

PHOENIX CITY COUNCIL FORMAL AGENDA



Mayor Greg Stanton

Vice Mayor
District 4
Laura Pastor

District 1
Thelda Williams

District 2
Jim Waring

District 3
Debra Stark

District 5
Daniel Valenzuela

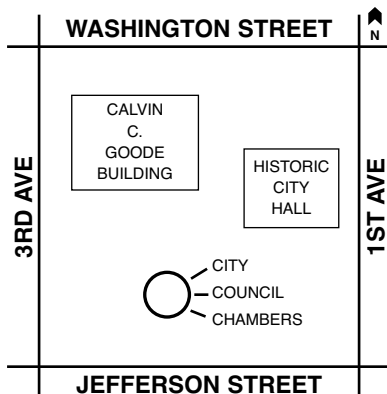
District 6
Sal DiCiccio

District 7
Michael Nowakowski

District 8
Kate Gallego

*Online agendas and
results available at
www.phoenix.gov*

City Council Chambers
200 W. Jefferson St.
Phoenix, AZ 85003



WELCOME!

Thank you for participating in the process of representative local government. We welcome your interest and hope you and your neighbors will often attend Phoenix City Council meetings. Democracy cannot endure without an informed and involved electorate.

Phoenix operates under a Council-Manager form of local government. Policy is set by the Mayor and Council, and the City Manager, who is appointed by the Council, directs staff to carry out the policies. This separation of policy-making and policy administration is considered the most economical and efficient form of city government.

FORMAL CITY COUNCIL MEETINGS

The Council generally holds formal meetings at 2:30 p.m. on Wednesdays to take official action on Ordinances, Resolutions, and other items on the agenda. Although the formal agenda is subject to change, all changes to the printed agenda will be available at least 24 hours prior to the meeting. Visit <https://www.phoenix.gov/cityclerk/publicmeetings> to view the agenda and meeting schedule.

The formal meeting may appear to proceed very quickly, with important decisions reached with little discussion. However, councilmembers receive the agenda the week prior to the meeting, giving them the opportunity to study every item and to ask questions of City staff members. If no additional information is presented at the meeting, action may be taken without discussion.

HOW CITIZENS CAN PARTICIPATE

The public may request to address the Council regarding an agenda item by submitting a yellow Request to Speak card at the meeting, or may submit a white card to state their support or opposition to an item for the record without speaking. Individuals should arrive and submit a card by the beginning of the meeting, before action is taken on the item. After action has been taken on an item, cards will not be accepted.

In addition, Citizen Comments are heard for up to 15 minutes at the start of the regular formal meeting and, if necessary, for up to 15 minutes (unless extended by the Chair) before adjournment or recess provided a quorum of the Council is present. Any member of the public will be given three minutes to address the Council on issues of interest or concern to them. Speakers will be called in the order in which requests to speak are received. As mandated by the Arizona Open Meeting Law, officials will not discuss matters raised during the Citizen Comment session, but may respond to personal criticism, and may direct staff to follow-up with the citizen.

If you have an individual concern involving the City, you are encouraged to contact your District councilmember at 602-262-7029 or the City Manager's Office at 602-262-4449. To reach the Mayor's Office, call 602-262-7111. We will do everything possible to be responsive to your individual requests.

REGISTERED LOBBYISTS

Individuals paid to lobby on behalf of persons or organizations other than themselves must register with the City Clerk prior to lobbying or within five business days thereafter and must re-register annually. If you have any questions about registration or whether or not you must register, visit <https://www.phoenix.gov/cityclerk/publicmeetings> or contact the City Clerk's Office at 602-256-3186.

ACCESSIBILITY

An assistive listening system is available in the Council Chambers for individuals with hearing loss. Obtain a headset unit at the entrance table in the Chambers. In addition, the City Clerk's Office will provide sign language interpreting services. Please call 602-256-3186 or Relay 7-1-1 as early as possible to coordinate needed arrangements.

Si necesita asistencia o traducción en español, favor de llamar lo mas pronto posible a la oficina de la Secretaría Municipal de Phoenix al 602-256-3186.

City of Phoenix Council members and district boundaries



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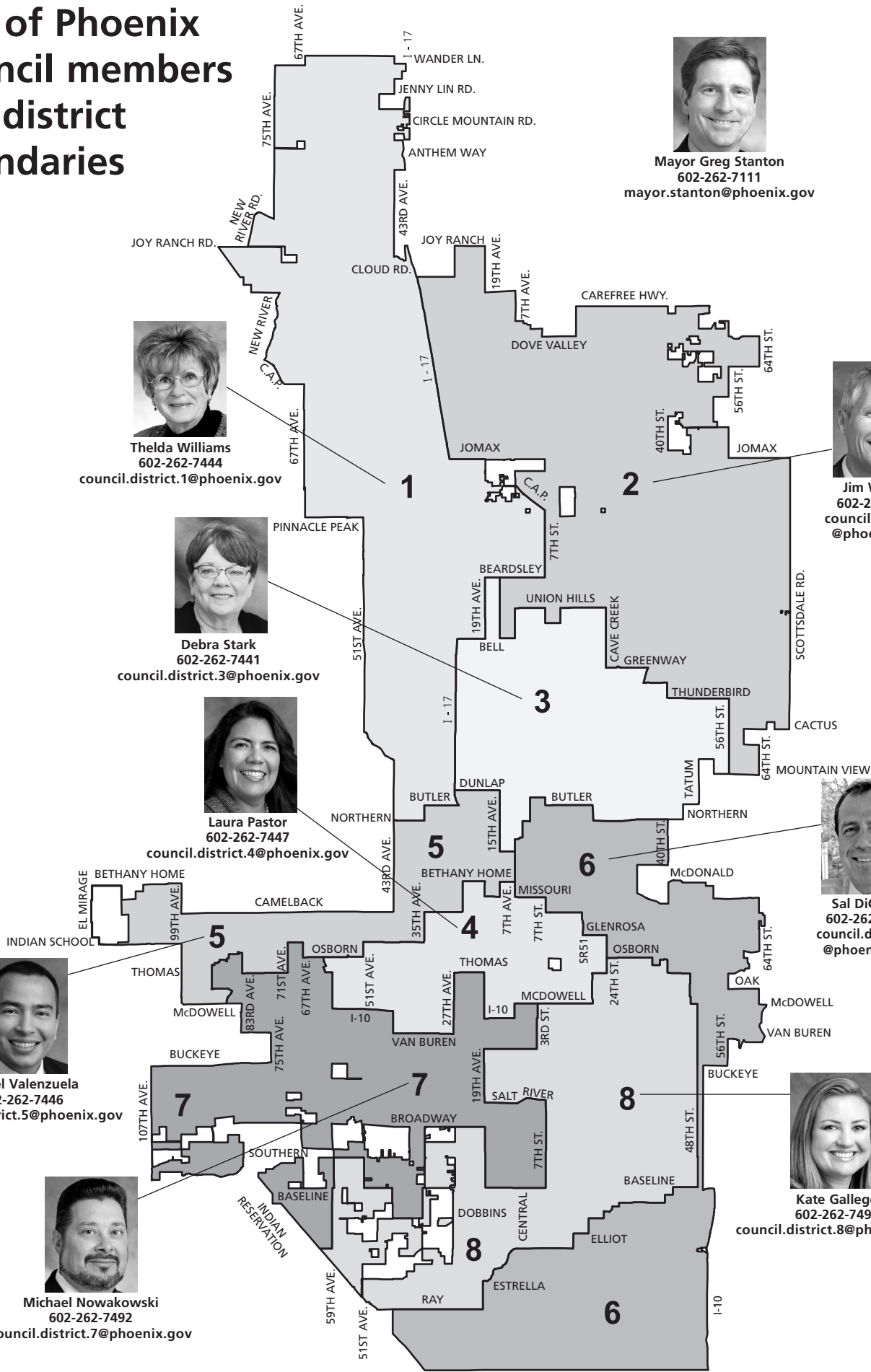
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Agenda

City Council Formal Meeting

Wednesday, March 22, 2017

2:30 PM

phoenix.gov

***REVISED Tuesday, March 21, 2017**

Items Revised: 5, 77, 125; Item with Additional Information: 125;

Items to be Continued: 62, 112

CALL TO ORDER AND ROLL CALL

CITIZEN COMMENTS

MINUTES OF MEETINGS

- 1**
For Approval or Correction, the Minutes of the Formal Meeting on Oct. 5, 2016.
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For Approval or Correction, the Minutes of the Formal Meeting on Dec. 7, 2016.
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- 3**
For Approval or Correction, the Minutes of the Formal Meeting on Dec. 14, 2016.
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- 32 Lubrication Equipment & Supply Co., Inc.
- 33 CoStar Realty Information, Inc.
- 34 Stericycle, Inc.
- 35 Matlick Enterprises, Inc., doing business as United Fire Equipment Company
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- 37 Various Vendors for City Fleet Accessories and Installation Services
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- 47 **Salt River Project Agricultural Improvement and Power District, doing business as SRP**
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- 110 **Final Plat - Advanced Auto - 160104 - Southeast Corner of 7th Street and Dunlap Avenue** District 3 - page 209
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- *112 **Final Plat - Lazy Day Manor - 160110 - West of 15th Avenue South of Orangewood Avenue - REQUEST TO CONTINUE** District 5 - Page 211
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REPORTS FROM CITY MANAGER, COMMITTEES OR CITY OFFICIALS**CITIZEN COMMENTS****ADJOURN**



City of Phoenix

City Council Formal Meeting

City Council Report

Agenda Date: 3/22/2017, Item No. 1

For Approval or Correction, the Minutes of the Formal Meeting on Oct. 5, 2016.

Summary

This item transmits the minutes of the Formal Council meeting of Oct. 5, 2016 for review, correction and/or approval by the City Council.

The minutes are available for review in the City Clerk Department, 200 W. Washington St., 15th Floor.

Responsible Department

This item is submitted by Special Assistant to the City Manager Toni Maccarone and the City Clerk Department.



City of Phoenix

City Council Formal Meeting

City Council Report

Agenda Date: 3/22/2017, Item No. 2

For Approval or Correction, the Minutes of the Formal Meeting on Dec. 7, 2016.

Summary

This item transmits the minutes of the Formal Council meeting of Dec. 7, 2016 for review, correction and/or approval by the City Council.

The minutes are available for review in the City Clerk Department, 200 W. Washington St., 15th Floor.

Responsible Department

This item is submitted by Special Assistant to the City Manager Toni Maccarone and the City Clerk Department.



City of Phoenix

City Council Formal Meeting

City Council Report

Agenda Date: 3/22/2017, Item No. 3

For Approval or Correction, the Minutes of the Formal Meeting on Dec. 14, 2016.

Summary

This item transmits the minutes of the Formal Council meeting of Dec. 14, 2016 for review, correction and/or approval by the City Council.

The minutes are available for review in the City Clerk Department, 200 W. Washington St., 15th Floor.

Responsible Department

This item is submitted by Special Assistant to the City Manager Toni Maccarone and the City Clerk Department.



City of Phoenix

City Council Formal Meeting

City Council Report

Agenda Date: 3/22/2017, Item No. 4

For Approval or Correction, the Minutes of the Special Meeting on Feb. 7, 2017.

Summary

This item transmits the minutes of the Special Council meeting of Feb. 7, 2017 for review, correction and/or approval by the City Council.

The minutes are available for review in the City Clerk Department, 200 W. Washington St., 15th Floor.

Responsible Department

This item is submitted by Special Assistant to the City Manager Toni Maccarone and the City Clerk Department.



City of Phoenix

City Council Formal Meeting

City Council Report

Agenda Date: 3/22/2017, Item No. * 5

REVISED ITEM (SEE REVISED ATTACHMENT) - City Council Appointments to Boards and Commissions

Summary

This item transmits recommendations from the Council for appointment or reappointment to City Boards and Commissions.

Responsible Department

This item is submitted by the City Council Office.



City of Phoenix

To: Mayor and City Council **Date:** Mar. 21, 2017
From: Penny Parrella
Executive Assistant to the City Council
Subject: BOARDS AND COMMISSIONS - CITY COUNCIL APPOINTEES

The purpose of this memo is to provide recommendations to the following Committees:

Alhambra Village Planning Committee

Vice Mayor Laura Pastor recommends the following individuals for reappointment:

Marshall Shore

Mr. Shore will serve his first full term which will expire on Nov. 19, 2018.

Christian Solorio

Mr. Solorio will serve his second term which will expire on Nov. 19, 2019.

Encanto Village Planning Committee

Vice Mayor Laura Pastor recommends the following individual for appointment:

*Paul Benjamin

Mr. Benjamin is retired and a resident of District 4. He will fill a vacancy on the committee and will serve his first full term to expire on Nov. 19, 2019.

Vice Mayor Laura Pastor recommends the following individuals for reappointment:

Andrea del Galdo

Ms. del Galdo will serve her third term which will expire on Nov. 19, 2018.

Matthew Jewett

Mr. Jewett will serve his second term which will expire on Nov. 19, 2018.

Steve Procaccini

Mr. Procaccini will serve his third term which will expire on Nov. 19, 2018.

Tim Semans

Mr. Semans will serve his first full term which will expire on Nov. 19, 2018.

Rebecca Winninger

Ms. Winninger will serve her second term which will expire on Nov. 19, 2019.

Paradise Valley Village Planning Committee

Councilman Jim Waring recommends the following individual for appointment:

George Grombacher

Mr. Grombacher is a financial advisor for the Financial Consulting Professionals and is a resident of District 2. He replaces Angelina Happ and will serve his first term which will expire on Nov. 19, 2018.

Thank you for your consideration.



Liquor License - Fire Belly

Request for a liquor license. Arizona State License 1207A899.

Summary

Applicant

Linda Quach, Agent

License Type

Series 12 - Restaurant

Location

10605 N. 43rd Ave.

Zoning Classification: C-2

Council District: 1

This request is for a new liquor license for a restaurant. This location was not previously licensed for liquor sales and does not have an interim permit. This location requires a use permit to allow outdoor dining and outdoor alcoholic beverage consumption.

The sixty-day limit for processing this application is March 25, 2017.

Pursuant to A.R.S. 4-203, consideration may be given to the applicant's personal qualifications and to the location.

Other Active Liquor License Interest in Arizona

The ownership of this business has an interest in other active liquor license(s) in the State of Arizona. This information is listed below and includes liquor license violations on file with the AZ Department of Liquor Licenses and Control and, for locations within the boundaries of Phoenix, the number of aggregate calls for police service within the last 12 months for the address listed.

Red Thai (Series 12)

7822 N. 12th St., #B, Phoenix

Calls for police service: 13

Liquor license violations: In February 2015, a fine of \$375 was paid for delinquent taxes. In January 2016, a fine of \$1,500 was paid for delinquent taxes.

Public Opinion

No protest or support letters were received within the 20-day public comment period.

Applicant's Statement

The applicant submitted the following statement in support of this application. Spelling, grammar and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability and qualifications to hold a liquor license because: "I am responsible and understand Arizona liquor laws and regulations. I will not abuse this priveledge. I also have 10 years experience as manager."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:

"To have a full service dining experience, liquor being served will enhance and compliment the clients meal. The more clients we have that enjoy ths experience the more regular clientale we will maintain. This will provide jobs and income for the community through our staff hiring."

Staff Recommendation

Staff recommends approval of this application noting the applicant must resolve any pending City of Phoenix building and zoning requirements, and be in compliance with the City of Phoenix Code and Ordinances.

Attachments

Liquor License Data - Fire Belly

Liquor License Map - Fire Belly

Responsible Department

This item is submitted by Special Assistant to the City Manager Toni Maccarone and the City Clerk Department.

Liquor License Data: Fire Belly

Liquor License

Description	Series	1 Mile	1/2 Mile
Bar	6	4	2
Beer and Wine Bar	7	1	0
Liquor Store	9	5	1
Beer and Wine Store	10	4	1
Restaurant	12	5	2

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	10.01	10.82	10.61
Violent Crimes	1.49	1.61	2.86

*Citywide average per square mile **Average per square mile within 1 mile radius ***Average per square mile within 1/2 mile radius

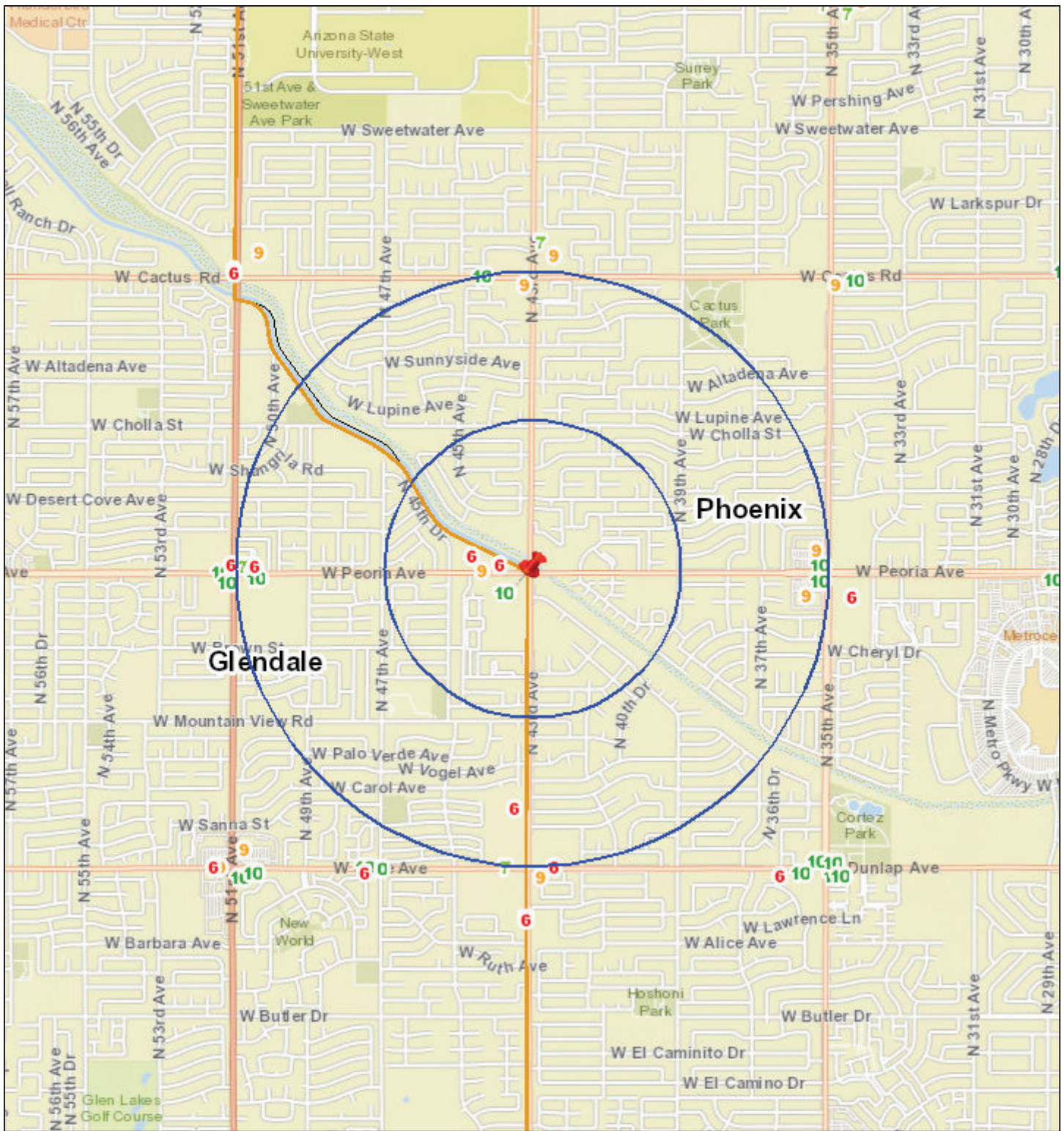
Property Violation Data

Description	Average	1/2 Mile Average
Parcels w/Violations	59	81
Total Violations	108	145

Census 2010 Data 1/2 Mile Radius

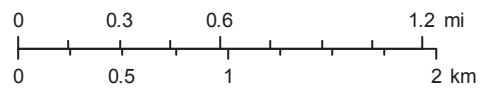
BlockGroup	2010 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
0923082	2515	25 %	8 %	12 %
1042032	1111	71 %	0 %	22 %
1042033	697	9 %	7 %	26 %
1042034	1692	82 %	0 %	3 %
1042035	1364	69 %	4 %	3 %
1042041	1932	95 %	5 %	11 %
1042051	1264	61 %	16 %	7 %
1042061	1580	92 %	7 %	28 %
1042272	1014	90 %	8 %	15 %
Average		61 %	13 %	19 %

Liquor License Map: Fire Belly



February 28, 2017

1:36,112



mapservices@phoenix.gov
 Sources: Esri, HERE, DeLorme, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), MapmyIndia, NGCC, © OpenStreetMap contributors, and the GIS User Community



Liquor License - Special Event - Beyond Autism, Inc.

