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

   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:
   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
**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 Hylen, 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**

**Requests:**

1. Adopt Resolution No. 11566 authorizing Agreement No. 2018-029-COS-A4, the fourth amendment to the agreement with ARC Scottsdale Holdings, LLLL, 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.


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 $885,063.63, 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
- Larraine 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.

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 agendize 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:

[Signature]
Carolyn Jagger
City Clerk

Officially approved by the City Council on November 19, 2019
CERTIFICATE

I hereby certify that the foregoing Minutes are a true and correct copy of the Minutes of the Regular Meeting of the City Council of Scottsdale, Arizona held on the 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
FACTS:

178

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

2,149

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

FACTS:

316

The number of miles of Scottsdale roadsides adopted and cleaned throughout the year.
It all began...

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

Today

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

New Online Map
Rolled out in April 2019
Working Hand In Hand

SIMPLY BETTER SERVICE FOR A WORLD CLASS COMMUNITY!

Adopt-A-Road Coordinator's Dinner
Adopt-A-Road Coordinator's Dinner

Awards:

Unwelcome Assist Award
“A rattlesnake” T.J. Weirich, RE/MAX Fine Properties
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

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”
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
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)
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)
4th Amendment: Public Parking

- Purchaser to build 151 – 168 underground public parking spaces under hotel & plaza
- City pays through reduction in sale price -
  - $45,000/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

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)
HOTEL

KEY
- BACK OF CURT
- SETBACK LINE
- PROPOSED SETBACK
- TYPE 2 ALLOWED SETBACK
- AMENDED SURROUND AREA

RESIDENTIAL BUILDING 1

RESIDENTIAL BUILDING 2

Stepbacks Detail

13-ZN-2018
**Stepbacks Detail**

**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**
Private Parking

PARKING COUNTS
- Hotel Underground Parking: 166 Spaces
- Residential Building 1, 2, 3, 4: 573 Spaces
- Residential Building 5, 6 & Hotel Surface Parking: 30 Spaces
- Total Off-Street Parking: 769 Spaces

PARKING REQUIRED & PROVIDED

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<th>REQUIRED</th>
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<tr>
<td>Hotel</td>
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</table>

* REQUIRED PARKING BASED ON AGREED UPON A / UNIT DENSITY
** FINAL FIGURE MAY ADJUST BASED ON TECHNICAL COORDINATION WITH CITY'S PLAN FOR PUBLIC PARKING AT LEVEL 150+ BELOW.

13-ZN-2018

23

Public Parking

+ 204 Public Spaces
+ Potential for 99 more

Zone 6 - Lot 33
Stagebrush Theatre
+34 Surface Stalls
+95 Potential Garage Stalls

Zone 8 - Lot 21
Scottsdale
+30 Surface Stalls

Public Square Hotel
+60 Garage Stalls

13-ZN-2018

24
Public Parking Existing

82  On-Street
130  Museum of the West
127  Surface Lot South of 2nd
56  Scottsdale Artist School
57  Stagebrush Theatre Surface

452  Total

Public Parking Summary 13-ZN-2018
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

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
Criteria for PBD (2):

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

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
Development Review Board Recommendation:

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

Planning Commission Recommendation:

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

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
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

Old Town Guidelines

7-ZN-2015#2
**Purchase & Sale Agreement**

**CHRONOLOGY**

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<td>October 16, 2018</td>
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<td>• Extended investigation period</td>
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<td>• Extended closing date</td>
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<td>May 21, 2019</td>
<td>2nd amendment:</td>
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<td>• Extended deadlines</td>
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<td>July 2, 2019</td>
<td>3rd amendment:</td>
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<td></td>
<td>• Extended deadlines for approval of zoning and development agreement</td>
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<tr>
<td></td>
<td>• Extended closing date</td>
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<tr>
<td></td>
<td>• Modified parcel boundaries (20 ft strip along 2nd St, extension of plaza area)</td>
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**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
MUSEUMSQUARE
"A master planned community masterpiece."
- Vernon D. Seaback FAIA, FAICP

SCOTTSDALE, ARIZONA
-2019-
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
“A brick is just a brick... but oh, the things you can do with it.”

- Frank Lloyd Wright

Lloyd Kiva

Charles Loloma