stalls

Public Parking Summary

13-ZN-2018

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Criteria for PBD (1):

- The proposed development supports the Land Use elements of the General Plan and Downtown Plan.
 - Mixed-Use Neighborhoods
 - Downtown Multiple Use
 - Travel Accommodations, Restaurant, and Dwelling Units in a mixed-use format is consistent with these Land Use elements.

PBD Criteria

13-ZN-2018

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Criteria for PBD (2):

- **Criteria to add land uses to the Table 5.3004.D., Land Uses**
 - Not applicable (no additional land uses proposed)

PBD Criteria **13-ZN-2018**

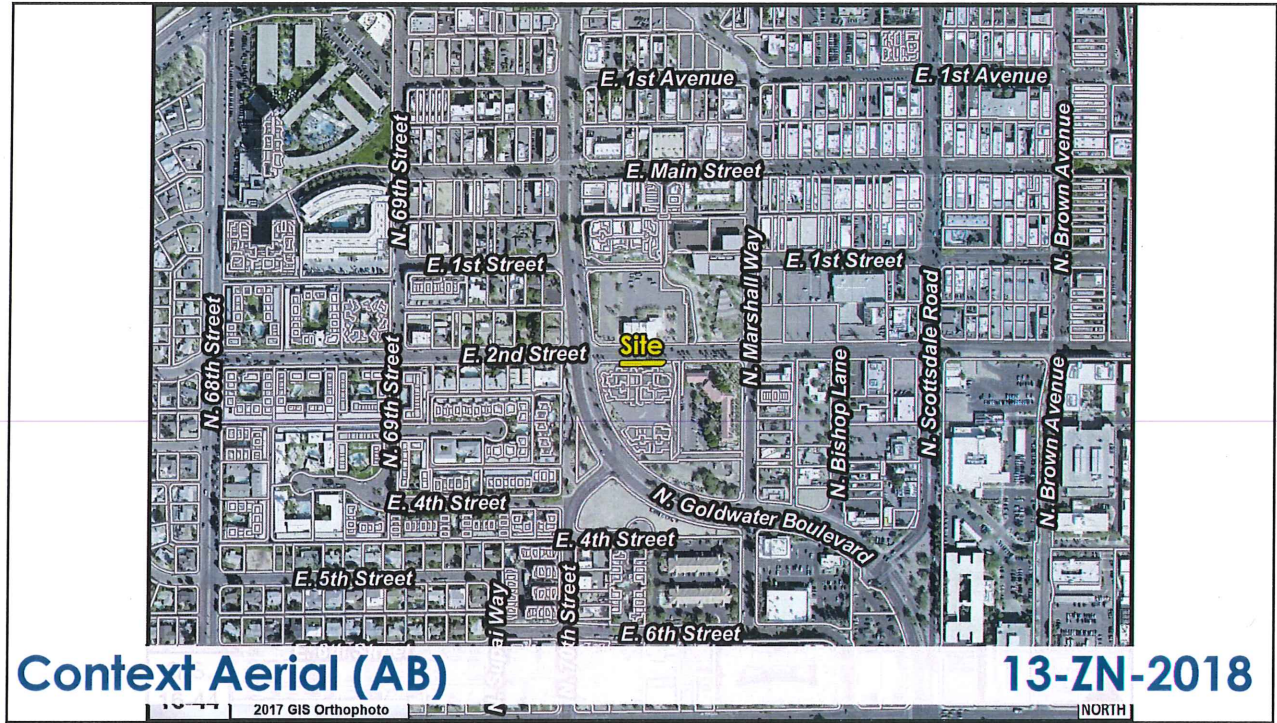
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Criteria for PBD (3):