Request for a Series 15 - Special Event liquor license for the temporary sale of all liquors.

Summary

Applicant

Timothy Puopolo

Location

22500 N. Aviano Way
Council District: 2

Function

Tournament/Silent Auction

Date(s) - Time(s) / Expected Attendance

April 22, 2017- 5:30 p.m. to 11 p.m. / 100 attendees

Staff Recommendation

Staff recommends approval of this application.

Responsible Department

This item is submitted by Special Assistant to the City Manager Toni Maccarone and the City Clerk Department.



Liquor License - Special Event - Congregation Kol Ami

Request for a Series 15 - Special Event liquor license for the temporary sale of all liquors.

Summary

Applicant

Michael Rosenthal

Location

1175 E. Lone Cactus Drive
Council District: 2

Function

Dinner/Dance

Date(s) - Time(s) / Expected Attendance

April 1, 2017 - 6 p.m to Midnight / 250 attendees

Staff Recommendation

Staff recommends approval of this application.

Responsible Department

This item is submitted by Special Assistant to the City Manager Toni Maccarone and the City Clerk Department.



Liquor License - Tommy Bahama

Request for a liquor license. Arizona State License 12075648.

Summary

Applicant

Nicholas Guttilla, Agent

License Type

Series 12 - Restaurant

Location

15205 N. Kierland Blvd., Ste. 100

Zoning Classification: C-2 PCD

Council District: 2

This request is for an acquisition of control of an existing liquor license for a restaurant. This location is currently licensed for liquor sales.

The sixty-day limit for processing this application is March 31, 2017.

Pursuant to A.R.S. 4-203, consideration may be given only to the applicant's personal qualifications and not to the location.

Other Active Liquor License Interest in Arizona

This applicant does not hold an interest in any other active liquor license in the State of Arizona.

Public Opinion

No protest or support letters were received within the 20-day public comment period.

Applicant's Statement

The applicant submitted the following statement in support of this application. Spelling, grammar and punctuation in the statement are shown exactly as written by the

applicant on the City Questionnaire.

I have the capability, reliability and qualifications to hold a liquor license because:
“This application is for an Acquisition of Control filing. The licensee will remain the same and nothing about the successful operation of the business will change.”

Staff Recommendation

Staff recommends approval of this application.

Responsible Department

This item is submitted by Special Assistant to the City Manager Toni Maccarone and the City Clerk Department.



Liquor License - Tailgaters Sports Grill & Il Primo Pizza & Wings

Request for a liquor license. Arizona State License 1207A900.

Summary

Applicant

Larry Fussy, Agent

License Type

Series 12 - Restaurant

Location

28234 N. Tatum Blvd.

Zoning Classification: C-2

Council District: 2

This request is for a new liquor license for a restaurant. This location was previously licensed for liquor sales as Amaro Restaurant until March 2016 and does not have an interim permit.

The sixty-day limit for processing this application is March 27, 2017.

Pursuant to A.R.S. 4-203, consideration may be given to the applicant's personal qualifications and to the location.

Other Active Liquor License Interest in Arizona

This information is not provided due to the multiple ownership interests held by the applicant in the State of Arizona.

Public Opinion

No protest or support letters were received within the 20-day public comment period.

Applicant's Statement

The applicant submitted the following statement in support of this application. Spelling,

grammar and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability and qualifications to hold a liquor license because: "I am the agent on 2 currently and manager on 3 others. I have been in this business for over 12 years and have built a reputable business that our patrons enjoy."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because: "We are a family sports grill, restaurant & pizzeria that families will come to and enjoy. We currently sponsor many little league teams and cater many events."

Staff Recommendation

Staff recommends approval of this application noting the applicant must resolve any pending City of Phoenix building and zoning requirements, and be in compliance with the City of Phoenix Code and Ordinances.

Attachments

Liquor License Data - Tailgaters Sports Grill & Il Primo Pizza & Wings
Liquor License Map - Tailgaters Sports Grill & Il Primo Pizza & Wings

Responsible Department

This item is submitted by Special Assistant to the City Manager Toni Maccarone and the City Clerk Department.

Liquor License Data: Tailgaters Sports Grill & Il Primo Pizza & Wings

Description	Series	1 Mile	1/2 Mile
Liquor Store	9	1	1
Beer and Wine Store	10	1	1
Restaurant	12	2	2

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	10.01	1.53	2.65
Violent Crimes	1.49	0.05	0

*Citywide average per square mile **Average per square mile within 1 mile radius ***Average per square mile within 1/2 mile radius

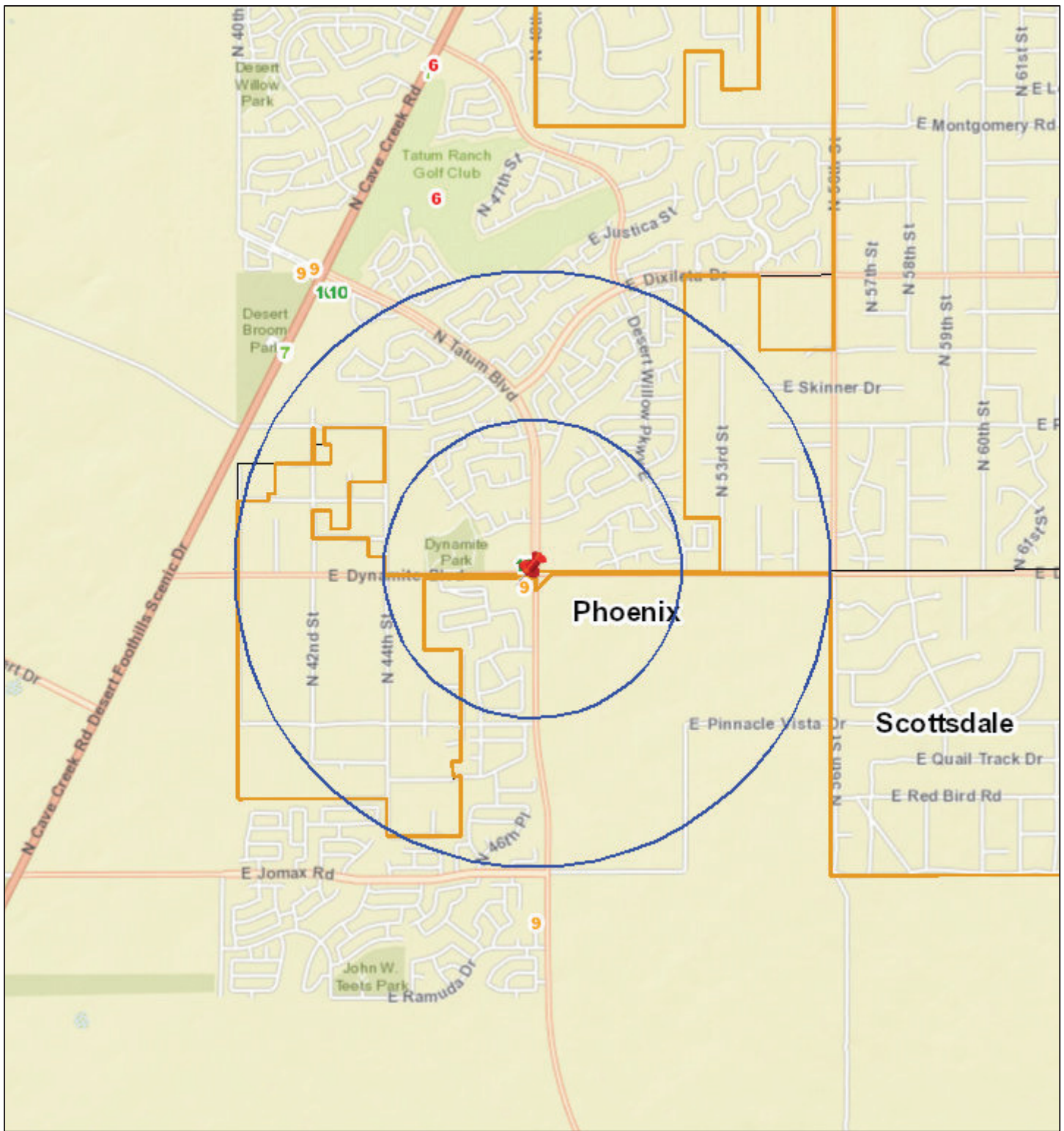
Property Violation Data

Description	Average	1/2 Mile Average
Parcels w/Violations	59	2
Total Violations	109	2

Census 2010 Data 1/2 Mile Radius

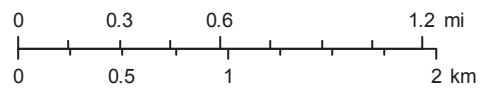
BlockGroup	2010 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
6128001	2069	83 %	21 %	1 %
6129001	834	80 %	0 %	2 %
6129002	1521	93 %	18 %	1 %
6133001	1688	91 %	7 %	2 %
6133003	1120	84 %	17 %	15 %
Average		61 %	13 %	19 %

Liquor License Data: Tailgaters Sports Grill & Il Primo Pizza & Wings



February 22, 2017

1:36,112



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Sources: Esri, HERE, DeLorme, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), MapmyIndia, NGCC, © OpenStreetMap contributors, and the GIS User Community



Liquor License - Tokyo Joe's

Request for a liquor license. Arizona State License 1207A897.

Summary

Applicant

Andrea Lewkowitz, Agent

License Type

Series 12 - Restaurant

Location

16500 N. Scottsdale Road, Ste. 100
Zoning Classification: CP/GCP PCD
Council District: 2

This request is for a new liquor license for a restaurant. This location was not previously licensed for liquor sales and does not have an interim permit. This location requires a Use Permit to allow alcohol sales as an accessory to a restaurant.

The sixty-day limit for processing this application is March 24, 2017.

Pursuant to A.R.S. 4-203, consideration may be given to the applicant's personal qualifications and to the location.

Other Active Liquor License Interest in Arizona

The ownership of this business has an interest in other active liquor license(s) in the State of Arizona. This information is listed below and includes liquor license violations on file with the AZ Department of Liquor Licenses and Control and, for locations within the boundaries of Phoenix, the number of aggregate calls for police service within the last 12 months for the address listed.

Tokyo Joe's (Series 12)
2131 E. Camelback Road, Ste. 111, Phoenix

Calls for police service: 21
Liquor license violations: None

Tokyo Joe's (Series 12)
800 N. 54th St., Ste. 5, Chandler
Calls for police service: N/A - not in Phoenix
Liquor license violations: None

Tokyo Joe's (Series 12)
1935 S. Val Vista Drive, Ste. 101, Mesa
Calls for police service: N/A - not in Phoenix
Liquor license violations: None

Tokyo Joe's (Series 12)
4715 S. Rural Road, Ste. 104, Tempe
Calls for police service: N/A - not in Phoenix
Liquor license violations: None

Public Opinion

No protest or support letters were received within the 20-day public comment period.

Applicant's Statement

The applicant submitted the following statement in support of this application. Spelling, grammar and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability and qualifications to hold a liquor license because:
"Applicant is committed to upholding the highest standards for retail sales of alcohol. Managers and staff will be trained in Arizona liquor law and the techniques of responsible sales and service to guests 21 and over."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:
"Tokyo Joe's offers guests a wide-variety of healthy and delicious Japanese menu items including salads, rice bowls, sushi and more. Applicant would like to offer alcoholic beverages as an incident to the meals they serve."

Staff Recommendation

Staff recommends approval of this application noting the applicant must resolve any pending City of Phoenix building and zoning requirements, and be in compliance with the City of Phoenix Code and Ordinances.

Attachments

Liquor License Data - Tokyo Joe's

Liquor License Map - Tokyo Joe's

Responsible Department

This item is submitted by Special Assistant to the City Manager Toni Maccarone and the City Clerk Department.

Liquor License Data: Tokyo Joe's

Liquor License

Description	Series	1 Mile	1/2 Mile
Bar	6	3	0
Beer and Wine Bar	7	4	2
Liquor Store	9	1	1
Beer and Wine Store	10	5	4
Hotel	11	1	1
Restaurant	12	32	18

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	10.01	3.10	4.14
Violent Crimes	1.49	0.07	0.21

*Citywide average per square mile **Average per square mile within 1 mile radius ***Average per square mile within 1/2 mile radius

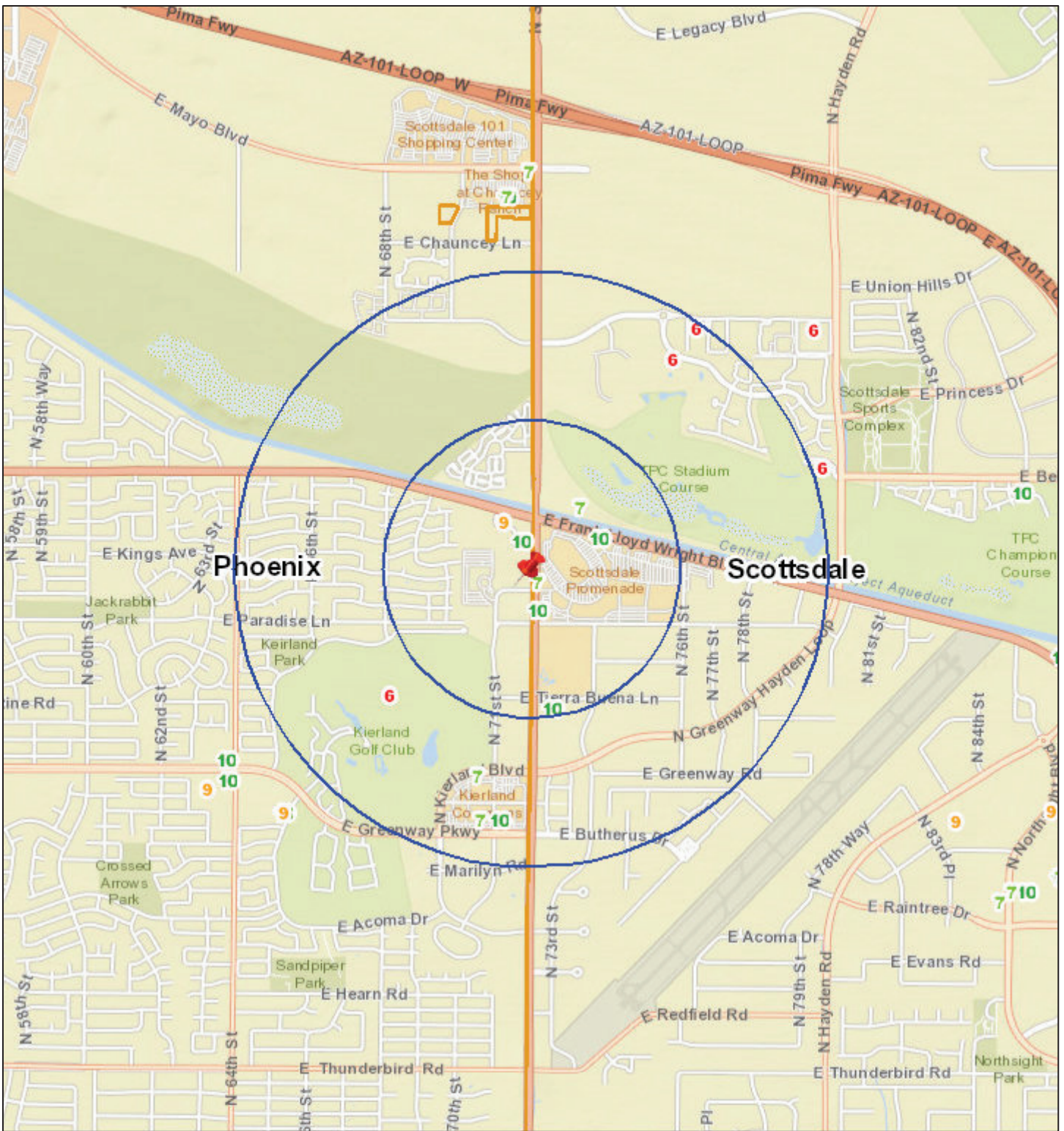
Property Violation Data

Description	Average	1/2 Mile Average
Parcels w/Violations	59	12
Total Violations	109	20

Census 2010 Data 1/2 Mile Radius

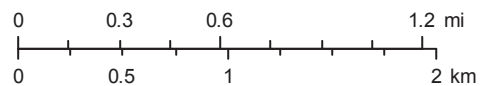
BlockGroup	2010 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1032191	834	44 %	30 %	13 %
1032193	1262	88 %	14 %	8 %
2168161	1812	95 %	0 %	4 %
2168452	694	23 %	38 %	8 %
6152001	1993	8 %	29 %	12 %
Average		61 %	13 %	19 %

Liquor License Map: Tokyo Joe's



February 22, 2017

1:36,112



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 Sources: Esri, HERE, DeLorme, USGS, Intermap, INCREMENT P, NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), MapmyIndia, NGCC, © OpenStreetMap contributors, and the GIS User Community



Liquor License - Special Event - Phoenix Harley Owners Group Charities, Inc.

Request for a Series 15 - Special Event liquor license for the temporary sale of all liquors.

Summary

Applicant

Dean Kuharske

Location

13850 N. Cave Creek Road
Council District: 3

Function

Community Event

Date(s) - Time(s) / Expected Attendance

April 8, 2017 - Noon to 8 p.m. / 4,000 attendees

Staff Recommendation

Staff recommends approval of this application.

Responsible Department

This item is submitted by Special Assistant to the City Manager Toni Maccarone and the City Clerk Department.



Liquor License - 7th St. Bar

Request for a liquor license. Arizona State License 06070233.

Summary

Applicant

Kevin Kramber, Agent

License Type

Series 6 - Bar

Location

9521 N. 7th St.

Zoning Classification: C-2

Council District: 3

This request is for an ownership transfer of a liquor license for a bar. This location was previously licensed for liquor sales as 7th St. Sports Bar and may currently operate with an interim permit.

The sixty-day limit for processing this application is March 28, 2017.

Consideration should be given to the applicant's personal qualifications. In regard to the location, pursuant to A.R.S. 4-203, there is a presumption that the public convenience and the best interest of the community were established at the time the location was previously licensed.

Other Active Liquor License Interest in Arizona

This applicant does not hold an interest in any other active liquor license in the State of Arizona.

Public Opinion

No protest or support letters were received within the 20-day public comment period.

Applicant's Statement

The applicant submitted the following statement in support of this application. Spelling, grammar and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability and qualifications to hold a liquor license because:
"1) I am agent currently on over 70 licenses statewide. 2) The controlling person has been previously licensed with liquor for its previous business and passed all background checks. 3) Our manager filed with the application has 13 + years in the industry & has current Title IV liquor training."

Staff Recommendation

Staff recommends approval of this application.

Responsible Department

This item is submitted by Special Assistant to the City Manager Toni Maccarone and the City Clerk Department.



Liquor License - Special Event - Phoenix Frontrunners, Inc.

Request for a Series 15 - Special Event liquor license for the temporary sale of all liquors.

Summary

Applicant

Daniel Shabra

Location

1625 N. Central Ave.

Council District: 4

Function

Sporting Event

Date(s) - Time(s) / Expected Attendance

March 25, 2017 - 6 a.m. to Noon / 1,500 attendees

Staff Recommendation

Staff recommends approval of this application.

Responsible Department

This item is submitted by Special Assistant to the City Manager Toni Maccarone and the City Clerk Department.



Liquor License - Special Event - Phoenix Pride Incorporated

Request for a Series 15 - Special Event liquor license for the temporary sale of all liquors.

Summary

Applicant

Justin Owen

Location

300 E. Indian School Road
Council District: 4

Function

Cultural Festival

Date(s) - Time(s) / Expected Attendance

April 1, 2017 - 11:30 a.m. to 9 p.m. / 15,000 attendees

April 2, 2017 - 11:30 a.m. to 9 p.m. / 10,000 attendees

Staff Recommendation

Staff recommends approval of this application.

Responsible Department

This item is submitted by Special Assistant to the City Manager Toni Maccarone and the City Clerk Department.



Liquor License - Special Event - St. Mary's Roman Catholic High School Phoenix

Request for a Series 15 - Special Event liquor license for the temporary sale of all liquors.

