

RESOLUTION #

A RESOLUTION ADDRESSING THE FUTURE FUNDING OF SONORAN DESERT DRIVE

WHEREAS, the Council of the City of Phoenix seeks to identify future funding for the construction of Sonoran Desert Drive through private development funding and joint city financing, and

WHEREAS, the Sonoran Desert Drive Corridor is a critical piece of the northern transportation network connecting the rapidly expanding northeast Phoenix with the northwest Phoenix region, and

WHEREAS, future development north of the Central Arizona Project (CAP) Canal is expected to accelerate the need to expand and build roadways in the Sonoran Desert Drive Corridor, and

WHEREAS, the Council recognizes the non-expansion of the Sonoran Desert Drive Corridor will result in surrounding street network congestion, limit development opportunities, and limit community access to the Sonoran Desert Preserve, and

WHEREAS, the Council recognizes initial estimates of \$120 million (2019 dollars) for the construction of Sonoran Desert Drive, excluding value of rights-of-way, are preliminary and require further analysis, and

WHEREAS, completion of all segments of the Sonoran Desert Drive Corridor roadway sections and bridges are necessary to address the significant traffic volume attributed to the future developments in the Sonoran Desert Drive study area, and

WHEREAS, the City seeks to obtain advance funding from a non-City entity to construct full segments of the ultimate Sonoran Desert Drive Corridor needed to support future development, and

WHEREAS, identified funding will need to come from certain developments north of the Central Arizona Project (CAP) Canal located within City limits.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF PHOENIX as follows:

SECTION 1. Prior to issuing a preliminary site plan approval or construction permit, all new development north of Central Arizona Project (CAP) Canal within the City limit must:

- 1) Provide a Regional Traffic Impact Analysis (TIA) quantifying their impact on the Sonoran Desert Drive Corridor.
- 2) Identify private funding sources (such as development agreement with the City) to pay for its proportional share of the Sonoran Desert Drive Corridor construction costs.

SECTION 2. The City Manager is directed to deposit all private development funding for the Sonoran Desert Drive Corridor in a designated account. Funds collected by the City will be made available to improve street segments at such time as the road can be fully or partially built as determined by the City of Phoenix Street Transportation Department.

SECTION 3. Subject to the budget appropriation, the City will contribute up to twenty-four (24) percent of the total project cost.

SECTION 4. The Planning and Development and Street Transportation Department staff must review and use appropriate mechanisms to ensure that new development constructs and pays its appropriate share of the Sonoran Desert Drive Corridor, based on Street Transportation Department approved traffic impact analysis of street infrastructure in the corridor, to ensure the acceptable level of service for the arterial road network in the region. Mechanism to be used may include development of master plans, phasing plans, and funding plans for Planned Unit Development (PUD), Planned Community (PC) districts, and zoning stipulations.

SECTION 5. The City will support rezoning or general plan amendments for land within the Sonoran Desert Drive Corridor (Exhibit A) if a development agreement to construct and/or fund the acceptable level of service, financing, and phasing of the Sonoran Desert Drive Corridor street improvements are provided.

SECTION 6. For the area north of the Central Arizona Project (CAP) Canal, not including and south of Loop 101, and outside of the Sonoran Desert Drive Corridor (Exhibit B), the City will support rezoning or general plan amendment if the property owner agrees to contribute its share of costs or improvements to the regional street network based on the traffic impact generated by the new development.

EXHIBIT A
SONORAN DESERT DRIVE
All of Sonoran Desert Drive and Dove Valley Road between Cave Creek Road and North Valley Parkway.
Pictured alignment subject to change.