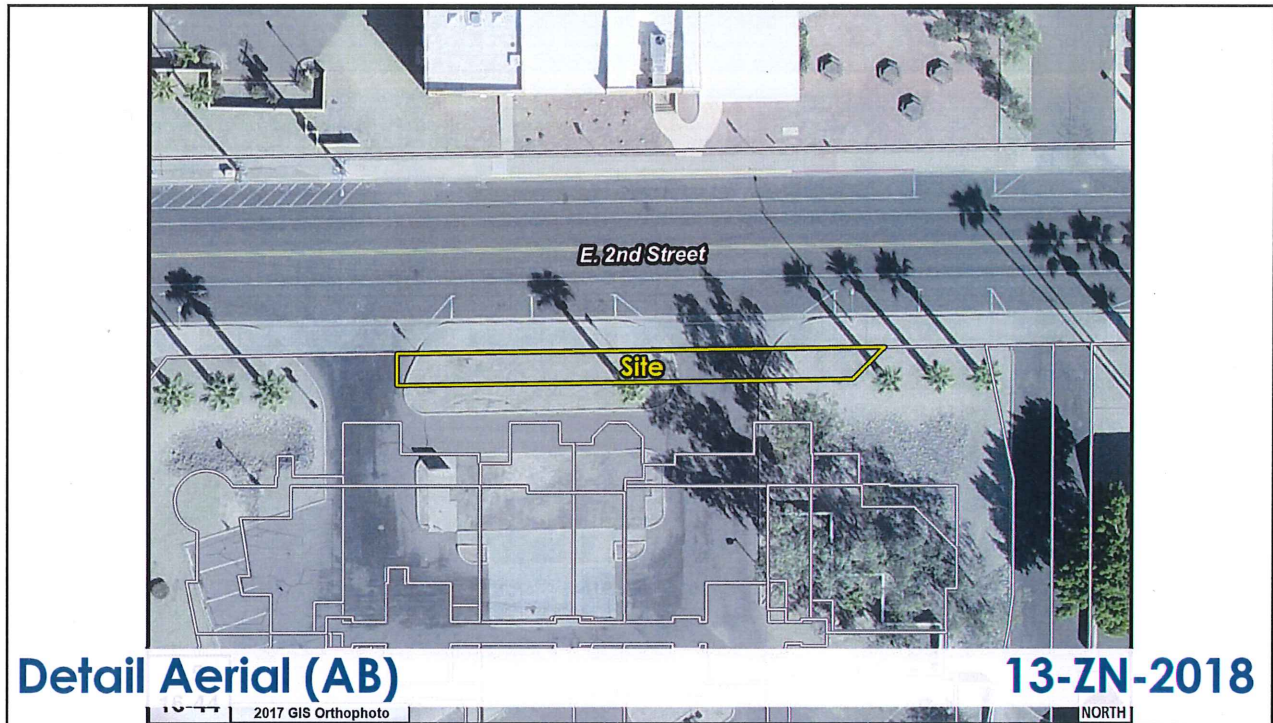
- **The proposed Development Plan reflects noteworthy investments to provide public benefits.**
 - Bonus Request: 72 feet of building height (156' Total)
 - Cash payment into the Downtown Special Improvement Trust Fund - \$885,063.83

PBD Criteria **13-ZN-2018**

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Development Review Board Recommendation:

- September 20, 2018 DRB Hearing
 - DRB Criteria and Amended Development Standards
 - DRB Recommended Approval 7-0.

DRB Recommendation

13-ZN-2018

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Planning Commission Recommendation:

- September 11, 2019 PC Hearing
 - Planning Commission Criteria and Amended Development Standards
 - PC Recommended Approval 4-0.

DRB Recommendation

13-ZN-2018

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Public Outreach:

- Applicant Open House: 7/12/18, 2/16/19
- Applicant & City Notifications: 750' radius
- Newspaper
- Site Posting
- Internet, Subscriptions, Social Media
- Received substantial amount of public comment

Public Outreach

13-ZN-2018

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Museum Square

13-ZN-2018 & 1-AB-2019

Contract No. 2018-029-COS-A4

Contract No. 2019-173-COS

City Council

October 15, 2019

Coordinator: Bryan Cluff, LEED AP

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Motion to approve item number 15, and Adopt Resolution No. 11566, Ordinance No. 4428, Resolution No. 11600, Resolution No. 11599, Resolution No. 11601, and Resolution No. 11602, after determining that the zoning district map amendment is consistent and conforms with the adopted general plan, and finding that the Planned Block Development Overlay District Criteria have been met.