Summary

Applicant

Michelle Huntley

Location

2525 N. 3rd St.

Council District: 4

Function

Festival

Date(s) - Time(s) / Expected Attendance

March 25, 2017 - 4 p.m. to 7 p.m. / 350 attendees

Staff Recommendation

Staff recommends approval of this application.

Responsible Department

This item is submitted by Special Assistant to the City Manager Toni Maccarone and the City Clerk Department.



Liquor License - Calle 8

Request for a liquor license. Arizona State License 1207A893.

Summary

Applicant

Carlos Cardoso Oliva, Agent

License Type

Series 12 - Restaurant

Location

5025 N. 7th Ave., Ste. B
Zoning Classification: C-2 TOD-1
Council District: 4

This request is for a new liquor license for a restaurant. This location was not previously licensed for liquor sales and does not have an interim permit.

The sixty-day limit for processing this application was March 21, 2017. However, the applicant has submitted a written request for more time.

Pursuant to A.R.S. 4-203, consideration may be given to the applicant's personal qualifications and to the location.

Other Active Liquor License Interest in Arizona

This applicant does not hold an interest in any other active liquor license in the State of Arizona.

Public Opinion

No protest or support letters were received within the 20-day public comment period.

Applicant's Statement

The applicant submitted the following statement in support of this application. Spelling,

grammar and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability and qualifications to hold a liquor license because: "I follow the rules and regulations that indicates and implies to have and hold a liquor license on the state of Arizona and has passed successfully a course to take and hold a liquor license."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:

"With ceveral active restourante in the Phoenix metro area Restaurants, or Bussine will be clean and offering great customer services great foot, and offering liquor to customer 21 and over."

Staff Recommendation

Staff recommends approval of this application.

Attachments

Liquor License Data - Calle 8

Liquor License Map - Calle 8

Responsible Department

This item is submitted by Special Assistant to the City Manager Toni Maccarone and the City Clerk Department.

Liquor License Data: Calle 8

Liquor License

Description	Series	1 Mile	1/2 Mile
Microbrewery	3	2	0
Bar	6	12	3
Beer and Wine Bar	7	10	5
Liquor Store	9	4	3
Beer and Wine Store	10	6	1
Restaurant	12	28	6

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	10.01	32.48	42.03
Violent Crimes	1.49	4.27	4.35

*Citywide average per square mile **Average per square mile within 1 mile radius ***Average per square mile within 1/2 mile radius

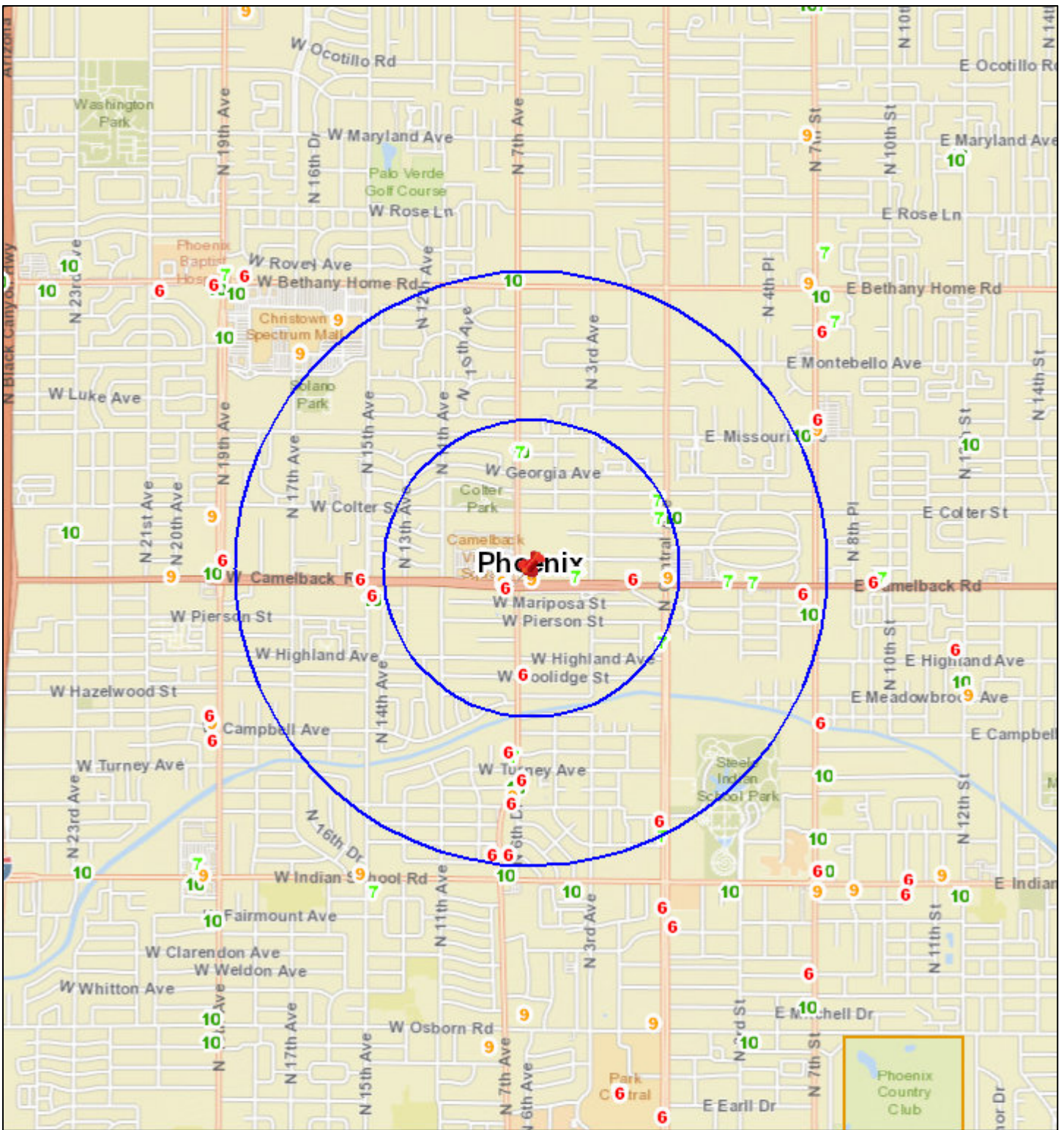
Property Violation Data

Description	Average	1/2 Mile Average
Parcels w/Violations	59	85
Total Violations	108	185

Census 2010 Data 1/2 Mile Radius

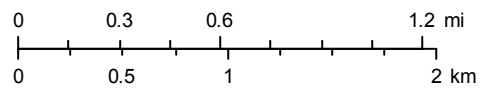
BlockGroup	2010 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1074001	1280	80 %	4 %	15 %
1074002	1009	62 %	7 %	16 %
1074005	661	0 %	30 %	77 %
1075001	758	80 %	2 %	3 %
1075002	1458	74 %	7 %	15 %
1075003	1599	46 %	15 %	14 %
1088021	1456	23 %	32 %	31 %
1088022	435	43 %	41 %	19 %
1089012	1297	31 %	23 %	54 %
1089023	1072	28 %	3 %	47 %
1089024	1278	46 %	9 %	21 %
1171001	2126	10 %	15 %	10 %
1171002	703	57 %	27 %	12 %
Average		61 %	13 %	19 %

Liquor License Map: Calle 8



March 2, 2017

1:36,112



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 Sources: Esri, HERE, DeLorme, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), MapmyIndia, NGCC, © OpenStreetMap contributors, and the GIS User Community



Liquor License - Mariscos El Chapuson

Request for a liquor license. Arizona State License 1207A890.

Summary

Applicant

Theresa Morse, Agent

License Type

Series 12 - Restaurant

Location

2850 W. Van Buren St.

Zoning Classification: C-3

Council District: 4

This request is for a new liquor license for a restaurant. This location was previously licensed for liquor sales as El Tizon Mexican Food until March 2012 and does not have an interim permit. This business has plans to open in April 2017.

The sixty-day limit for processing this application was March 19, 2017. However, the applicant has submitted a written request for more time.

Pursuant to A.R.S. 4-203, consideration may be given to the applicant's personal qualifications and to the location.

Other Active Liquor License Interest in Arizona

This applicant does not hold an interest in any other active liquor license in the State of Arizona.

Public Opinion

No protest or support letters were received within the 20-day public comment period.

Applicant's Statement

The applicant submitted the following statement in support of this application. Spelling, grammar and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability and qualifications to hold a liquor license because: "I currently own and operate a restaurant in the area however it is not inside a building. I want the security and climate of having my business inside a building such as this. I have worked in the liquor industry before and will be obtaining the new liquor law training to ensure I am familiar with all the laws. I will require my servers to attend liquor law training also."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:

"My request for a liquor license is simply to compliment the food I serve. Many people who like to eat Mexican food will leave the business if they discover no alcohol is sold. Therefore, I want my business to be successful. The restaurant is only 1,648 sq. ft. The restaurant will only be for dining. There will be no dancing and no entertainment. Thank you for your time and consideration."

Staff Recommendation

Staff recommends approval of this application.

Attachments

Liquor License Data - Mariscos El Chapuson

Liquor License Map - Mariscos El Chapuson

Responsible Department

This item is submitted by Special Assistant to the City Manager Toni Maccarone and the City Clerk Department.

Liquor License Data: Mariscos El Chapuson

Liquor License

Description	Series	1 Mile	1/2 Mile
Wholesaler	4	3	0
Liquor Store	9	2	1
Beer and Wine Store	10	8	4
Restaurant	12	3	2

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	10.01	21.31	26.43
Violent Crimes	1.49	3.68	6.26

*Citywide average per square mile **Average per square mile within 1 mile radius ***Average per square mile within 1/2 mile radius

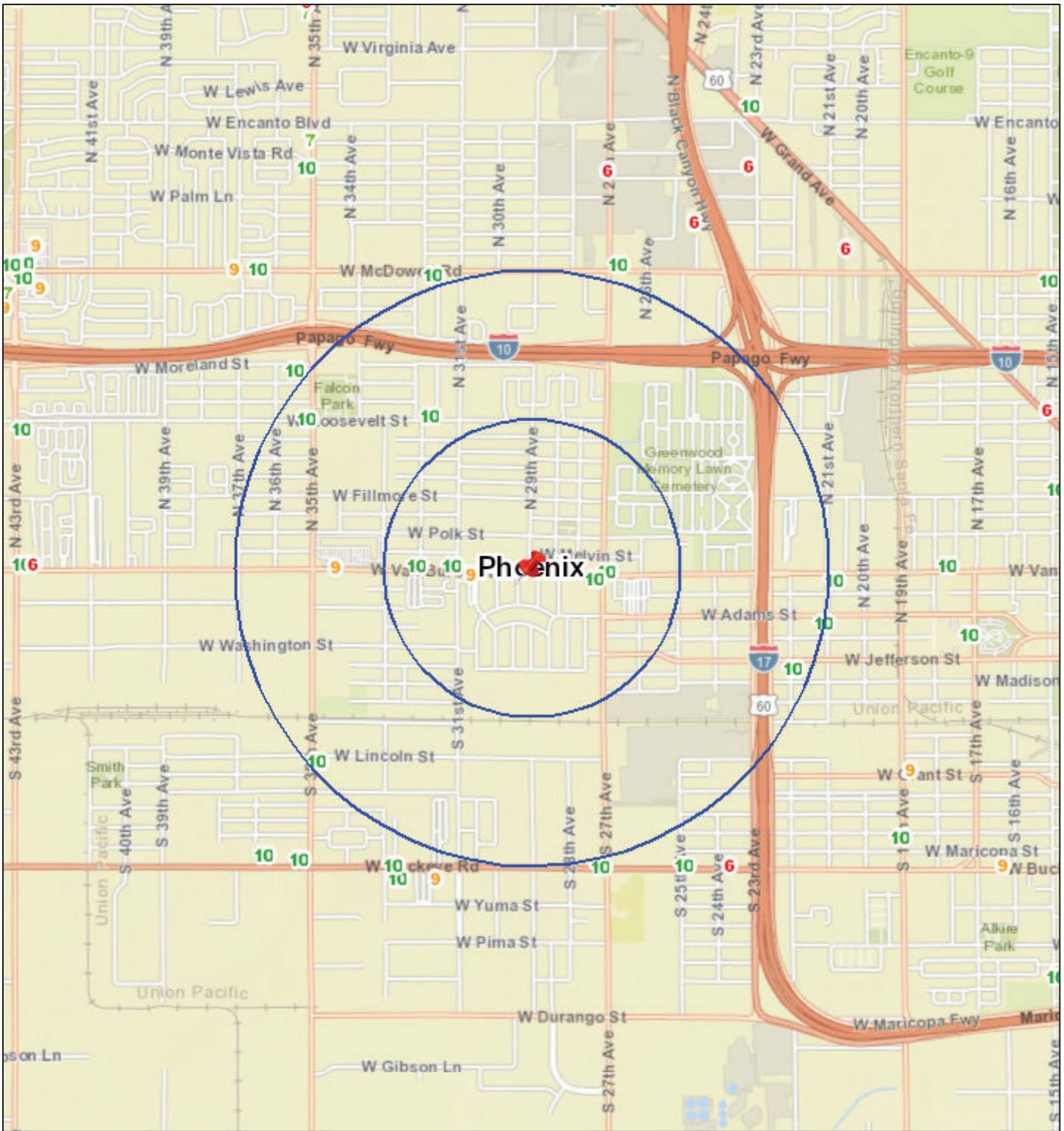
Property Violation Data

Description	Average	1/2 Mile Average
Parcels w/Violations	58	256
Total Violations	108	432

Census 2010 Data 1/2 Mile Radius

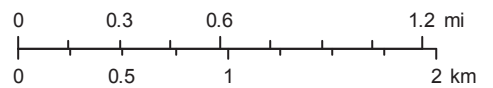
BlockGroup	2010 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1127001	1882	54 %	0 %	25 %
1127002	1540	50 %	25 %	56 %
1127003	2056	26 %	21 %	34 %
1144011	1953	47 %	11 %	38 %
1145001	1332	59 %	11 %	24 %
1145002	1343	38 %	29 %	52 %
1168001	1178	33 %	22 %	40 %
Average		61 %	13 %	19 %

Liquor License Map: Mariscos El Chapuson



February 27, 2017

1:36,112



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Sources: Esri, HERE, DeLorme, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), MapmyIndia, NGCC, © OpenStreetMap contributors, and the GIS User Community



Liquor License - Special Event - Luke-Greenway Post No. 1, The American Legion, Department of

Request for a Series 15 - Special Event liquor license for the temporary sale of all liquors.

Summary

Applicant

Jeffrey Frain

Location

2209 N. 99th Ave.

Council District: 5

Function

Concert

Date(s) - Time(s) / Expected Attendance

April 15, 2017 - Noon to 10 p.m. / 5,000 attendees

Staff Recommendation

Staff recommends approval of this application.

Responsible Department

This item is submitted by Special Assistant to the City Manager Toni Maccarone and the City Clerk Department.



Liquor License - Special Event - Veterans Transportation

Request for a Series 15 - Special Event liquor license for the temporary sale of all liquors.

Summary

Applicant

Eric Morales

Location

4344 W. Indian School Road, Ste. 100
Council District: 5

Function

Concert

Date(s) - Time(s) / Expected Attendance

April 1, 2017 - 7 p.m. to 2 a.m. / 900 attendees

Staff Recommendation

Staff recommends approval of this application.

Responsible Department

This item is submitted by Special Assistant to the City Manager Toni Maccarone and the City Clerk Department.



Liquor License - Special Event - Veterans Transportation

Request for a Series 15 - Special Event liquor license for the temporary sale of all liquors.

Summary

Applicant

Eric Morales

Location

4344 W. Indian School Road, Ste. 100
Council District: 5

Function

Concert

Date(s) - Time(s) / Expected Attendance

April 15, 2017 - 7 p.m. to 2 a.m. / 900 attendees

Staff Recommendation

Staff recommends approval of this application.

Responsible Department

This item is submitted by Special Assistant to the City Manager Toni Maccarone and the City Clerk Department.



Liquor License - Carniceria Los Reyes #2

Request for a liquor license. Arizona State License 10076845.

Summary

Applicant

Edel Alcaraz, Agent

License Type

Series 10 - Beer and Wine Store

Location

2647 W. Glendale Ave., Ste. 8

Zoning Classification: C-2

Council District: 5

This request is for a new liquor license for a grocery store. This location was not previously licensed for liquor sales and does not have an interim permit. This location requires a Use Permit to allow packaged liquor sales within 300 feet of a residential zoning district. This business is currently being remodeled with plans to open in April 2017.

The sixty-day limit for processing this application is March 24, 2017.

Pursuant to A.R.S. 4-203, consideration may be given to the applicant's personal qualifications and to the location.

Other Active Liquor License Interest in Arizona

The ownership of this business has an interest in other active liquor license(s) in the State of Arizona. This information is listed below and includes liquor license violations on file with the AZ Department of Liquor Licenses and Control and, for locations within the boundaries of Phoenix, the number of aggregate calls for police service within the last 12 months for the address listed.

Carniceria Los Reyes (Series 10)

1603 N. 16th St., Phoenix

Calls for police service: 9

Liquor license violations: In March 2016, a fine of \$375 was paid for delinquent taxes.

Public Opinion

Three letters protesting the issuance of this license have been received and are on file in the Office of the City Clerk. The letters are from the Ocotillo Glen Neighborhood Association, North Glen Square Neighborhood Association and Lane Avenue Block Watch. They feel there are sufficient liquor licenses in the area to serve the neighborhood and are concerned with the potential impact of the liquor license on an area challenged with crime and blight. They are also concerned the applicant did not reach out to them to discuss his business plan and commitment to the neighborhood.

Applicant's Statement

The applicant submitted the following statement in support of this application. Spelling, grammar and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability and qualifications to hold a liquor license because: "I have the training to do so, but most importantly the awareness and responsibility to know to whom to sell to within the law and good judgement."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:

"Of the control of whom to sell to as to deter from the area and the community any transients bad crowds, also by controlling what type of alcoholic beverages to sell to keep those customers away."

Staff Recommendation

Staff recommends approval of this application noting the applicant must resolve any pending City of Phoenix building and zoning requirements, and be in compliance with the City of Phoenix Code and Ordinances. Staff gave careful consideration to the protest letters received, however after reviewing the application in its entirety staff is recommending approval of this application.

Attachments

Liquor License Data - Carniceria Los Reyes #2

Liquor License Map - Carniceria Los Reyes #2

Responsible Department

This item is submitted by Special Assistant to the City Manager Toni Maccarone and the City Clerk Department.

Liquor License Data: Carniceria Los Reyes #2

Liquor License

Description	Series	1 Mile	1/2 Mile
Bar	6	3	1
Liquor Store	9	4	2
Beer and Wine Store	10	10	3
Restaurant	12	4	1

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	10.01	30.49	37.47
Violent Crimes	1.49	6.13	8.59

*Citywide average per square mile **Average per square mile within 1 mile radius ***Average per square mile within 1/2 mile radius

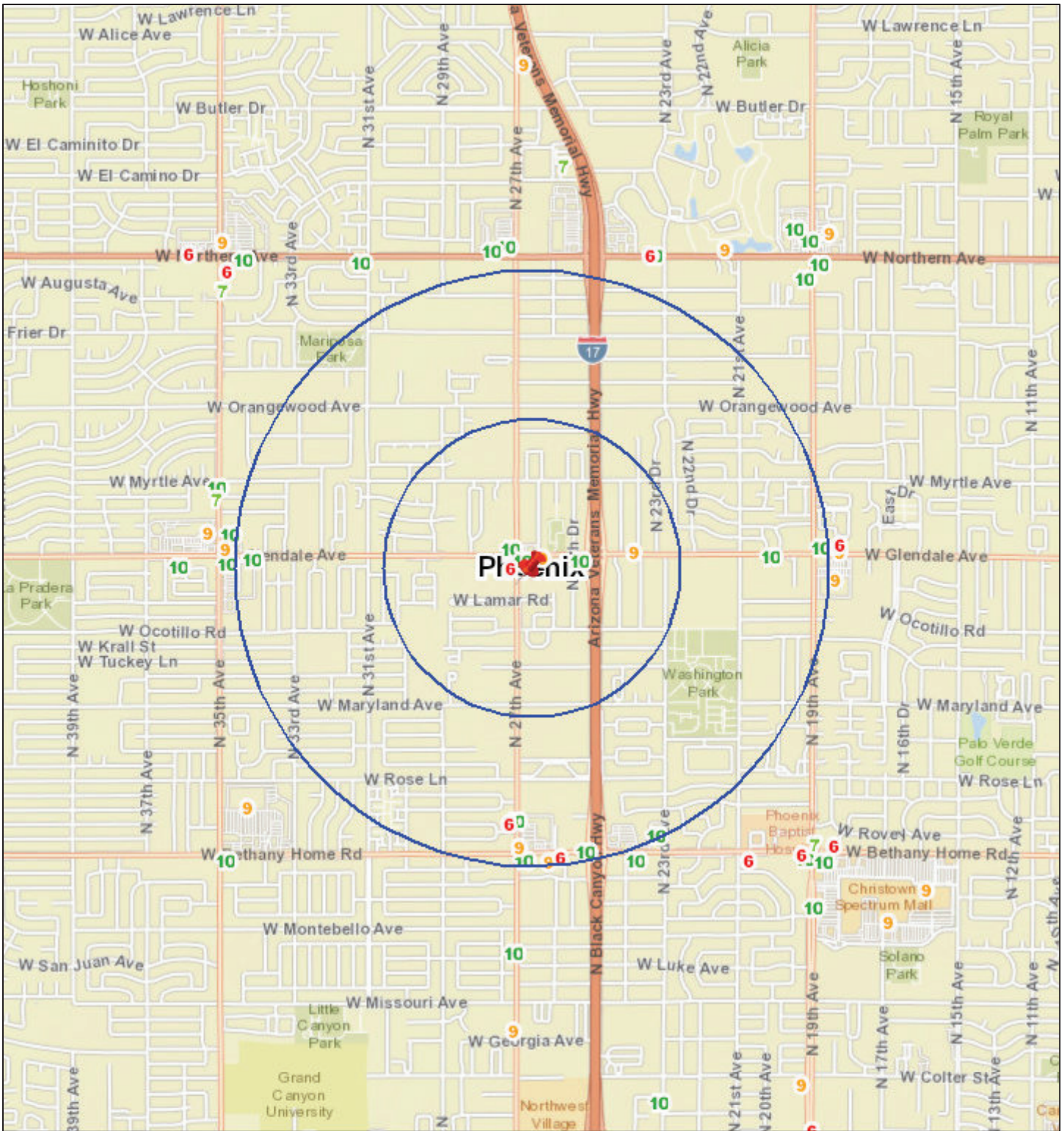
Property Violation Data

Description	Average	1/2 Mile Average
Parcels w/Violations	58	116
Total Violations	108	208

Census 2010 Data 1/2 Mile Radius

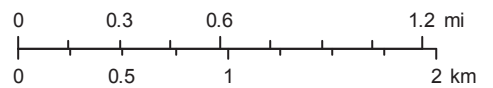
BlockGroup	2010 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1059003	1609	59 %	5 %	25 %
1060011	1487	31 %	17 %	50 %
1060032	1673	52 %	15 %	25 %
1068011	1652	2 %	12 %	52 %
1068012	1670	5 %	28 %	55 %
1068021	1099	60 %	0 %	9 %
1069001	1043	81 %	11 %	4 %
1069002	2629	71 %	5 %	22 %
Average		61 %	13 %	19 %

Liquor License Map: Carniceria Los Reyes #2



February 27, 2017

1:36,112



mapservices@phoenix.gov
 Sources: Esri, HERE, DeLorme, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), MapmyIndia, NGCC, © OpenStreetMap contributors, and the GIS User Community



Liquor License - Special Event - Free Arts for Abused Children of Arizona

Request for a Series 15 - Special Event liquor license for the temporary sale of all liquors.

Summary

Applicant

Steven Henderson

Location

2446 E. Camelback Road
Council District: 6

Function

Art Auction

Date(s) - Time(s) / Expected Attendance

April 1, 2017- 4:30 p.m. to 7 p.m. / 300 attendees

Staff Recommendation

Staff recommends approval of this application.

Responsible Department

This item is submitted by Special Assistant to the City Manager Toni Maccarone and the City Clerk Department.



Liquor License - Special Event - St. Theresa Roman Catholic Parish Phoenix

Request for a Series 15 - Special Event liquor license for the temporary sale of all liquors.

Summary

Applicant

Dwayne Douglas

Location

5045 E. Thomas Road
Council District: 6

Function

Play

Date(s) - Time(s) / Expected Attendance

May 4, 2017 - 5 p.m. to 9 p.m. / 130 attendees
May 5, 2017 - 5 p.m. to 9 p.m. / 130 attendees
May 6, 2017 - 1 p.m. to 9 p.m. / 160 attendees

Staff Recommendation

Staff recommends approval of this application.

Responsible Department

This item is submitted by Special Assistant to the City Manager Toni Maccarone and the City Clerk Department.



Liquor License - Gino's East of Chicago

Request for a liquor license. Arizona State License 1207A906.

Summary

Applicant

Samantha Mesa, Agent

License Type

Series 12 - Restaurant

Location

3626 E. Indian School Road

Zoning Classification: C-2

Council District: 6

This request is for a new liquor license for a restaurant. This location was previously licensed for liquor sales as Hazelwoods 1st Place until July 2016 and does not have an interim permit. This business is currently under construction with plans to open in April 2017.

The sixty-day limit for processing this application is April 8, 2017.

Pursuant to A.R.S. 4-203, consideration may be given to the applicant's personal qualifications and to the location.

Other Active Liquor License Interest in Arizona

This applicant does not hold an interest in any other active liquor license in the State of Arizona.

Public Opinion

No protest or support letters were received within the 20-day public comment period.

Applicant's Statement

The applicant submitted the following statement in support of this application. Spelling, grammar and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability and qualifications to hold a liquor license because:
"I have the business background to run a business curently an advisor at Merrill Lynch. I have the financial means and management support of Gino's East home office in Chicago. I have 30 years of business experiance, I have been in Arizona for 40 years and a small business major at N.A.U."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:

"We are a family owned business, Ginos East of Chicago is a family owned business that I purchased the rights for Phoenix, my wife Olivia and I are the only owners and a Phoenix resident. Ginos East is a family friendly restaurant that will give the Arcadia area and great atmosphere and family friendly place to come to."

Staff Recommendation

Staff recommends approval of this application noting the applicant must resolve any pending City of Phoenix building and zoning requirements, and be in compliance with the City of Phoenix Code and Ordinances.

Attachments

Liquor License Data - Gino's East of Chicago
Liquor License Map - Gino's East of Chicago

Responsible Department

This item is submitted by Special Assistant to the City Manager Toni Maccarone and the City Clerk Department.

Liquor License Data: Gino's East Of Chicago

Liquor License

Description	Series	1 Mile	1/2 Mile
Wholesaler	4	2	0
Bar	6	3	1
Beer and Wine Bar	7	5	3
Liquor Store	9	1	1
Beer and Wine Store	10	8	1
Restaurant	12	23	11

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	10.01	20.67	21.76
Violent Crimes	1.49	2.20	1.27

*Citywide average per square mile **Average per square mile within 1 mile radius ***Average per square mile within 1/2 mile radius

Property Violation Data

Description	Average	1/2 Mile Average
Parcels w/Violations	59	68
Total Violations	109	152

Census 2010 Data 1/2 Mile Radius

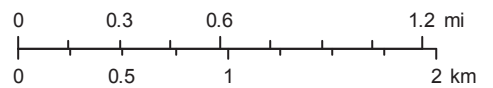
BlockGroup	2010 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1082003	1225	76 %	13 %	17 %
1083012	1221	72 %	5 %	1 %
1083013	982	75 %	18 %	1 %
1083021	1229	70 %	16 %	3 %
1083022	1824	50 %	13 %	4 %
1109011	665	96 %	10 %	13 %
1109021	2609	33 %	21 %	40 %
1109022	2224	39 %	7 %	18 %
1110001	781	25 %	11 %	3 %
Average		61 %	13 %	19 %

Liquor License Map: Gino's East Of Chicago



March 1, 2017

1:36,112



mapservices@phoenix.gov
Sources: Esri, HERE, DeLorme, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), MapmyIndia, NGCC, © OpenStreetMap contributors, and the GIS User Community



Liquor License - Special Event - Arizona Community Dental Clinic

Request for a Series 15 - Special Event liquor license for the temporary sale of all liquors.

Summary

Applicant

Virginia Froncek

Location

1150 E. Washington St.
Council District: 8

Function

Reception

Date(s) - Time(s) / Expected Attendance

April 7, 2017 - 6 p.m. to 10:30 p.m. / 200 attendees

Staff Recommendation

Staff recommends approval of this application.

Responsible Department

This item is submitted by Special Assistant to the City Manager Toni Maccarone and the City Clerk Department.



Liquor License - Special Event - Heritage Square Foundation

Request for a Series 15 - Special Event liquor license for the temporary sale of all liquors.

Summary

Applicant

Michelle Reid

Location

113 N. 6th St.

Council District: 8

Function

Dance/Live Music

Date(s) - Time(s) / Expected Attendance

April 22, 2017- 6 p.m. to 11 p.m. / 300 attendees

Staff Recommendation

Staff recommends approval of this application.

Responsible Department

This item is submitted by Special Assistant to the City Manager Toni Maccarone and the City Clerk Department.



(CONTINUED FROM MARCH 1, 2017) - Liquor License - El Rancho Bar

Request for a liquor license. Arizona State License 07070842.

Summary

Applicant

Nancy Vazquez, Agent

License Type

Series 7 - Beer and Wine Bar

Location

1605 W. Broadway Road
Zoning Classification: C-3
Council District: 7

This request is for an ownership transfer of a liquor license for a beer and wine bar. This location was previously licensed for liquor sales as La Camelia Antro Bar and may currently operate with an interim permit.

The sixty-day limit for processing this application was March 19, 2017.

Consideration should be given to the applicant's personal qualifications. In regard to the location, pursuant to A.R.S. 4-203, there is a presumption that the public convenience and the best interest of the community were established at the time the location was previously licensed.

Other Active Liquor License Interest in Arizona

This applicant does not hold an interest in any other active liquor license in the State of Arizona.

Public Opinion

No protest or support letters were received within the 20-day public comment period.

Applicant's Statement

The applicant submitted the following statement in support of this application. Spelling, grammar and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability and qualifications to hold a liquor license because: "I possess the qualities mentioned above to run a bar. I am a responsible person that is fully capable, reliable, and am a law abiding citizen."

Staff Recommendation

Staff recommends disapproval of this application based on a Police Department recommendation for disapproval. The Police Department disapproval is based on concerns with the applicant's qualifications, false statements on the application, and possible hidden ownership. The applicant has not demonstrated capability, qualifications and reliability to hold and control a liquor license.

Attachment:

Police Department Recommendation - El Rancho Bar

Responsible Department

This item is submitted by Special Assistant to the City Manager Toni Maccarone and the City Clerk Department.

Police Department Liquor License Disapproval Recommendation

Application Information

Business Name	El Rancho Bar	District	7
Business Location	1605 West Broadway Road		
Applicant Name	Nancy Vazquez	Series Type	7

The Police Department recommends disapproval of this liquor license application for the following reasons:

The applicant, Nancy Vazquez is not capable, qualified or reliable as required by A.R.S. 4-203 for the following reasons: She claims no experience in the restaurant or bar industry. Several violations of liquor regulations and laws were observed during the on-site visit at the proposed liquor establishment. Ms. Vazquez provided false information on her liquor application and failed to report her husband Adalberto as a manager of the El Rancho Bar. Additionally, Ms. Vazquez was unable to explain dozens of large cash deposits being made into her savings account from undisclosed sources, those deposits total approximately \$45,000. There are also concerns with possible hidden ownership.

Officer Chad Williamsen #7748, conducted an investigation and he learned the following:

• Concerns with applicant's qualifications:

An on-site visit and interview was conducted at the business location (1605 West Broadway Road) on 2/1/17. Upon arrival, a person introduced himself as Adalberto, the husband of Ms. Vazquez. He informed us he manages the bar when Ms. Vazquez is not present. Ms. Vazquez was also present during the visit and interview. Ms. Vazquez confirmed that Adalberto manages the bar when she is not present. Adalberto was not listed as either a manager or owner in the application and has also not attended liquor law training class.

Ms. Vazquez had two pay-to-play pool tables inside the bar without proper licensing or documentation. Ms. Vazquez was unable to provide invoices for all of the beer stored on the premises, as required. Officer Williamsen asked Ms. Vazquez for Liquor Law training certificates and she stated she hadn't taken the class, however, she had previously informed him on the phone she had taken the class and provided information on her application that she had attended a class. Ms. Vazquez and her husband were both asked if they knew the valid forms of identification to buy alcohol in Arizona. They both said they did not know the acceptable forms of identification. Also, a log book was located at the register behind the bar. The log appeared to be a ledger for selling beer on credit; which is not allowed. Ms. Vazquez said the log was for the bartenders to keep track of what they sell. However, when she was asked to provide a list of employees/employee log to compare to the ledger, she did not know what an employee log was and was unable to provide one. Officer Williamsen also asked Ms. Vazquez to provide six months of bank statements in order to show she was financially stable and qualified to run a licensed liquor establishment. She provided her Bank of America statements. She was asked about the volume of large cash deposits being made into her account totaling \$45,000 in the past 6 months. She stated she sells stuff on Ebay and a company makes deposits into her account. When asked what stuff she selling on Ebay, she could not answer the question, she replied just stuff. Officer Williamsen also asked Ms. Vazquez about the discrepancies in the two liquor applications about the total amount paid for the business. On the City Questionnaire, Question #9, she indicated she paid \$15,000 out of her personal savings. In the State questionnaire, Question #10 she answered \$25,000. When asked what she actually paid for the license, she stated \$15,000. It should be noted the fair market value

LIQUOR LICENSE DISAPPROVAL FORM

LIQUOR LICENSE DISAPPROVAL FORM

Police Department Liquor License Disapproval Recommendation

Application Information

Business Name	El Rancho Bar	District	7
Business Location	1605 West Broadway Road		
Applicant Name	Nancy Vazquez	Series Type	7

listed on the Arizona Department of Liquor License and Control website for a Series 7 license for \$7,500.

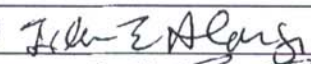
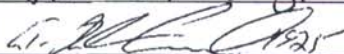
Also, in 2016 there were 16 calls for service for 1605 West Broadway Road. Two of the calls in November were from neighbors complaining about music coming from the bar. The noise complaints recently started occurring during the time Ms. Vazquez claims to have been the manager/owner the bar.

- **The application questionnaire was falsified in the following manner:**
 Question #12 of the State questionnaire states "List your employment or type of business during the past five (5) years." The applicant answered that from 03/2015 to current, she has been a house wife. However, during the interview, she stated she has been managing the La Camelia Antro Bar/ El Rancho Bar for the past 6 months. Additionally, on a Facebook page that appears to be for Ms. Vazquez, she lists her employment as a promotor at "La Cantina Antro bar from August 2016 to present and also as a promotor at the "Bukkanas Bar located in Glendale from 7/18/08 – present. Additionally, Question #14A of the State questionnaire states "Have you attended a DLLC-approved Liquor Law Training Course within the past 3 years?" During Officer Williamsen phone conversation with Ms. Vazquez, he asked if she had obtained her liquor training, which was marked as "Yes" in the application. She said yes. However, during the February 1st meeting, when asked for the copy of the training certificates, she stated she had not taken the class.

- **Possible hidden ownership concerns:**
 A Commercial Burglary in December 2016, 201602334692, was reported by the owner of the bar, Marcos Garcia, a possible hidden owner. In the police report Mr. Garcia told the reporting officer he had owned the bar for the past four months. It should be noted, Mr. Garcia has plead guilty in 2012 for Dangerous Drugs for Sale. During an interview with Ms. Vazquez on 2/1/17, she stated she had been running the bar for the past six months, which conflicts with what Mr. Garcia told the reporting officer on 12/20/16 during the burglary investigation. Additionally, investigations found multiple Facebook pages for the bar and persons claiming to be involved with the bar. One such page is for Marco Garcia believed to be the person claiming ownership of the bar in December 2016. The page pictures of him at the El Rancho Bar and also has posts advertising the activities of the bar including free entry and bar prices as recently as 1/29/17.

For the above stated reasons the applicant has failed to demonstrate the reliability, capability and qualification required of a liquor license in the State of Arizona.

This recommendation for disapproval is submitted by: Officer Williamsen #7748

SIGNATURES	
Administrative Licensing Investigator	I Alonge A4289 
Liquor Enforcement Detail Supervisor	R Conrad 4925 



Liquor License - Sushi Mocerito

Request for a liquor license. Arizona State License 1207A901.

Summary

Applicant

Imelda Lopez, Agent

License Type

Series 12 - Restaurant

Location

3415 W. Glendale Ave., Ste. 25A

Zoning Classification: C-2

Council District: 5

This request is for a new liquor license for a restaurant. This location was previously licensed for liquor sales as Crab Zone and may currently operate with an interim permit.

The sixty-day limit for processing this application is April 3, 2017.

Consideration should be given to the applicant's personal qualifications. In regard to the location, pursuant to A.R.S. 4-203, there is a presumption that the public convenience and the best interest of the community were established at the time the location was previously licensed.

Other Active Liquor License Interest in Arizona

This applicant does not hold an interest in any other active liquor license in the State of Arizona.

Public Opinion

No protest or support letters were received within the 20-day public comment period.

Applicant's Statement

The applicant submitted the following statement in support of this application. Spelling, grammar and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability and qualifications to hold a liquor license because:
"I am a resposable person."

Staff Recommendation

Staff recommends disapproval of this application based on a Police Department recommendation for disapproval. The Police Department disapproval is based on concerns with possible hidden ownership, discrepancies on financial disclosures, liquor violations and lack of experience. The applicant has not demonstrated capability, qualifications and reliability to hold and control a liquor license.

Attachment

Police Department Recommendation - Sushi Mocerito

Responsible Department

This item is submitted by Special Assistant to the City Manager Toni Maccarone and the City Clerk Department.

LIQUOR LICENSE DISAPPROVAL FORM

Police Department Liquor License Disapproval Recommendation

Application Information

Business Name	SUSHI MOCORITO	District	5
Business Location	3415 West Glendale Avenue	Series Type	12
Applicant Names	Jesus Ramirez and Imelda Lopez		

Jesus Ramirez and Imelda Lopez through Sushi Mocorito Restaurant LLC has applied as the applicant for a Series 12 liquor license to Sushi Mocorito located at 3415 West Glendale Avenue.

The Police Department recommends disapproval of this liquor license application due the applicants being not reliable, capable or qualified.

During the course of Det. Gokool's investigation, while reviewing the documents submitted and interviewing the applicants he discovered discrepancies in regards to ownership, how much was paid for the business and a Title 4 violation.

According to the state application Ms. Lopez was listed as an agent not an owner, and on the city application Mr. Ramirez was listed as 100% owner. But after interviewing Mr. Ramirez at the business on 2/22/17 he stated that Ms. Lopez was also the owner of the business and would manage it a couple times a week.

Det. Gokool then contacted Ms. Lopez who reaffirmed Mr. Ramirez's statement and said that she was a minority owner and would be at the business a couple of times of week. This contradicts what was placed on their city questionnaire and state application.

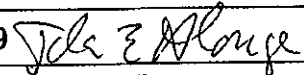
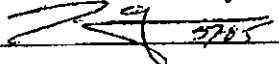
In addition to ownership, there was a discrepancy on what Mr. Ramirez actually paid for the business. According to question 9 of the city questionnaire Mr. Ramirez wrote \$19,000.00 was how much he paid for the business including startup cost. During the interview Mr. Ramirez said that he never paid that amount. He then said that was the value of the restaurant which was fully furnished by Ranch Market.

Both Mr. Ramirez and Ms. Lopez stated that they do not have experience running a liquor establishment. Det. Gokool then asked Mr. Ramirez who was his alcohol distributor and Mr. Ramirez stated that he did not have one, and bought the alcohol for the restaurant at the Ranch Market. Det. Gokool then spoke with Ms. Lopez, who again reaffirmed Mr. Ramirez's statement, and said that Mr. Ramirez bought the liquor served at the restaurant from the Ranch Market.

According to A.R.S. 4-244, unlawful acts; For any retail licensee to purchase spirituous liquors from any person other than a solicitor or salesman of a wholesaler licensed in this state.

Due to the above listed reasons the Police Department does not find Jesus Ramirez and Imelda Lopez, reliable, capable or qualified to hold a liquor license.