Potential Motion Language

13-ZN-2018

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Figure 14 - Old Town Development Types, Building Design
 (Refer to Section 5.3006 of the Scottsdale Zoning Ordinance)
 Methods to visually reduce building size and mass include, but are not limited to, setbacks, setbacks, architectural features, and horizontal subdivision.

Type 1 Development
Low-rise Building
Up to 48 ft.

Type 2 Development
Mid-rise Building
48 to 90 ft.

Type 2.5 and 3 Development
High-rise Building
90 to 150 ft.

High-rise Building Example

Top/Penthouse
The top, or penthouse, is the finishing element that defines the building from a distance. It is distinguished from the middle/tower section through setbacks, enhanced material variation, and/or a unique articulation of building form.

Middle/Tower
The middle, or tower, is the main body of the building that gives the high-rise building its vertical orientation. Different uses will influence tower appearance and overall building identity. An obvious transition from the base is provided through setbacks, articulation of wall patterns, shade elements, and/or balconies.

Base/Podium
The base, or podium, visually supports the tower and responds to the design of surrounding buildings and the pedestrian context. Incorporation of a ground-level arcade, frequent entrances, heavier materials, wainscot, and other base treatments all contribute to the appearance of the base anchoring the entire structure to the ground.

Old Town Guidelines

7-ZN-2015#2

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Purchase & Sale Agreement CHRONOLOGY

February 13, 2018:	Initial agreement approved
October 16, 2018:	1 st amendment: <ul style="list-style-type: none"> • Extended investigation period • Extended closing date
May 21, 2019:	2 nd amendment: <ul style="list-style-type: none"> • Extended deadlines
July 2, 2019:	3 rd amendment: <ul style="list-style-type: none"> • Extended deadlines for approval of zoning and development agreement • Extended closing date • Modified parcel boundaries (20 ft strip along 2nd St, extension of plaza area)

39

4th Amendment: Other items

- Minor Adjustment to South Parcel: 2 small pieces retained by City at Scottsdale Artists' School parcel
- Form of deed added to P&S Agreement
- Temporary & permanent easements will be directed by the Development Agreement
- Investigation period extended to October 20, 2019

40

MUSEUMSQUARE
"A master planned community masterpiece."
-Vernon D Swaback FAIA, FAICP-



SCOTTSDALE, ARIZONA
-2019-

1



2

KEY Development & Design Themes

1. Urban Integrated/Orchestrated Community Master Plan
2. Opportunity to help revitalize the Arts District
3. Development Centered Around a New Neighborhood Oriented Urban Park ("The Square")
4. Special Desert Contextual Architecture