This recommendation for disapproval is submitted by: Det. R. Gokool #7605

SIGNATURES	
Administrative Licensing Investigator	I. Alonge A4289 
Liquor Enforcement Detail Supervisor	Sgt. M. Doty 5785 



Liquor License - All In One General Merchandise

Request for a liquor license. Arizona State License 10076843.

Summary

Applicant

Brandon Marx, Agent

License Type

Series 10 - Beer and Wine Store

Location

3400 E. Thomas Road

Zoning Classification: C-2

Council District: 8

This request is for a new liquor license for a convenience store that does not sell gas. This location was not previously licensed for liquor sales and does not have an interim permit. This location requires a Use Permit to allow packaged liquor sales within 300 feet of a residential zoning district.

The sixty-day limit for processing this application was March 20, 2017. However, the applicant has submitted a written request for more time.

Pursuant to A.R.S. 4-203, consideration may be given to the applicant's personal qualifications and to the location.

Other Active Liquor License Interest in Arizona

This applicant does not hold an interest in any other active liquor license in the State of Arizona.

Public Opinion

No protest or support letters were received within the 20-day public comment period.

Applicant's Statement

The applicant submitted the following statement in support of this application. Spelling, grammar and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability and qualifications to hold a liquor license because: "I've spent the last decade of my life working for the Walgreens company as a Store Manager and designated Liquor Agent for the stores that I managed. I have already completed the proper training well before submitting my applicaiton and have gone through the day to day operations of running a business that operates under a Series 10 License."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:

"It's a complimentary grocery item found with other products I offer in my store. Valuing my consumers time is improtant to me, as I operate a general merchandise store and this will prevent a consumer from spending unnecessary funds by making an additional stop and/or prevent the loss of business entirely."

Staff Recommendation

Staff recommends disapproval of this application based on a Street Transportation Department recommendation for disapproval pursuant to Arizona Revised Statutes, Section 4-207 which restricts liquor licenses within 300 feet of churches and schools. The proposed liquor license location is within 300 feet of a church.

Staff also notes the applicant must resolve any pending City of Phoenix building and zoning requirements, and be in compliance with the City of Phoenix Code and Ordinances.

Attachments

Liquor License Data - All In One General Merchandise

Liquor License Map - All In One General Merchandise

Responsible Department

This item is submitted by Special Assistant to the City Manager Toni Maccarone and the City Clerk Department.

Liquor License Data: All In One General Merchandise

Liquor License

Description	Series	1 Mile	1/2 Mile
Microbrewery	3	1	1
Bar	6	7	3
Beer and Wine Bar	7	5	1
Liquor Store	9	9	2
Beer and Wine Store	10	11	3
Restaurant	12	19	8

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	10.01	43.17	70.59
Violent Crimes	1.49	5.52	7.85

*Citywide average per square mile **Average per square mile within 1 mile radius ***Average per square mile within 1/2 mile radius

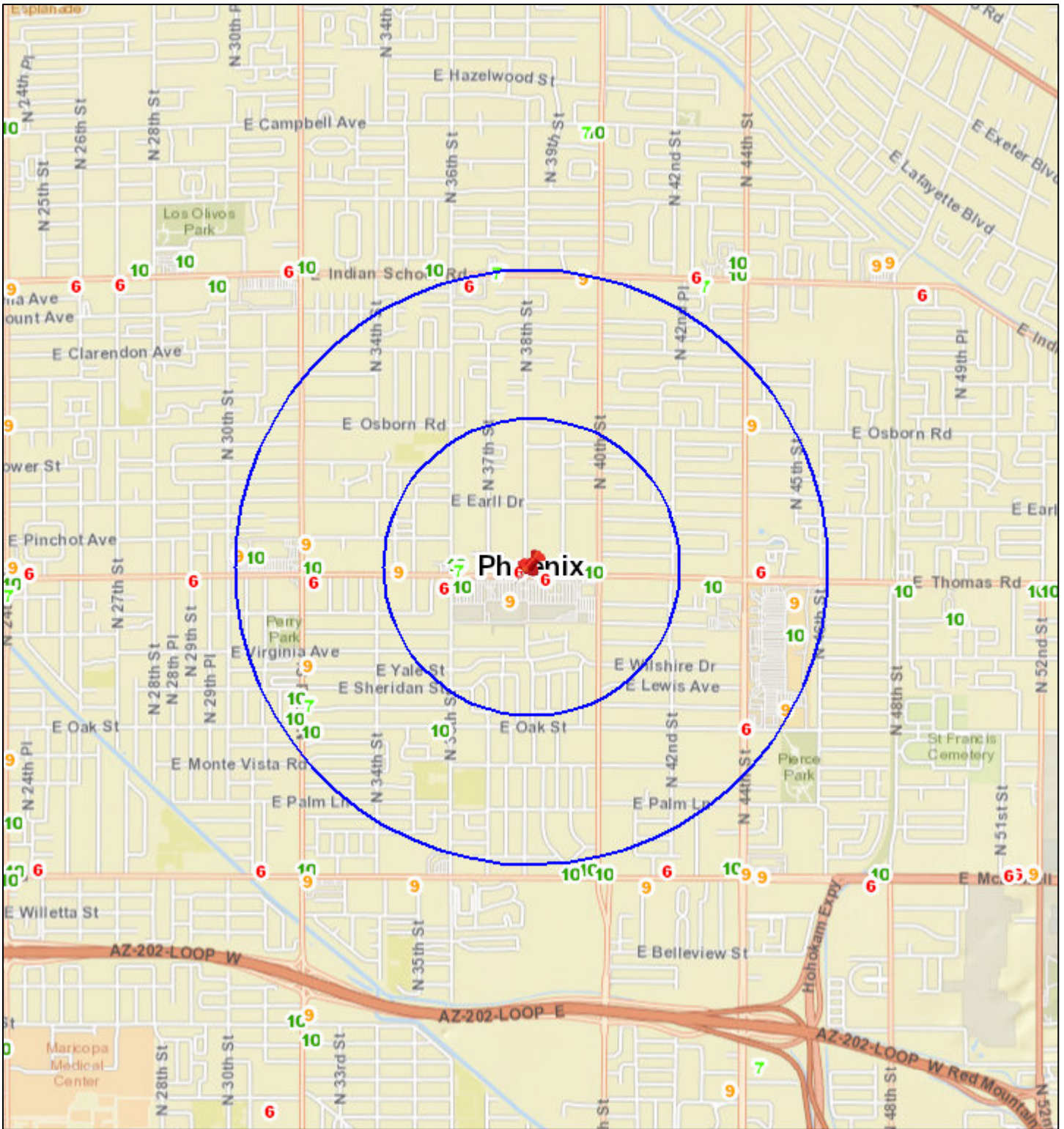
Property Violation Data

Description	Average	1/2 Mile Average
Parcels w/Violations	59	90
Total Violations	108	203

Census 2010 Data 1/2 Mile Radius

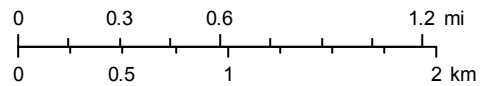
BlockGroup	2010 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1109012	2669	23 %	19 %	27 %
1109021	2609	33 %	21 %	40 %
1109022	2224	39 %	7 %	18 %
1110003	1587	64 %	17 %	24 %
1113002	930	52 %	7 %	20 %
1114011	2444	62 %	7 %	27 %
1114021	1986	38 %	14 %	27 %
Average		61 %	13 %	19 %

Liquor License Map: All In One General Merchandise



March 2, 2017

1:36,112



mapservices@phoenix.gov
 Sources: Esri, HERE, DeLorme, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), MapmyIndia, NGCC, © OpenStreetMap contributors, and the GIS User Community



City Council Formal Meeting

City Council Report

Agenda Date: 3/22/2017, Item Nos. 31-49

PAYMENT ORDINANCE (Items 31-49) (Ordinance S-43304)

Ordinance S-43304 is a request to authorize the City Controller to disburse funds, up to amounts indicated below, for the purpose of paying vendors, contractors, claimants and others, and providing additional payment authority under certain existing city contracts. This section also requests continuing payment authority, up to amounts indicated below, for the following contracts, contract extensions and/or bids awarded. As indicated below, some items below require payment pursuant to Phoenix City Code Section 42-13.

31 Landis Cyclery, Inc. and Exhale Bikes, Inc.

For \$52,100.00 additional payment authority through Feb. 28, 2018, for bicycles, parts, repair, and maintenance for various brands of bicycles used by the Parks and Recreation, Fire, and Police departments. These contracts are necessary to allow these departments to purchase and maintain the bicycles in optimal working condition for the safety and well-being of the public safety officers who use the bicycles as part of their daily responsibilities.

Landis Cyclery, Inc., Contract MW12-0077A

Exhale Bikes, Inc., Contract MW12-0077B

32 Lubrication Equipment & Supply Co., Inc.

For \$10,000.00 in additional payment authority for Contract 141423, through Oct. 31, 2018, for parts and materials used to maintain and service the existing Self-Contained Breathing Apparatus (SCBA) equipment for the Fire Department. The SCBAs are used to allow firefighters to work in contaminated atmospheres, or in atmospheres that may become contaminated.

33 CoStar Realty Information, Inc.

For \$21,000.00 in payment authority for subscription renewal through June 30, 2018, for the Aviation Department. This subscription provides

comprehensive real estate market data and information on commercial property sales used extensively by the Business and Property Division of the Aviation Department. This data is used to manage existing contracts and the development of new business transactions for revenue contract services.

34 Stericycle, Inc.

For \$50,000.00 in additional payment authority for Contract 134407, through Aug. 31, 2018, to provide medical waste pick-up services for locations throughout the City for the Fire and Police departments. Services include all labor, equipment, material and supplies (including containers) to pick up, remove, autoclave and dispose of medical waste.

35 Matlick Enterprises, Inc., doing business as United Fire Equipment Company

For \$100,000.00 in additional payment authority for Contract 135695, through March 31, 2018, to continue to provide leather bunker boots for the Fire Department. The boots are part of the personal protection equipment firefighters wear for foot, ankle and lower leg protection during fire and extrication events. These boots are a critical part of the Fire Department's efforts to provide life safety services to the public.

36 Harold J. Merkow and Prudence Lee

For \$45,000.00 in payment authority for new contracts, entered on or about April 1, 2017, for a term of five years, to perform hearing officer services for applicants and residents of the Section 8 and Public Housing programs for the Housing Department. There is no impact to the General Fund. These necessary services are paid for via federal funds from the U.S. Department of Housing and Urban Development.

37 Various Vendors for City Fleet Accessories and Installation Services

For \$320,000.00 in additional payment authority through Nov. 30, 2018, to provide City fleet accessories and installation services for the Public Works Department. These contracts are necessary to outfit City vehicles and trucks for specialized applications/uses as requested by the various departments. The accessories include lighting products, push bumpers, winches, towing equipment, ladder racks, cargo management items, lift gates, and truck bed covers/campers.

Arizona Emergency Products, Inc., Contract 134994

Arizona Truck Center, doing business as Vanguard Truck Center of Phoenix, Contract 134993

Hyper Customs, doing business as Arizona Truck Pros, Contract 134988

Creative Communications Sales & Rentals, Inc., Contract 134996

Drake Equipment of Arizona, Inc., Contract 135000

LSH Lights, doing business as Kenco OR, LLC, doing business as LSHLights, Contract 134998

Quality Bumper Company, Inc., Contract 134991

Tom's Camperland, Inc., Contract 134997

38 American Pumping Service, Inc.

For \$10,015.00 in additional payment authority for Contract 142671, through Aug. 31, 2017, for grease trap cleaning services, for Citywide departments. This contract is available for Citywide use, but has been primarily used by the Fire, Public Works, Parks and Recreation, and Human Services departments to clean and maintain grease traps, which intercept greases and solids, located in various City facilities.

39 Solu Technology Partners, LLC

For \$138,000.00 in additional payment authority for Contract 141811, through June 30, 2018, to continue to provide business analyst professional services for the Permitting System Project for the Planning and Development Department. The current KIVA Land and Permitting system is 25 years old and has been heavily customized over time. The business analyst professional services are necessary to document the current state of the system, gather business requirements, map business processes, develop application/data integration workflow, conduct process gap analysis, and provide improvement recommendations that will assist with upgrade and replacement activities.

40 Cerilliant Corporation

For \$15,000.00 in additional payment authority for Contract 133341,

through April 30, 2018, for crime laboratory reagents used in drug testing of biological samples submitted for driving under the influence of drugs (DUID), sexual assault, and homicide cases for the Police Department.

41 American Inspection and Test, Inc. and Quality Crane Services, Inc.

For \$150,000.00 in additional payment authority, through June 30, 2019, to continue to provide Citywide inspection and repair services for hoists and cranes for the Water Services, Street Transportation, Aviation, Public Works, and Phoenix Convention Center departments. Services include all labor, materials, and transportation to perform inspections and repairs of overhead hoists and cranes located at various City facilities. This contract is necessary to ensure safe equipment operation, increase equipment life, and maintain compliance with Occupational Safety and Health Administration (OSHA) and American National Standards Institute (ANSI) standards.

American Inspection and Test, Inc., Contract 138494

Quality Crane Services, Inc., Contract 138495

42 Vohne Liche Kennels, Inc.

For \$9,000.00 in payment authority to purchase a Belgian Malinois canine to replace a retired canine for the Police Department's Canine Unit. The canine will be trained and used in patrol and narcotics detection.

43 Sign Posting Services of Arizona, doing business as Looks Good Printing and Signs

For \$46,500.00 in payment authority for a new contract, entered on or about June 1, 2017 for a term of three years, to furnish, relocate, remove and install zoning signs, general hearing signs and historical signs, for the Planning and Development Department. These signs and notifications are necessary per City Code.

44 RiskSense, Inc.

For \$236,000.00 in additional payment authority for Contract 142524, through April 19, 2021, to perform services required in support of the City's compliance with Payment Card Industry (PCI) Data Security Standards (DSS) for the Information Technology Services Department. Compliance with PCI DSS is mandated by the payment card industry in

order for the City to process payment card transactions. The City processes more than 3 million credit card transactions annually, totaling more than \$200 million. Failure to maintain PCI compliance will result in fines being levied by the payment card companies and could include the termination of the City's ability to accept credit card payments. Professional services will include testing, a risk assessment, and assistance to the City on official validation of PCI DSS compliance.

45 Arizona Public Service Company

For \$85,171.00 in payment authority to provide design services for the site, building, and support systems within the new Phoenix Sky Harbor International Airport (PSHIA) Emergency Command Center located on PSHIA property, 1500 S. Copper Head Trail, for the Street Transportation Department, as part of the Capital Improvement Program for City Projects AV17000043 and AV17000048.

46 Salt River Project Agricultural Improvement and Power District, doing business as SRP

For \$37,081.65 in payment authority to provide new electrical services to the 2C-B1 Booster Pump Station, City Project WS85100037, located at 2650 N. 64th St., for the Street Transportation Department.

47 Salt River Project Agricultural Improvement and Power District, doing business as SRP

For \$20,954.01 in payment authority to relocate electric facilities and irrigation work on 35th Avenue from Dobbins Road to Baseline Road for City Project ST83140077 for the Street Transportation Department.

48 Chemical Feeding Technologies, Inc.

For \$9,000.00 in additional payment authority for Contract 142992, through July 31, 2017, for chlorine actuator inspection and certification services for the Water Services Department. Chlorine actuators are used on chlorine container valves to allow the valves to be closed from remote locations in the event of a chlorine leak. Chemical Feeding Technologies is the exclusive representative for Halogen Valve Systems for the State of Arizona.

49 InoLECT, LLC

For \$5,100.00 in additional payment authority to complete the purchase of two inoRAC2 brand Remote Racking Units for the Water Services

Department. The units protect staff and equipment when removing circuit breakers from energized sections of equipment at the Deer Valley and 24th Street Water Treatment Plants.



Canvass of Vote - March 2017 Runoff Election

Canvass of the vote of the March Runoff Election held in City Council District 3 of the City of Phoenix, Arizona, on Tuesday, March 14, 2017, to announce and declare the results of the election.

Summary

On Tuesday, March 14, 2017, the City of Phoenix held a Runoff Election for councilmember in City Council District 3. In this election, registered voters who reside in District 3 elected a councilmember to fill a vacancy for a term that expires Jan. 2, 2020. The Runoff Election was conducted because no candidate for this office received a majority of the votes cast in the November 2016 Special Council Election. There was no election for mayor or councilmembers in any other districts.

Citizen Notification

Voters on the Permanent Early Voting List (PEVL) received notification of the election in mid December 2016. Voters on the PEVL automatically received ballots by mail approximately 26 days before the election, unless the voter requested a ballot not be mailed. Phoenix District 3 households with one or more registered voters received a Sample Ballot Pamphlet (SBP) in mid February. The SBP provided a sample ballot for voters to examine as reference before they voted an official ballot. The SBP also contained general information about the election, including key dates related to when early ballots by mail were due and when voting centers were open. All election information was available at phoenix.gov/elections. Multiple publications and news releases were provided throughout the election process. Additionally, public service announcements were produced and shown on the City's YouTube channel, Facebook and Twitter pages. Information also was provided through the official City of Phoenix elections Twitter account, @PHXElections. All election information was provided in English and Spanish.

Concurrence

As required by law, the Accuracy Certification Board has certified the results of the election and that the election was conducted according to the law.

Responsible Department

This item is submitted by Special Assistant to the City Manager Toni Maccarone and the City Clerk Department.



Amendment to Rules of Council Proceedings (Ordinance G-6290)

An ordinance amending Phoenix City Code, Chapter 2, Article II, Section 2-60, Rules of Council Proceedings, pertaining to the order of business for Formal Meetings.

Summary

The proposed changes will amend Rule 3, Order of Business at Formal Meetings, to reflect the transition to the new agenda management system and continuing efforts to improve transparency by grouping agenda items by topic in the categories of: Administration; Community Services; Economic Development; Public Safety; and Transportation and Infrastructure; and placing all Planning related items together with the planning and zoning cases near the end of the agenda.

The Text of the proposed changes to Rule 3 are as follows:

Rule 3. Order of Business for Formal Meetings

The City Clerk shall prepare and publish an agenda for each formal meeting WITH ITEMS APPROVED BY THE CITY MANAGER in the following order:

- (a) Roll call of members;
- (b) Citizen comments;
- (c) Approval of minutes of ~~the preceding~~ PREVIOUS meetingS;
- (d) Appointment of ~~and administering oaths to~~ Board and Commission members AND ADMINISTRATION OF OATHS;
- ~~(e) Consideration of bids;~~
- (f E) Liquor license, bingo, and off-track betting license applications;
- (F) PAYMENT ORDINANCES;

~~(g) Petitions, public hearings, and ratification of planning/zoning cases;~~

~~(h) Consideration of old business;~~

(i G) Reading and passage of ordinances and resolutions, FORMAL RECORDED ACTIONS, CONSIDERATION OF BIDS, OLD BUSINESS, AND NEW BUSINESS ITEMS LISTED UNDER THE CATEGORIES OF ADMINISTRATION, COMMUNITY SERVICES, ECONOMIC DEVELOPMENT, PUBLIC SAFETY, AND TRANSPORTATION AND INFRASTRUCTURE;

~~(j) Consideration of formal recorded actions and other new business;~~

~~(l H) Public hearings of Planning and zoning matters; INCLUDING ORDINANCES, RESOLUTIONS, PUBLIC HEARINGS, AND RATIFICATION OF PLANNING/ZONING CASES;~~

(I) ACTION ON CITIZEN PETITIONS PREVIOUSLY SUBMITTED;

(k J) Reports from the City Manager, committees or city officials;

~~(m K) Citizen comments.~~

Responsible Department

This item is submitted by Special Assistant to the City Manager Toni Maccarone and the City Clerk Department.



Multi-City Subregional Operating Group (SROG) User Charge Rates (Ordinance G-6291)

Request City Council approval to amend Phoenix City Code for the Multi-City Subregional Operating Group (SROG) User Charge Rates.

Summary

This request amends the Phoenix City Code Chapter 28, Article V, Section 28-39 (a) 4, implementing changes to the sewer user rates to the Multi-City Subregional Operating Group (SROG) members effective July 1, 2017 (Attachment A).

The City of Phoenix participates with the cities of Glendale, Mesa, Scottsdale, and Tempe in Intergovernmental Agreement 22699 (IGA), for construction, operation and maintenance of the jointly-used 91st Avenue Wastewater Treatment Plant (WWTP). As lead agency, the City of Phoenix is responsible for the planning, budgeting, construction, operation and maintenance of the plant, and for billing member cities. The other members pay for costs of operation and maintenance based on anticipated use of the facility measured by sewage flows and strengths. These costs are recovered from the other members through user charge rates implemented annually on July 1 of each fiscal year.

The rates, to be effective July 1, 2017, are used as a basis to fairly allocate costs to the member cities for use of the 91st Avenue WWTP for Fiscal Year 2017-18. The Fiscal Year 2017-18 estimated costs shown below were included in this year's wastewater financial planning process and reflect the 2.0% wastewater rate increase approved for 2017.

The following SROG user charge rates and allocation of estimated costs were approved by the SROG Committee on Feb. 8, 2017 (Attachment B).

<u>SROG Member</u>	<u>User Charge Rate per 1,000 Gallon</u>	<u>Allocation of FY 2017-18 Estimated Costs</u>
City of Glendale	\$1.19392	\$3,442,663

City of Mesa	1.05664	6,942,148
City of Scottsdale	1.19719	3,932,754
City of Tempe	0.74860	<u>5,382,833</u>
Subtotal		\$19,700,398
City of Phoenix	0.91129	<u>27,607,390</u>
Total		\$<u>47,307,788</u>

Responsible Department

This item is submitted by City Manager Ed Zuercher and the Finance Department.

Attachment A

ORDINANCE NO. G- _____

AN ORDINANCE AMENDING CHAPTER 28 OF THE PHOENIX CITY CODE BY AMENDING SECTION 28-39(a)4 PERTAINING TO SEWER USER BILLING RATES TO SUBREGIONAL OPERATING GROUP (SROG) MEMBER CITIES; AND PROVIDING FOR AN EFFECTIVE DATE OF [JULY 1, 2017](#).

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF PHOENIX as follows:

SECTION 1. That the Phoenix City Code, Chapter 28, entitled "Sewers", Section 28-39(a)4, is hereby amended as follows:

"4. Multi-City Subregional Operating Group (SROG) Agreement Members.

<u>Member</u>	<u>Sewer User Billing Rate Per Thousand Gallons</u>
City of Glendale	\$ 1.11502 \$ 1.19392
City of Mesa	\$ 1.07481 \$ 1.05664
City of Scottsdale	\$ 1.14863 \$ 1.19719
City of Tempe	\$ 0.75863 \$ 0.74860"

SECTION 2. The amendments to Chapter 28 of the Phoenix City Code as set forth in this ordinance shall be effective and enforceable [July 1, 2017](#).

PASSED by the Council of the City of Phoenix this [22nd day of March, 2017](#).

MAYOR

ATTEST:

City Clerk

APPROVED AS TO FORM:

Acting City Attorney

REVIEWED BY:

City Manager

February 8, 2017

Mr. Brian Draper
City of Mesa
P.O. Box 1466
Mesa, Arizona 85211

RE: ACTIONS OF THE SROG COMMITTEE

Dear Mr. Draper:

This letter serves to inform you that at their February 8, 2017 meeting, the SROG Committee took the following action:

Approved the proposed Fiscal Year 2017-18 Operations and Maintenance Budget base request of \$47,307,789, which includes an additional contribution of \$5,000,000 to the replacement fund and estimated expenditures of \$5,000,000 from that fund; to include the adoption of the recommended five-year CIP Replacement Fund schedule for Fiscal Years 2017-18 through 2021-2022; and that the Operating Fund Balance Reserve be decreased by \$171,445, in order to maintain the required 12.5% of the Fiscal Year 2017-18 budget. This decrease in the Operating Fund Balance Reserve will be credited to the SROG cities on their O&M billing for the month of July 2017.

Approved the Fiscal Year 2017-18 Multi-City User Charge Rates based upon the sewage volumes and strengths as presented.

Approved the Fiscal Year 2017-18 Capital Improvement Projects Cash Flow Estimate for the 91st Avenue WWTP for \$19,447,000 as presented.

Accepted the SROG Comprehensive Annual Financial Report for the fiscal year ended June 30, 2016, and Year-End Settlement, as presented for the same fiscal year.

Authorized the City of Phoenix to approve additional funding of \$6.82 million for construction of the Salt River Outfall Rehabilitation project. Funds for these services are available in the SROG CIP Cash Flow in Fiscal Years 2016-17 through 2018-19. The Project Number is WS90160093 and will be billed according to Billing Schedule 60.

Arizona Municipal Water Users Association

Authorized the City of Phoenix to negotiate a scope of work and fee, and to execute a task order for professional consultant services with Water Works Engineers for an amount not to exceed \$125,000 for services related to the 91st Avenue WWTP Solids Thickening Facility Basement Combustible Gas Detectors. Funds for these services are available in the SROG O&M Replacement Fund in Fiscal Year 2016-17.

Authorized the City of Phoenix approve additional funding of \$590,519 (Clear Creek \$36,057 and Yellow Jacket Drilling \$554,462) and a 90-day time extension for additional drilling services related to the 91st Avenue WWTP Groundwater Wells Improvements project. The Project Number is WS90100099 and will be billed according to Billing Schedule 56.

If you have any questions regarding the above action, please do not hesitate to contact me.

Sincerely,



Thalia Williams
SROG Program Coordinator

cc via e-mail:

Ms. Julie Andresen, Phoenix
Mr. Brian Biesemeyer, Scottsdale
Mr. Philip Brown, Tempe
Mr. Joshua Calandrel, Phoenix
Ms. Araceli Canez, Phoenix
Mr. Mark Fortkamp, Glendale
Mr. Chris Hassert, Scottsdale
Mr. Dan Hatch, Glendale
Ms. Shuang Huang, Glendale
Mr. Steve Irvine, Phoenix
Mr. Joe Jatzkewitz, Phoenix
Mr. Craig Johnson, Glendale
Ms. Brandy Kelso, Phoenix
Ms. Patty Kennedy, Phoenix

Mr. Sean Kindell, Phoenix
Ms. Tammi Krause, Phoenix
Ms. Kerri Logan, Tempe
Ms. Julianne Loyd, Glendale
Ms. Sherry McGlade, Mesa
Mr. David McNeil, Tempe
Ms. Kathy Mutschler, Scottsdale
Ms. Stacy Obal, Phoenix
Mr. Dennis Porter, Phoenix
Mr. Kevin Rose, Phoenix
Ms. Maryann Veatch, Phoenix
Mr. Anthony Weathersby, Glendale
Mr. Mark Weber, Tempe
Mr. Steve White, Tempe



Authorization to Convey City-Owned Property Identified as Excess Property Inventory by Quitclaim Deed (Ordinance S-43305)

Request to authorize the City Manager, or designee, to convey City-owned property identified as excess real property inventory by quitclaim deed to the adjacent owner or owner currently occupying the property.

Summary

The properties to be conveyed have no access and are considered uneconomic remnants. The properties are identified below by location/address, assessor parcel number (APN) and City Council District.

Quitclaim 1

Location/Address: an approximate 13.5' x 30' rectangular piece of land within the perimeter wall of 910 E. Monroe St., Lot 2
APN: 116-42-055A
District: 8

Quitclaim 2

Location/Address: an approximate 28' x 27' rectangular piece of land within the perimeter wall of 910 E. Monroe St., Lot 3
APN: 116-34-253B
District: 8

Quitclaim 3

Location/Address: an approximate 7.5' x 50' strip of land within the perimeter wall of 1236 W. Pierce St.
APN: 111-27-135A
District: 7

Concurrence/Previous Council Action

The Sustainability, Housing, Efficiency and Neighborhoods Subcommittee recommended City Council approval of this item on Feb. 21, 2017, by a vote of 4-0.

Location

910 E. Monroe St. and 1236 W. Pierce St.

Responsible Department

This item is submitted by Deputy City Manager Paul Blue and the Community and Economic Development and Finance departments.



Grant of Public Utility Easement for City Project - 138 E. Union Hills Drive (Ordinance S-43306)

Request the City Council to grant a public utility easement, for consideration of one dollar, for installation of service by Southwest Gas Corporation to a City facility on City-owned property, and further ordering the Ordinance recorded. This public utility easement is required to provide utilities to the Union Hills Service Center, located at 138 E. Union Hills Drive.

Summary

This public utility easement will be for the area described in the legal description (Attachment A) ("Easement Premises") and will be granted to all public service corporations and telecommunication corporations providing utility service to the property located at 138 E. Union Hills Drive, (collectively "Grantee") in perpetuity, so long as the Grantee uses the Easement Premises for the purposes herein specified, subject to the following terms and conditions:

- A. Grantee is hereby granted the right to construct, reconstruct, replace, repair, operate and maintain a natural gas pipeline or pipelines together with appurtenant fixtures (collectively "Grantee Facilities") to, through, across, and beyond Grantor's property within the Easement Premises. Subject to the notice requirements provided in paragraph "I", Grantee shall at all times have the right of full and free ingress and egress to and along the Easement Premises for the purposes herein specified. Grantee acknowledges and accepts that Grantee shall share the Easement Premises with other Grantees and shall use such Easement Premises with other Grantees in accordance with and consistent with industry standards and customs for such shared use; provided that such shared usage shall not hinder or endanger Grantee's facilities, access or rights under this Public Utility Easement and that all Grantee specifications for separation from its facilities are maintained. Grantor agrees to coordinate the location of Grantee's Facilities within the Easement Premises and to pay costs for relocation of Grantee's Facilities as provided in paragraph "F".
- B. Grantor shall not locate, erect or construct, or permit to be located or erected or constructed, any building or other structure within the limits of the Easement Premises. However, Grantor reserves all other rights, interests, and uses of the

Easement Premises that are not inconsistent with Grantee's easement rights herein conveyed and which do not interfere with or endanger any of the Grantee Facilities. Notwithstanding the foregoing, Grantor shall not have the right to lower by more than one foot or raise by more than two feet the surface grade of Easement Premises without the prior written consent by the Grantee whose facilities will be affected by the change of elevation.

C. Grantee shall not have the right to use the Easement Premises to store gasoline or petroleum products, hazardous or toxic substances, or flammable materials; provided however, that this prohibition shall not apply to any material equipment or substance contained in, or a part of, the Grantee Facilities, provided that Grantee must comply with all applicable federal, state and local laws and regulations in connection therewith. Additionally, the Easement Premises may not be used for the storage of construction-related materials or to park or store construction-related vehicles or equipment except on a temporary basis to construct, reconstruct, replace, repair, operate or maintain the Grantee Facilities.

D. No obstructions, trees, shrubs, fixtures, or permanent structures shall be placed or permitted by Grantor within said areas. Grantee is hereby granted the right to trim, prune, cut, and clear away trees, brush, shrubs, or other obstructions within said areas.

E. Grantee shall exercise reasonable care to avoid damage to the Easement Premises and all improvements thereon and agrees that following any work or use by Grantee within the Easement Premises, the affected area, including without limitation, all pavement landscaping, concrete and other improvements permitted within the Easement Premises pursuant to this easement will be restored by Grantee to as close to original condition as is reasonably possible, at the expense of Grantee.

F. Grantor reserves the right to require the relocation of Grantee Facilities to a new location within Grantor's property; provided however, that: (1) Grantor pays the entire cost of redesigning and relocating existing Grantee Facilities to the new location; and (2) Grantor provides Grantee with a new and substantially similar public utility easement at no cost to Grantee. After relocation of Grantee Facilities to the new easement area, Grantee shall abandon its rights to use the Easement Premises granted in this easement without cost or consequence to Grantor.

G. Each public service corporation and telecommunication services corporation as a Grantee shall coordinate and work with other Grantees in the use of the Easement Premises. In the event that a third party or other Grantee requests the relocation of existing Grantee Facilities to a new location (whether or not) within the

Easement Premises, the requesting party shall pay the entire cost of redesigning and relocating the existing Grantee Facilities.

H. Grantee shall not have the right to transfer, convey or assign its interests in this easement to any individual, corporation, or other entity without the prior written consent of Grantor, which consent shall not be unreasonably withheld. Grantee shall notify Grantor of any proposed transfer, conveyance or assignment or any rights granted herein at the address listed below.

I. Except in emergencies or exigent circumstances such as service restoration, Grantee agrees to contact Grantor at least one business day prior to Grantee's entrance onto the Easement Premises where the Easement Premises are located: (1.) on a site that includes Aviation Department facilities, (2.) water and wastewater treatment facilities, (3.) Police Department headquarters located at 620 W. Washington St., (4.) Fire Department headquarters located at 150 S. 12th St., (5.) City Hall located at 200 W. Washington St., (6.) City Court Building located at 300 W. Washington St., (7.) Calvin C. Goode Building located at 251 W. Washington St., (8.) Transit Operations Center located at 320 N. 1st Ave. or West Transit Facility located at 405 N. 79th Ave., or (9.) in a secured or fenced area.

Location

138 E. Union Hills Drive

Responsible Department

This item is submitted by Deputy City Manager Karen Peters and the Public Works and Finance departments.

Attachment A
EXHIBIT A
LEGAL DESCRIPTION
SOUTHWEST GAS CORPORATION
GRANT OF EASEMENT #1

A portion of the Southeast Quarter (SE¼) of Section 29, Township 4 North, Range 3 East, of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

A strip of land 8.00 feet wide, 4.00 feet on each side of the following described centerlines:

Commencing at a (brass cap in handhole) monument, in the intersection of Union Hills Drive and 7th Street, at the Southeast (SE) Corner of said Section 29 which bears North 89°04'49" East, 2623.13 feet from a (brass cap in handhole) monument in the intersection of Union Hills Drive and Central Avenue at the South Quarter (S¼) Corner of said Section 29;

- Thence, South 89°04'49" West, along the Southerly boundary of said Section 29 and Union Hills Drive centerline, a distance of 1,627.04 feet;
- Thence, North 0°34'32" West a distance of 55.00 feet to a point on the Northerly right-of-way boundary of Union Hills Drive and the **POINT OF BEGINNING**;
- Thence, North 0°34'32" West a distance of 93.17 feet;
- Thence, North 77°32'03" East a distance of 11.57 feet;
- Thence, North 55°45'28" East a distance of 8.40 feet;
- Thence, North 7°54'35" East a distance of 15.73 feet;
- Thence, North 2°44'07" East a distance of 22.95 feet;
- Thence, North 1°17'37" East a distance of 57.67 feet;
- Thence, North 1°49'33" West a distance of 37.25 feet to a point hereafter called **POINT B**;
- Thence, North 19°06'56" West a distance of 14.80 feet;
- Thence, North 87°57'54" West a distance of 17.18 feet;
- Thence, North 0°46'04" West a distance of 40.49 feet to the **TERMINUS** of the described line.

TOGETHER WITH:

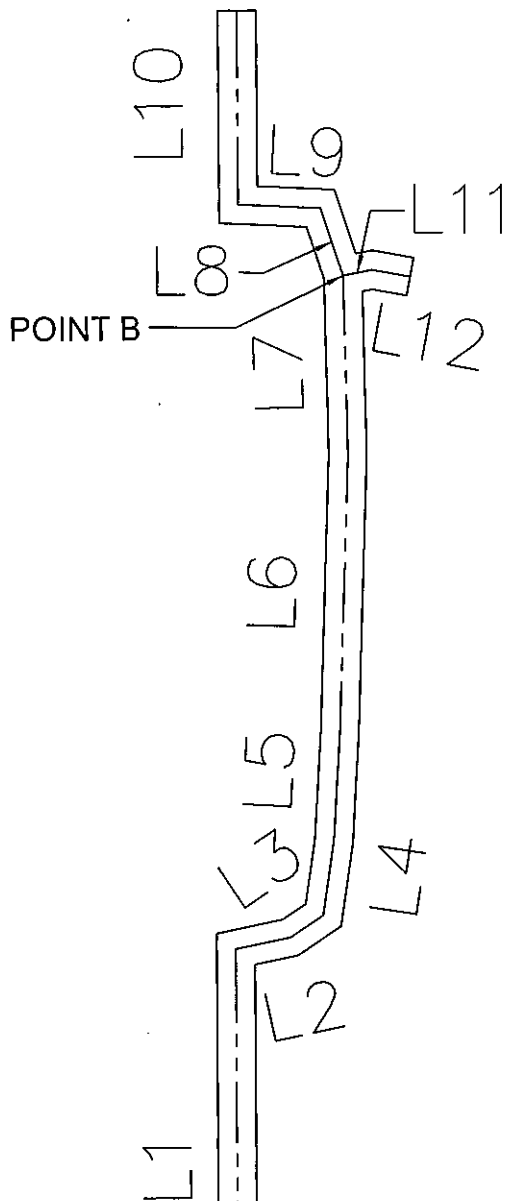
Beginning at the aforementioned **POINT B**;

- Thence, North 78°37'36" East a distance of 6.19 feet;
- Thence, South 79°55'01" East a distance of 8.20 feet to the **TERMINUS** of the described line.

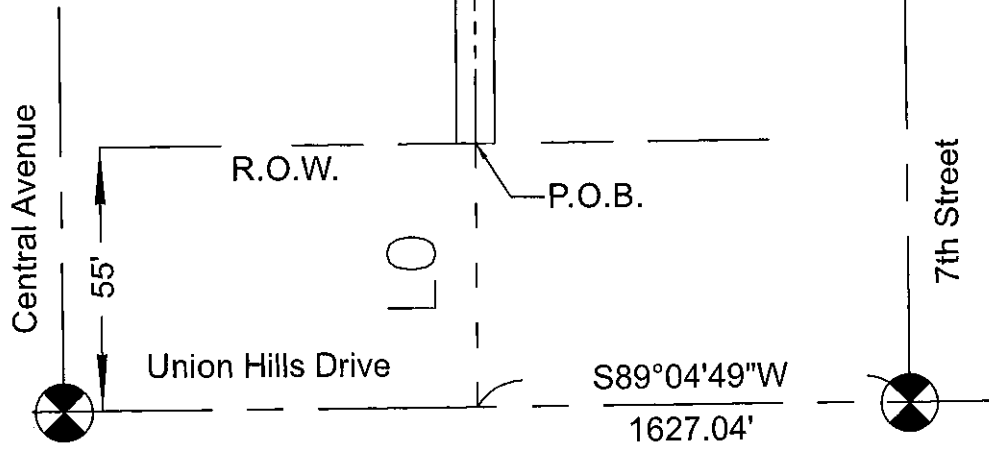
Said Easement strips containing 2,369 square feet or 0.05 acres, more or less.



Expires 6-30-18



NUM	BEARING	DISTANCE
L0	N0°34'32"W	55.00'
L1	N0°34'32"W	93.17'
L2	N77°32'03"E	11.57'
L3	N55°45'28"E	8.40'
L4	N7°54'35"E	15.73'
L5	N2°44'07"E	22.95'
L6	N1°17'37"E	57.67'
L7	N1°49'33"W	37.25'
L8	N19°06'56"W	14.80'
L9	N87°57'54"W	17.18'
L10	N0°46'04"W	40.49'
L11	N78°37'36"E	6.19'
L12	S79°55'01"E	8.20'



Registered Land Surveyor
 CERTIFICATE NO. 39131
 PAUL E. MILUSKI
 Date Signed 11/3/16
 ARIZONA, U.S.A.
 Expires 6-30-18



CITY OF PHOENIX
 Street Transportation Department
 Design & Construction Management Division
 Survey Section
 1034 East Madison Street
 Phoenix, Arizona 85034-2292
 Front Desk: (602) 495-2050
 FAX: (602) 495-3670

SOUTHWEST GAS CORPORATION
APN 209-12-004 EASEMENT
EXHIBIT A

Date: 11/03/16	Scale: NTS COP REF.	No. 2 of 2
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**Fire Protective Coats, Pants and Panels (Turn-Out Gear) - RFP12-014A
(Ordinance S-43307)**

Request to authorize the City Manager, or his designee, to enter into an amendment for additional expenditures to Contract 134408 with Matlick Enterprises, dba as United Equipment Fire Company. The original agreement, in the approximate amount of \$1,720,574, that was based upon budgeted funds at the time and historical trends, was approved by Council action on Aug. 29, 2012, for the purchase of Fire Protective Coats, Pants and Panels (Turn-Out Gear) for the Phoenix Fire Department. The additional requested funds will not exceed \$1,350,000. Further request authorization for the City Controller to disburse all funds related to this item.

Summary

The fire protective coats, pants and panels (turn-out gear) are used by Phoenix firefighters intended to protect the firefighter from radiant and thermal exposure, unexpected flashover conditions, puncture and abrasion hazards during firefighting. This gear is a critical part of the Fire Department's efforts to provide life safety services to the public.