3



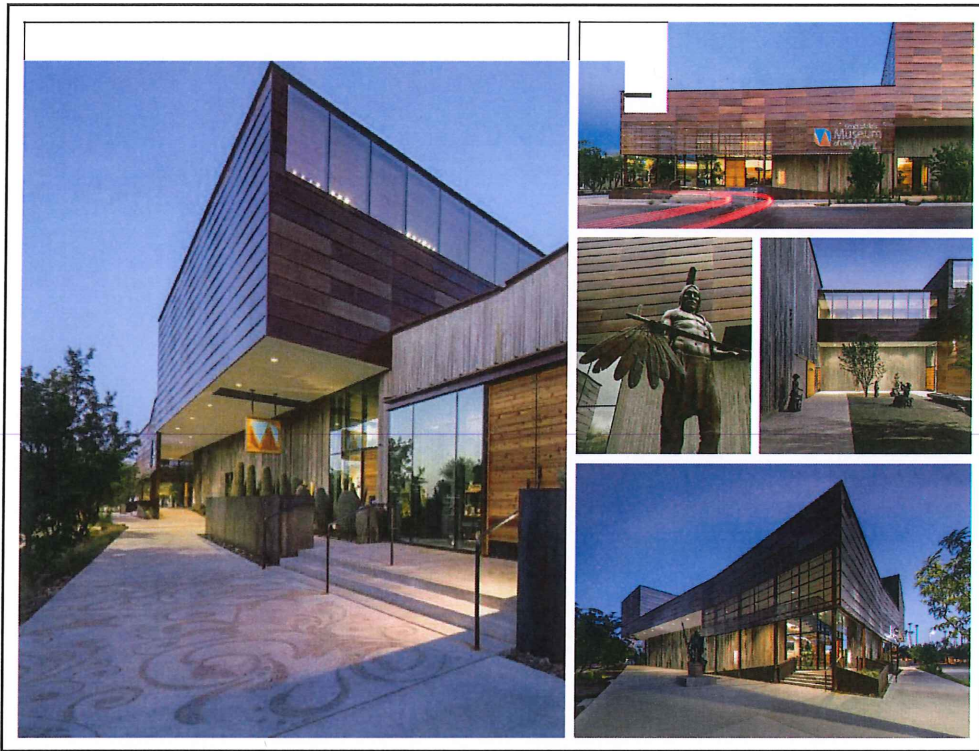
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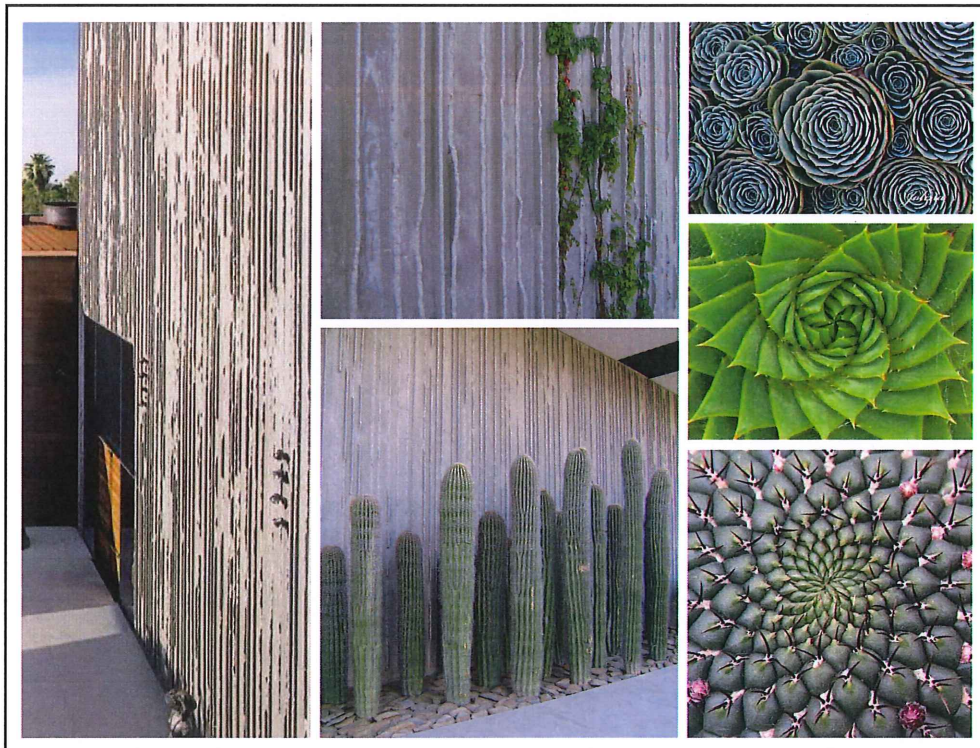
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"A brick is just a brick... but oh, the things you can do with it."