Contract Term

The contract term is from Sept. 1, 2017 through Aug. 31, 2018.

Financial Impact

Expenditures against this contract are not to exceed \$1,350,000. Funds are available in the Fire Department's budget.

Responsible Department

This item is submitted by Assistant City Manager Milton Dohoney, Jr. and the Fire Department.



Acquisition of Real Property from Maricopa County Flood Control District Located West of 39th Avenue and Malapai Drive Intersection (Ordinance S-43308)

Request to authorize the City Manager, or his designee, to acquire fee title or lesser interest in all or portions of two improved or vacant lands voluntarily for a dual purpose well site and future air treatment facility. Further request authorization for the City Controller to disburse all funds related to this item.

Summary

The real property proposed to be acquired will be a dual purpose site. The property will remain a well production site for future use, and it will also be used as an air treatment facility, via air extraction from the sewer system that runs along the 39th Avenue interceptor. The project proposes to install a biofilter that will treat foul air in the sewer and at the same time create a vacuum in the system to prevent air from escaping, which assists in addressing community concerns regarding odor control.

Further request the City Council to grant an exception pursuant to Phoenix City Code section 42-20 to authorize inclusion in the documents pertaining to this transaction of indemnification and assumption of liability provisions that otherwise would be prohibited by Phoenix City Code section 42-18, as the Maricopa County Flood Control District's Certificate of Purchase and other form documents include such provisions.

Location

One parcel is located south of Dalphin Road on 39th Lane, and the other is located at 10030 N. 39th Ave. Maricopa County Assessor's parcel numbers (APNs) are shown in Attachment A.

Financial Impact

Acquisition will be within Maricopa County Flood Control District's appraised fair market value. The City will be given the opportunity to review the appraisal.

Responsible Department

This item is submitted by Deputy City Manager Karen Peters and the Water Services and Finance departments.

**Attachment A
PROPERTY IDENTIFICATION**

**City of Phoenix Project: WS90500265 - Well Site & Future Air-Phase
Treatment Facility Project**

The following parcels are included on this request. Improved and/or unimproved parcel affected by acquisition identified by the Maricopa County Assessor's parcel number (APN), and the Site Address or Location.

APN:	LOCATION:
149-36-381	10030 N. 39th Ave.
149-38-518	South of Dalphin Road on 39th Lane



**Biological Sample Testing Supplies - Requirements Contract - IFB 17-138
(Ordinance S-43309)**

Request to authorize the City Manager, or his designee, to enter into a contract with Phenomenex Inc. (Vendor 3038977) to provide biological sample testing supplies for five years in an amount not to exceed \$51,520. Further request authorization for the City Controller to disburse all funds related to this item.

Summary

This contractor will provide the Phoenix Police Department Laboratory Services with biological sample testing supplies necessary to perform analyses on Agilent gas chromatography mass spectrometry instruments. The biological sample testing supplies are used to analyze blood and urine samples for the presence of alcohol in DUI, sexual assault and homicide cases.

Procurement Information

Invitation for Bids (IFB) 17-138 was conducted in accordance with Administrative Regulation 3.10. There were three offers received by the Procurement Division on Jan. 13, 2017. One offer was deemed non-responsive for not meeting the required specifications. The summaries are as follows:

Phenomenex Inc.: \$10,304.00
Agilent Technologies, Inc: \$13,814.04

The Deputy Finance Director recommends that the offer from Phenomenex Inc. be accepted as the lowest priced, responsive and responsible offeror.

Contract Term

The five-year contract term will begin on or about April 1, 2017, and end on March 31, 2022.

Financial Impact

The aggregate contract value will not exceed \$51,520, with an estimated annual expenditure of \$10,304. Funds are available in Police Department's budget.

Responsible Department

This item is submitted by Assistant City Manager Milton Dohoney, Jr. and the Police Department.



Purchase of Forensic Software - RFA 17-157 (Ordinance S-43310)

Request to authorize the City Manager, or his designee, to enter into a contract with Niche Vision Forensics, LLC, to provide software licenses, technical support, software upgrades and fixes for the Police Department in an amount not to exceed \$170,768. Further request authorization for the City Controller to disburse all funds related to this item.

Summary

This specialized software is necessary for the Police Department for the analysis of deoxyribonucleic acid (DNA) mixtures and runs the method that is now recommended on the national level for DNA analysis, including the recent President's Council of Advisors on Science and Technology on Forensic Science.

Procurement Results

In accordance with Administrative Regulation 3.10 normal competition was waived due to the unique requirements of the Department. Niche Vision Forensics, LLC, is the only viable source of forensic software that meets the requirements of the Police Department's Forensic Science Section for purposes of validation, transparency in the statistical formulae, and support from the supplier for validation, implementation, and courtroom testimony.

The Deputy Finance Director recommends the purchase of the software from Niche Vision Forensics, LLC.

Financial Impact

The purchase of the forensic software will not exceed \$170,768 (including applicable taxes). Funds are available in the Police Department's budget.

Responsible Department

This item is submitted by Assistant City Manager Milton Dohoney, Jr. and the Police Department.



Speed Hump Installation - IFB 13-039A (Ordinance S-43311)

Request to authorize the City Manager, or his designee, to authorize additional expenditures for Contract 135304 with Swaine Asphalt Corp. for the purchase of speed hump and speed cushion installation services for the Street Transportation Department. The additional requested funds will not exceed \$250,000. Further request authorization for the City Controller to disburse all funds related to this item.

Summary

The additional funds are necessary to cover the increased demand for speed humps on local streets and speed cushions on collector streets. The Street Transportation Department utilizes this contract to provide speed humps and speed cushions, which are sought by neighborhoods to largely address concerns from cut-through traffic and speeding along local and collector streets. Common reasons for increased cut-through traffic include congestion along major streets, traffic diversion resulting from traffic accidents, and shifting traffic patterns from light rail construction-related activities.

Financial Impact

Upon approval of the \$250,000 in additional funds, the revised aggregate value will be \$742,359.95 through the contract term of Jan. 31, 2018. Funds are available in the Street Transportation Department's Capital Improvement Program budget.

Responsible Department

This item is submitted by Deputy City Manager Mario Paniagua and the Street Transportation Department.



**Data Center Cooling Equipment Maintenance and Repair - Requirements
Contract - IFB 16-153 (Ordinance S-43312)**

Request to authorize the City Manager, or his designee, to enter into a contract with Crawford Mechanical Services, LLC (Vendor 3066115) to provide data center cooling equipment maintenance and repair for an amount not to exceed \$145,000.00 over the life of the contract. Further request authorization for the City Controller to disburse all funds related to this item.

Summary

This contract is for quarterly preventive maintenance, corrective maintenance, emergency maintenance, and repairs to various data center cooling equipment citywide. Work will include all inspections and adjustments required to keep the data center cooling equipment in peak operating condition.

Procurement Information

IFB 16-153 was conducted in accordance with Administrative Regulation 3.10. There were five offers received by the Procurement Division on December 9, 2016.

Crawford Mechanical Services, LLC:	\$28,745.32
Diversified Datacenter Services:	\$44,031.20
ABM Building Services:	\$98,098.00
Data Processing Air:	\$124,100.00
Honeywell Building Solutions:	\$130,767.00

The Deputy Finance Director recommends that the offer from Crawford Mechanical Services, LLC be accepted as the lowest-priced, responsive and responsible offer.

Contract Term

The five-year contract term shall begin on or about March 1, 2017 and end on Feb. 28, 2022.

Financial Impact

The aggregate contract value will not exceed \$145,000.00 with an estimated annual expenditure of \$29,000.00. Funds are available in various departments' budgets.

Responsible Department

This item is submitted by City Manager Ed Zuercher and the Finance Department.



**Grant of Easements to Salt River Project for Sunset Farms Development
(Ordinance S-43313)**

Request authorization for the City Manager, or designee, to grant three irrigation easements to Salt River Project, within 95th Avenue right of way north of Jones Avenue, and Broadway Road right of way near 95th Avenue, for consideration in the amount of the appraised value and other consideration. Further request authorization for the City Treasurer to accept all funds related to this item.

Summary

The irrigation easements are required in order to install underground pipe within the existing irrigation ditches and cover the ditches at the below locations to accommodate the Sunset Farms Development.

Financial Impact

Revenue will be reflective of the market value of the easement.

Location

1. Within 95th Avenue right of way, north of Jones Avenue
2. Within Broadway Road right of way at 95th Avenue
3. Within Broadway Road right of way west of 95th Avenue

Responsible Department

This item is submitted by Deputy City Manager Mario Paniagua and the Street Transportation and Finance departments.



**REQUEST TO CONTINUE (SEE ATTACHED CONTINUANCE MEMO) -
Barricade Stock - Requirements Contract Recommendation - IFB 17-106
(Ordinance S-43314)**

Request to authorize the City Manager, or his designee, to enter into a contract with Roadsafe Traffic Systems (Vendor 3069517) to provide barricade stock for the Street Transportation Department for up to five years in an amount not to exceed \$125,000. Further request authorization for the City Controller to disburse all funds related to this item.

Summary

This contract will allow the Street Transportation Department to purchase barricades and associated warning lights, flags, and sandbags, as needed, for use as a safety device for pedestrians and vehicular traffic when access is restricted on streets, sidewalks or other areas in the City's right-of-way.

Procurement Information

IFB 17-106 was conducted in accordance with Administrative Regulation 3.10. There were three offers received by the Procurement Division on Feb. 3, 2017.

- Roadsafe Traffic Systems: \$17,797.00
- Brown Whole Sale Electric (DBA Wesco Dist.): \$18,341.50
- Traffic Signs & Sales, Inc.: \$21,145.00

The Deputy Finance Director recommends that the offer from Roadsafe Traffic Systems be accepted as the lowest-priced, responsive, and responsible offer.

Contract Term

The five-year contract term shall begin about May 1, 2017 and end on April 30, 2022.

Financial Impact

The aggregate value will not exceed \$125,000, with an estimated annual expenditure of \$25,000. Funds are available in the Street Transportation Department's Operating budget.

Responsible Department

This item is submitted by Deputy City Manager Mario Paniagua and the Street Transportation Department.



City of Phoenix

FINANCE DEPARTMENT

To: Ed Zuercher
City Manager

Date: March 17, 2017

From: Denise Olson *DD for DO*
Chief Financial Officer

Subject: REQUEST TO CONTINUE ITEM 62

Request to continue Item 62, Ordinance S-43314 – IFB 17-106 Barricade Stock – Requirements Contract, to the April 5, 2017 Formal Meeting. This item is being continued in order to do further research.

Approved by:

Ed Zuercher

Ed Zuercher
City Manager

3/20/17

Date



Acceptance and Dedication of Deeds and Easements for Roadway, Sidewalk and Drainage Purposes (Ordinance S-43315)

Request for the City Council to accept and dedicate deeds and easements for sidewalk, drainage and roadway purposes; further ordering the ordinance recorded.

Summary

Accepting and dedicating the property interests below will meet the Planning and Development Department's Single Instrument Dedication Process requirement prior to releasing any permits to applicants.

Deed (a)

Applicant: Sby Ammer Rental Properties, LLC
Purpose: Roadway
Location: 12636 N. 18th St.
File: FN 160088
Council District: 3

Deed (b)

Applicant: Carol F. Warshaw
Purpose: Roadway
Location: 12636 N. 18th St.
File: FN 160088
Council District: 3

Easement (c)

Applicant: Douglas A. Prall and Amber L. Prall
Purpose: Sidewalk
Location: 2620 S. 50th Ave.
File: FN 160100
Council District: 7

Easement (d)

Applicant: Douglas A. Prall and Amber L. Prall
Purpose: Drainage

Location: 2620 S. 50th Ave.
File: FN 160100
Council District: 7

Easement (e)

Applicant: Juan G. Ramirez Properties, LLC
Purpose: Sidewalk
Location: 2843 W. Buckeye Road
File: FN 170011
Council District: 7

Easement (f)

Applicant: 2849 W Buckeye Rd, LLC
Purpose: Sidewalk
Location: 2849 W. Buckeye Road
File: FN 170011
Council District: 7

Responsible Department

This item is submitted by Deputy City Manager Mario Paniagua and the Planning and Development and Finance departments.



**Sand, Rock, and Quarried Material - Requirements Contract - IFB 17-039
(Ordinance S-43316)**

Request to authorize the City Manager, or his designee, to enter into contracts with CEMEX Construction Materials South, LLC; Material Delivery, Inc. dba MDI Rock; and Pioneer Landscaping Materials, Inc.; to provide sand, rock, and quarried material for all City of Phoenix departments. Further request authorization for the City Controller to disburse all funds related to this item.

Summary

These contracts are to purchase a wide variety of sand, rock, and quarried materials for all City of Phoenix departments, including but not limited to, Water Services, Street Transportation, Aviation and Parks and Recreation. The materials are required to keep City sites within the community presentable and ensure compliance with Maricopa Air Quality Permits for dust control and the City's Storm Water Management Plan by preventing storm water from running off City sites during normal rain events. In situations where significant rain events occur, City sites suffer an extensive amount of erosion and/or damage that require the landscape repairs.

Procurement Information

An Invitation for Bid, IFB 17-039 Sand, Rock and Quarried Material was conducted in accordance with Administrative Regulation 3.10. Four offers were received by the Procurement Division on Nov. 4, 2016. One offer was deemed non-responsive. Offers were evaluated and multiple awards are recommended to ensure material availability and delivery time.

The Deputy Finance Director recommends that the offers from CEMEX Construction Materials South, LLC, Material Delivery, Inc. dba MDI Rock and Pioneer Landscaping Materials, Inc. be accepted as the lowest priced, responsive and responsible offeror.

Contract Term

The five-year contract term will begin on or about April 1, 2017.

Financial Impact

The aggregate contract value will not exceed \$3,533,750 with an annual estimated

expenditure of \$706,750. Funds are available in all City of Phoenix departments' budgets.

Responsible Department

This item is submitted by City Manager Ed Zuercher and the Finance Department.



Interpretation Services - Participating Agreement Under US Communities Cooperative (Ordinance S-43317)

Request to authorize the City Manager, or his designee, to enter into a cooperative participating agreement with Language Select, LLC to purchase Interpretation Services for citywide departments, for up to two years, in an amount not to exceed \$60,000. Contract 33851 was established by the City of Chicago on behalf of the US Communities Cooperative. Further request authorization for the City Controller to disburse all funds related to this item over the life of the contract.

Summary

This contract will allow the City to provide the flexibility of offering 24 hours a day, 7 days a week phone service, video relay support, and interpretation of written documents. Currently, the Communications Office supports the City and its residents with media relations and community outreach, but also serves as the primary point of contact for interpretation services at public meetings and other community events. This contract will allow for interpreter and translator services in either public, private, or community environments for emergency and non-emergency situations. Emergency situations may include, but are not limited to, natural disasters or to provide increased support during an increased volume of calls from the general public that may call the City for information.

Procurement Information

In accordance with Administrative Regulation 3.10, a participating agreement is required when the City utilizes a cooperative agreement from another public agency. This contract was awarded through a competitive process consistent with the City's procurement processes, as set forth in Phoenix City Code, Chapter 43. Utilization of cooperative agreements allows the City to benefit from national government pricing and volume discounts.

The Deputy Finance Director recommends that the cooperative participating agreement with Language Select, LLC be accepted.

Contract Term

The contract term will begin on or about April 5, 2017 for a term of two years.

Financial Impact

The aggregate contract value will not exceed \$60,000, with an estimated annual expenditure of \$30,000. Funds are available in the various departments' budgets.

Responsible Department

This item is submitted by City Manager Ed Zuercher and the Finance Department.



Acceptance of Easements for Public Utility Purposes (Ordinance S-43318)

Request for the City Council to accept easements for public utility purposes; further ordering the ordinance recorded.

Summary

Accepting the property interests below will meet the Planning and Development Department's Single Instrument Dedication Process requirement prior to releasing any permits to applicants.

Easement (a)

Applicant: Kat2 Land Holdings, LLC
Purpose: Public Utility
Location: 2330 N. 12th St.
File No.: FN 170008
Council District: 4

Easement (b)

Applicant: Shore Break Investments + Design, LLC
Purpose: Public Utility
Location: 2101 W. Virginia Ave.
File No.: FN 160101
Council District: 7

Responsible Department

This item is submitted by Deputy City Manager Mario Paniagua and the Planning and Development and Finance departments.



Amend Ordinance S-42254 Adopted on Jan. 6, 2016 to Include the Legal Description - Chandler Boulevard between 19th and 27th Avenues (Ordinance S-43319)

Request the City Council to amend ordinance S-42254 adopted on Jan. 6, 2016 to include the legal description for lot nine. Page one was inadvertently omitted.

Summary

The above referenced ordinance authorized the City Council to dedicate portions of four vacant City-owned properties to public use for right of way purposes for the Chandler Boulevard street improvement project. The project is located along the Chandler Boulevard alignment from 19th to 27th avenues.

All of the conditions and stipulations previously stated in the above referenced ordinance will remain the same.

Location

A physical address is not available but the properties are located along the Chandler Boulevard alignment from 19th to 27th avenues.

Responsible Department

This item is submitted by Deputy City Manager Mario Paniagua and the Street Transportation and Finance departments.



Security Officer Services - RFP 14-058 (Ordinance S-43320)

Request to authorize the City Manager, or his designee, to allow the use of the City of Tempe Cooperative Contract T14-058-01 with G4S Security Solutions (USA) Inc. (Vendor 3516751) to secure security officer services, in an amount not to exceed \$800,000. Further request authorization for the City Controller to disburse all funds related to this item.

Summary

The contract is used to enhance security at the Phoenix City Hall and Calvin C. Goode buildings and to ensure the public continues to have access to their government and elected officials. Security Officers will screen incoming individuals using walk-through, hand-held equipment, as well as physical checks. Security Officers will verify credentials of individuals for security screening purposes, remain at a fixed post or rove to monitor and observe for suspicious activity. Security duties are performed in conjunction with public safety personnel.

Procurement Information

By utilizing the cooperative contract, the City benefits from the cooperative contract pricing.

Contract Term

The City of Tempe cooperative contract commenced on Jan. 2, 2014 and has a maximum end date of Jan. 1, 2019.

Financial Impact

The aggregate contract value including all option years will not exceed \$800,000 with an estimated annual expenditure of \$400,000. Funds are available in the Phoenix Police Department budget.

Responsible Department

This item is submitted by Assistant City Manager Milton Dohoney, Jr. and the Police Department.



Employee Assistance Program/Elder Care Services for City of Phoenix Employees, Retirees, and Their Household Members (Ordinance S-43321)

Request authorization for the City Manager, or his designee, to enter into a contract with ComPsych Corporation to provide Employee Assistance Program/Elder Care benefits for benefit-eligible (non-Fire) City employees, retirees, and their household members beginning April 1, 2017. Further request authorization for the City Controller to disburse all funds related to this item throughout the life of the contract, as necessary.

Summary

The Employee Assistance Program (EAP) is an employer-paid benefit program that assists employees and their family members with personal problems and work-related problems that may impact their job performance, health, and/or mental and emotional well-being. Elder Care Services provide resources, evaluations, and referrals to employees for the elder care needs of their parents or grandparents. Issues such as the ability to live independently and to perform daily living activities are assessed and needed resources are identified.

Procurement Information

A Request for Proposals (RFP) for EAP/Elder Care services was posted on March 2, 2016. Seven firms submitted responses: Beacon; Cigna; ComPsych; E4Health; EAP Consultants; EAP Preferred; and MHN. The RFP requested information on providing employee assistance benefits to include telephonic and face-to-face counseling, Police critical incident response, substance abuse program, work life balance, supervisory EAP referral training, and elder care programs and services.

The proposals were forwarded to a four-member evaluation committee with representatives from the Human Resources and Police departments and a representative from the City's Health Care Task Force. The evaluation committee reviewed the vendors based on the following criteria as outlined in the RFP: plan coverage, pricing, provider network, customer service, and compliance with the RFP. Based on the submittal review, the committee members unanimously recommended MHN as the provider. On June 1, 2016, City Council approved the selection and authorized the City Manager to enter into a contract with MHN (Ordinance S-42572,

Contract No. 144386-0).

MHN and the City have decided to terminate the contract for convenience effective March 31, 2017. The selection committee reconvened for an interview process and ComPsych Corporation, a finalist in the March 2016 RFP process, was unanimously selected and has agreed to the scope of work and pricing of the existing EAP contract and can transition services by April 1, 2017.

Contract Term

The initial contract term will be three years, effective April 1, 2017, with the option to renew for two additional years in one-year increments, which may be exercised by the City Manager or his designee.