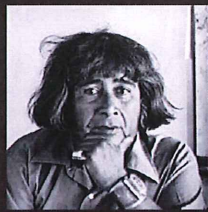
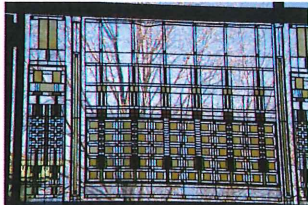

- Frank Lloyd Wright



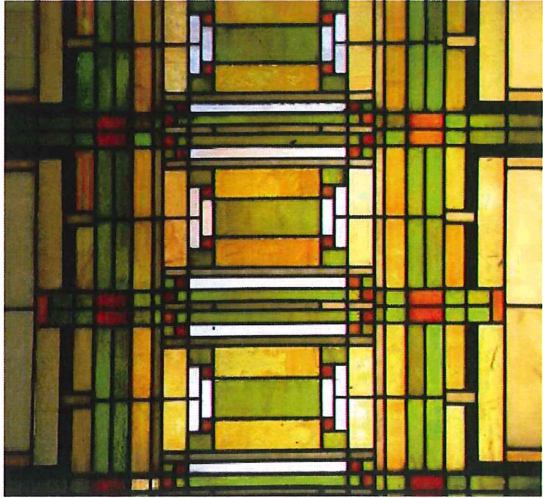
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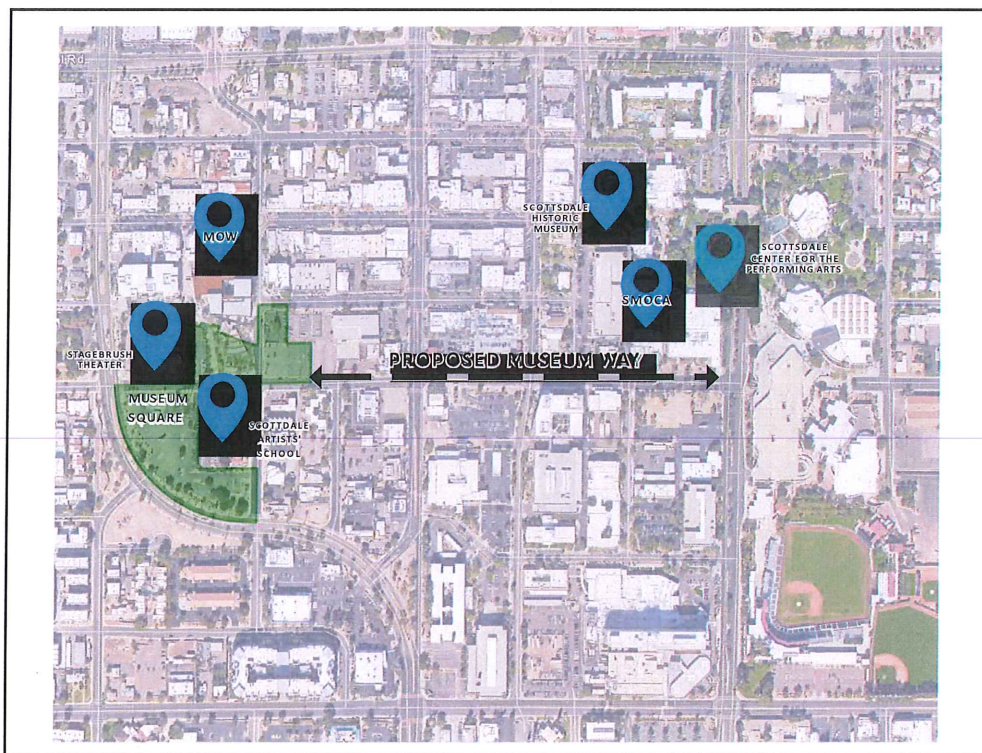
Lloyd Kiva



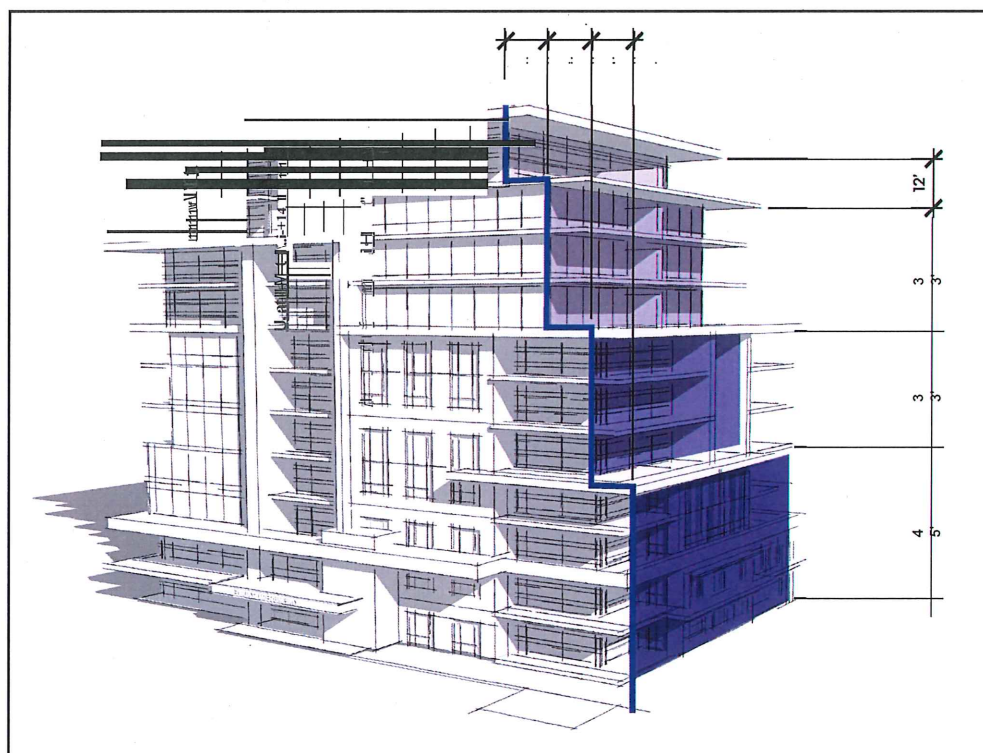
Charles Loloma



10



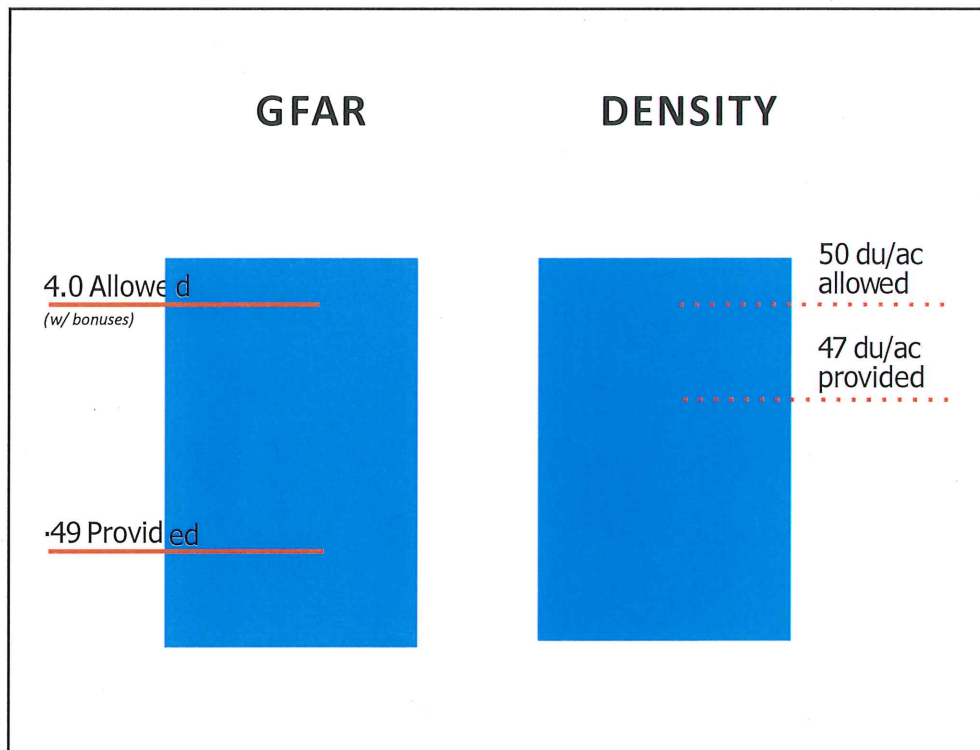
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