Financial Impact

Funding for this contract is available in the Human Resources and Police departments' budgets. Annual contract cost is expected to be \$350,000, not to exceed \$1,750,000 over the five-year life of the contract.

Concurrence/Previous Council Action

The City of Phoenix labor groups and the Health Care Task Force were notified of this recommendation; no issues were raised.

Location

Citywide.

Responsible Department

This item is submitted by Assistant City Manager Milton Dohoney, Jr. and the Human Resources Department.



Contract Extensions for PeopleSoft Developer Support (Ordinance S-43322)

Request to authorize the City Manager, or his designee, to extend contracts with Envision, LLC (Contract 142571) and Kollasoft, Inc. (Contract 142572) for required developer support for the City's Human Capital Management System in an amount not to exceed \$187,840. Further request authorization for the City Controller to disburse all funds related to this item.

Summary

On April 20, 2016, the City Council authorized a contract with Envision, LLC and Kollasoft, Inc. to provide developers to assist with support of the City's PeopleSoft Human Capital Management system, and to perform development activities for the PeopleSoft Upgrade project. The Human Resources and Information Technology Services departments require additional production support activities and development activities associated with the changes required as a result of Proposition 206 (related to minimum wage and paid time off), which was approved by voters in November 2016. The current developers from these companies have the requisite skills for this additional work and are familiar with the City's technical environment. Extending the contract maximizes the benefit to the City, allowing the individuals to complete the work on the initial contract, and easily transition to performing the additional, related requirements.

Procurement Information

Both vendors were selected through a competitive process in accordance with Administrative Regulation 3.10 and utilizing the Information Technology Professional Services Qualified Vendors List. Multiple vendors responded, and a panel evaluated staff from four firms based on experience, qualifications and cost.

Contract Term

The contract shall be in effect through Dec. 31, 2017.

Financial Impact

The contract with Kollasoft, Inc. is for an additional \$66,240, for a total contract amount not to exceed \$317,240. Funds for this contract amendment are available in the Human Resources Department's budget. The contract with Envision, LLC is for an

additional \$121,600, for a total contract amount not to exceed \$433,600. Funds for this contract amendment are available in the Capital Improvement Project Budget, and were planned activities as part of the project scope.

Responsible Department

This item is submitted by Assistant City Manager Milton Dohoney, Jr., Deputy City Manager Mario Paniagua, and the Human Resources and Information Technology Services departments.



Transfer of Retirement Funds to Arizona State Retirement System (Ordinance S-43323)

Request authorization for the City Manager, or his designee, to transfer retirement funds to the Arizona State Retirement System. Request to authorize the City Controller to disburse funds.

Summary

Pursuant to Arizona Revised Statutes, Sections 38-730 and 38-922, retirement service credits for former members of the City of Phoenix Employees' Retirement System (COPERS) may be transferred to the Arizona State Retirement System upon approval by the Council. The following former City of Phoenix employee has requested the balance of their credited service:

Schrowang Sr, Timothy \$5,026.00

Concurrence/Previous Council Action

The COPERS Board approved this item at its March 2, 2017 meeting.

Responsible Department

This item is submitted by Special Assistant to the City Manager Toni Maccarone and the Retirement Office.



Transfer of Retirement Funds to Arizona State Retirement System (Ordinance S-43324)

Request authorization for the City Manager, or his designee, to transfer retirement funds to the Arizona State Retirement System. Request to authorize the City Controller to disburse funds.

Summary

Pursuant to Arizona Revised Statutes, Sections 38-730 and 38-922, retirement service credits for former members of the City of Phoenix Employees' Retirement System (COPERS) may be transferred to the Arizona State Retirement System upon approval by the Council. The following former City of Phoenix employee has requested the balance of their credited service:

Husser, Katherine \$26,600.15

Concurrence/Previous Council Action

The COPERS Board approved this item at its Dec. 1, 2016 meeting.

Responsible Department

This item is submitted by Special Assistant to the City Manager Toni Maccarone and the Retirement Office.



Environmental Quality Commission Name Change (Ordinance G-6292)

This report requests City Council approval to amend City Code to change the Environmental Quality Commission's name to the "Environmental Quality and Sustainability Commission," and to reflect the historical role of this Commission to incorporate sustainability principles into its works.

Summary

The Environmental Quality Commission (Commission) was established in 1987 to identify environmental issues and provide advice to the Mayor, City Council, and other City leaders on opportunities to protect Phoenix's natural and urban environment. The Commission has made significant strides in response to environmentally related challenges and opportunities facing the City.

The focus of environmental protection has expanded to embrace objectives of sustainability, whereby the goal is not only environmental protection, but also preservation of resources and the natural and urban environment for future generations. Successful sustainability initiatives require citizen engagement and the Commission's core principles represent this interest. The natural progression and movement towards sustainability has become a national focus and the public's interest has broadened. It is a priority interest for many organizations and this is especially true for the City and the Commission.

In order to continue its pursuit of sustainability practices and incorporate sustainability principles into its work, the Commission recommends a name change of the Environmental Quality Commission to the "Environmental Quality and Sustainability Commission." The Commission remains committed to improving the quality of life for all Phoenix residents while enhancing nature and fulfilling the social, economic and other needs of present and future generations.

Concurrence/Previous Council Action

The Environmental Quality Commission was created by City Ordinance G-3033 and approved by City Council on July 22, 1987.

The Sustainability, Housing, Efficiency, and Neighborhoods Subcommittee

recommended the Commission's name change on Feb. 21, 2017, by a vote of 4-0.

Public Outreach

The Environmental Quality Commission discussed, voted on and approved this name change on June 9, 2016.

Responsible Department

This item is submitted by Deputy City Manager Karen Peters and the Office of Environmental Programs.



Request for Proposals for Disposition and Development of Vacant Lots Near Matthew Henson HOPE VI Community

Request authorization for the City Manager, or his designee, to issue a Request for Proposals (RFP) for the disposition and development of 34 residential City-owned vacant lots located near the Matthew Henson HOPE VI Community in the general vicinity of 7th Avenue and Buckeye Road for affordable homeownership, and authorization to begin negotiations with the recommended proposer.

Summary

Development interest has been identified for vacant City-owned lots near the Matthew Henson HOPE VI Community. The lots were purchased over a period of years from 1995-2008 using non-General Fund funding sources that restrict the use of the lots, primarily to affordable housing. The lots were previously designated as part of the homeownership component of the City's U.S. Department of Housing and Urban Development Matthew Henson HOPE VI Grant Revitalization Plan (the "Plan"). Due to the downturn in the housing market and the high number of foreclosures in Phoenix from 2008 through 2010, construction of the proposed homeownership units was deemed infeasible. As a result, the homeownership component of the Plan was amended and has since been met through a down payment assistance program. However, the City still owns the vacant lots that had been originally designated as part of the Plan.

Staff requests authorization to issue a RFP seeking qualified affordable housing developers for the disposition and development of all 34 vacant lots for affordable single-family, owner-occupied units. The parcels, zoned R-3, are located between 7th and 15th avenues, including lots on the west side of 15th Avenue, from Pima to Hadley streets. The selected developer will be required to take ownership of all the vacant lots and develop the project according to conditions and timelines specified in the RFP. Proposals will be sought from developers who will provide private leverage for development costs and general enhancements to the community. Property addresses and parcel numbers are listed in Attachment A.

The RFP will require performance benchmarks to ensure timely development of the project. If development benchmarks are not met, ownership of any remaining

undeveloped lots will revert back to the City unless new benchmarks are determined to be in the best interest of the City. Proposals will be evaluated by a panel that includes City staff and community representatives. The anticipated evaluation criteria for this RFP are detailed in Attachment B.

It is anticipated the RFP will be issued in late spring or early summer 2017. Staff will negotiate business terms with the recommended proposer. The recommended proposal and business terms will be brought to SHEN Subcommittee for review and recommendation, and then to the full City Council for approval.

Financial Impact

There is no impact to the General Fund.

Location

See Attachment A for addresses.

Concurrence/Previous Council Action

This item was heard at the Sustainability, Housing, Efficiency and Neighborhoods Subcommittee on Feb. 21, 2017 and approved by a vote of 4-0.

Responsible Department

This item is submitted by Deputy City Manager Deanna Jonovich and the Housing Department.

Attachment A

Matthew Henson HOPE VI Vacant Lots

	APN	Address
1.	105-01-025	1225 S 10 th Ave
2.	105-01-071	1309 S 9 th Ave
3.	105-01-078	1436 S 8 th Ave
4.	105-01-082B	1447 S 9 th Ave
5.	105-01-088	1443 S 9 th Ave
6.	105-01-091	1445 S 10 th Ave
7.	105-01-102	1424 S 9 th Ave
8.	105-01-104	1420 S 9 th Ave
9.	105-01-105	1417 S 10 th Ave
10.	105-01-111	1405 S 10 th Ave
11.	105-01-113A	915 W Yuma St
12.	105-01-121	1441 S 11 th Ave
13.	105-02-036	1216 S 11 th Ave
14.	105-02-038	1220 S 11 th Ave
15.	105-02-041A	1221 S 12 th Ave
16.	105-02-045	1233 S 12 th Ave
17.	105-02-050	1243 S 12 th Ave
18.	105-02-166	1415 S 12 th Ave
19.	105-02-168	1409 S 12 th Ave
20.	105-02-176	1421 S 13 th Ave
21.	105-02-178	1429 S 13 th Ave
22.	105-02-214	1437 S 15 th Ave
23.	105-02-224	1213 S 13 th Ave
24.	105-02-234	1216 S 12 th Ave
25.	105-02-235	1220 S 12 th Ave
26.	105-02-236	1224 S 12 th Ave
27.	105-02-237	1228 S 12 th Ave
28.	105-02-238	1232 S 12 th Ave
29.	105-03-003	1212 S 15 th Ave
30.	112-15-073	1101 W Hadley St
31.	112-15-096	1146 W Tonto St
32.	112-15-113	1133 W Tonto St
33.	112-15-115	1135 W Tonto St
34.	112-15-128	1313 W Tonto St

Attachment B

Anticipated Evaluation Criteria

1.	Proposed Development Approach	0-325
2.	Proposer Qualifications, Experience and Financing Capacity	0-250
3.	Project Cost and Feasibility	0-250
4.	Proposed Project Timeline	0-175
	Total	1,000 points



Emergency Call System Monitoring and Maintenance Contract - IFB 17-086-3 (Ordinance S-43325)

Request to authorize the City Manager, or his designee, to enter into a contract with Corporate Technology Solutions to provide Emergency Call System Monitoring and Maintenance Service for five Housing Department senior sites. Further request authorization for the City Controller to disburse all funds related to this item over the life of the contract in an amount not to exceed \$100,000.

Summary

Invitation for Bid (IFB) 17-086-3 Emergency Call Systems Monitoring and Maintenance was conducted in accordance with Administrative Regulation 3.10. The solicitation notification was distributed to sixteen contractors registered with the City of Phoenix. One offer was received on Feb. 7, 2017.

Procurement Information

On Jan. 20, 2017, IFB FY17-086-3 was released, with bids due by Feb. 7, 2017. A Pre-Bid Conference was held on Jan. 25, 2017. One bid was received, and on Feb. 8, 2017, Corporate Technology Solutions' bid was determined to be responsible and responsive. The Housing Department recommends that this offer be accepted.

Contract Term

The initial three-year contract term shall begin on or about March 31, 2017. The City may, at it's option, and with the approval of the Contractor, extend the period of this contract up to two additional years.

Financial Impact

The aggregate contract value including all option years will not exceed \$100,000 (including applicable taxes). There is no impact to the General Fund as these services are paid through federal funding from the U.S. Department of Housing and Urban Development (HUD).

Locations

- Washington Manor, 1123 E. Monroe St.
- Fillmore Gardens, 802 N. 22nd Place

- Pine Towers, 2936 N. 36th St.
- Maryvale Parkway Terrace, 4545 N. Maryvale Pkwy.
- Sunnyslope Manor, 205 E. Ruth Ave.

Responsible Department

This item is submitted by Deputy City Manager Deanna Jonovich and the Housing Department.



HUD Annual Actions - Annual Plan, Capital Fund Program, Admissions and Continued Occupancy Policy, Administrative Plan, and Family Self Sufficiency Plan (Ordinance S-43326)

This report requests City Council adoption of the Housing Department's 2017-2018 Annual Agency Plan, 2017-2018 Capital Fund Program, the Capital Fund 5-Year Action Plan HUD Form 50072.2, amended Section 8 Housing Choice Voucher Administrative Plan, Family Self Sufficiency Action Plan, and Admissions and Continued Occupancy Policy for Public Housing. Further request authorization for the City Treasurer to accept, and for the City Controller to disburse, all funds related to the above-mentioned items.

Summary

The City of Phoenix Housing Department is required by federal regulation to update and submit plans and policies to the U.S. Department of Housing and Urban Development (HUD) each year.

Annual Agency Plan

The Annual Agency Plan provides an overview of community needs and available resources, identifies methods to address the needs, and translates those methods into policies and programs. The Annual Agency Plan is a comprehensive guide to the Housing Department's policies, programs, operations, and strategies for meeting local housing needs and goals. Significant changes in the 2017-2018 Annual Agency Plan include:

*Implementation of HUD's new non-smoking regulation for Public Housing units.

*Expansion of the Housing Department's Section 32 Homeownership Program that incorporates changes approved by the City Council and HUD in 2016.

*Updating the Housing Department's policies to reflect new HUD guidance regarding, for example, Affirmatively Furthering Fair Housing, revised Language Access Plan for Limited English Proficiency, Housing Opportunity Through Modernization Act of 2016, Final Rule on harassment, guidance on nuisance ordinances, Violence Against Women Act, and handling and use of criminal records.

*Addition of project-based vouchers for Phoenix Starfish Place to serve victims of human trafficking.

*Set aside of 25 Housing Choice Vouchers for victims of domestic violence.

*Submittal of Rental Assistance Demonstration Program applications.

*Award of the following grants: Choice Neighborhoods Planning and Action, Jobs Plus, and ROSS for Education.

Capital Fund Program

The Capital Fund Program provides funding to upgrade, renovate, rehabilitate and improve the systems and structures of the Housing Department's Public Housing properties. Approximately 800 apartments and single-family homes will be enhanced by the improvements noted in the 2017-2018 Capital Fund Program and the Capital Fund 5-Year Action Plan HUD Form 50072.2 documents.

Section 8 Housing Choice Voucher Administrative Plan and the Admissions and Continued Occupancy Policy

The Section 8 Housing Choice Voucher Administrative Plan and the Admissions and Continued Occupancy Policy have been amended to clarify and modify policies and to conform to changes in federal regulations and the Annual Agency Plan.

Family Self Sufficiency Plan

The Family Self Sufficiency Plan was amended to expand the eligible public housing participants from 75 to 150, and to also support the Family Unification Program that houses young adults aging out of foster care. These changes involve no additional costs.

Copies of the plans are available at phoenix.gov/housing.

Financial Impact

There is no impact to the General Fund.

Concurrence/Previous Council Action

The Sustainability, Housing, Efficiency and Neighborhoods Subcommittee recommended City Council approval at its Feb. 21, 2017 meeting by a vote of 4-0.

Public Outreach

The 13-member Resident Advisory Board (representing the Conventional, Senior, Scattered Sites and Section 8 Housing Choice Voucher programs) met on Jan. 19, 2017, to consider these annual documents. As required by federal regulation, the public was given a 45-day notice to provide comments. A public hearing was held on Feb. 8, 2017 to obtain input and comments from the public on the proposed Annual Agency Plan and Capital Fund Program. No comments were received.

Responsible Department

This item is submitted by Deputy City Manager Deanna Jonovich and the Housing Department.



REVISED ITEM (SEE ATTACHED CORRECTION MEMO) - Arizona Community Foundation Grant Application (Ordinance S-43327)

Request authorization for the City Manager, or his designee, to apply for, accept, and disburse up to \$300,000 from the Arizona Community Foundation Grant to fund the Fatherhood Initiative in collaboration with the Head Start Birth to Five Program. Further request authorization for the City Manager, or his designee, to enter into a grant agreement, and for the City Treasurer to accept and the City Controller to disburse the grant funds.

Summary

The City of Phoenix seeks approval to apply for up to \$300,000 for three years in grant funds to implement the Fatherhood Initiative in collaboration with the Head Start Birth to Five Program. This request is to fund staffing, electronic resource management, and grant consulting to assist My Brother's Keeper (MBK) activities in the Human Services Department's Fatherhood Initiative.

Millions of American youth face gaps in opportunity that prevent them from reaching their full potential. Boys and young men of color continue to face persistent challenges in our country. African-American, Latino and Native American children are more likely to live in poverty. Two-thirds of African-American and one-third of Latino children live with one parent. Seventy-five percent of African-American and 96 percent of Latino children raised by single mothers are more likely to drop out of school.

Under the auspice of the City's MBK initiative, the pillar for school readiness identified the need for more engaged fathers as a key strategy toward making significant change. This was determined as an opportunity to strengthen outcomes for all children and provide young fathers with the skills and support to deter them from other risks. Starting in the Head Start Program, efforts will be made to recruit fathers out of peripheral roles into being more fully engaged in the education of their children.

According to the National Fatherhood Initiative, there is a crisis in America with one out of three children living without their biological father in the home (U.S. Census Bureau). Research shows that when a child is raised in a home without a father, there is a variety of affects including behavioral problems, greater likelihood to abuse drugs and alcohol, increased rates of obesity and twice as likely to drop out of high school.

Research demonstrates that fathers, whether biological or adoptive, perform functions that cannot be replaced by anyone else.

The Human Services Department seeks approval to apply for up to \$300,000 in grant funds to implement the Fatherhood Initiative in collaboration with the Head Start Birth to Five Program. In addition, the school sites will be supported by current Head Start caseworkers designated as liaisons.

Concurrence/Previous Council Action

The Parks, Arts, Education and Equality Subcommittee recommended approval of this item at the Jan. 25, 2017 meeting with a vote of 3-0.

Responsible Department

This item is submitted by Deputy City Manager Deanna Jonovich and the Human



City of Phoenix

To: Deanna Jonovich
Deputy City Manager

Date: March 21, 2017

From: *Moises Gallegos*
Moises Gallegos
Human Services Director

Subject: CORRECTION TO ITEM 77 ON THE MARCH 22, 2017 FORMAL AGENDA – ARIZONA COMMUNITY FOUNDATION GRANT APPLICATION (ORDINANCE S-43327)

The purpose of this memo is to add a last sentence of the first paragraph to read:
Further request authorization for the City Manager, or his designee, to enter into a grant agreement, and for the City Treasurer to accept and the City Controller to disburse the grant funds.

Approved:

[Signature] for Deanna Jonovich
Deanna Jonovich, Deputy City Manager



Approval to Apply for and Accept 2017-2018 Head Start Birth to Five Funds and Contract with Delegate Agencies and Child Care Partners (Ordinance S-43328)

Request authorization for the City Manager, or his designee, to apply for Fiscal Year 2017-2018 Head Start Birth to Five program grant funds from the U.S. Department of Health and Human Services (DHHS) for up to a total of \$33,148,900 for the period of July 1, 2017 through June 30, 2018 and to enter into contracts with Delegate Agencies in the amount of \$16,987,987 and Child Care Partners in the amount of \$3,375,750 upon successful award of the grant. The remainder of the Head Start grant award of \$12,785,163 will be utilized within the Human Services Department to provide direct and administrative services to Head Start Birth to Five children and families, award Delegate Agencies one-time monies for necessary health and safety items, or enter into related collaborative contracts required for Head Start services. One-time funding additions to Delegate Agencies will be approved by the governing board before award. Further request authorization for the City Treasurer to accept and the City Controller to disburse all funds related to this item if awarded.

Summary

The Phoenix Head Start Birth to Five program currently provides comprehensive education and social services through three service delivery models. There are 300 families, including infant and toddler children, served through a home-based model with an additional 188 served in center-based classrooms and 2,963 preschoolers served in a center-based program. Many services are provided through contractors designated by the Office of Head Start as Delegate Agencies and Child Care Partners. See Attachment A for delegates and funding amounts.

The Delegate Agencies are as follows:

- Alhambra Elementary School District
- Booker T. Washington Child Development Center
- Deer Valley Unified School District
- Fowler School District
- Greater Phoenix Urban League
- Murphy School District No. 66
- Roosevelt School District No. 66

- Washington Elementary School District
- Wilson School District No. 7

The grant supports the partnership of Early Head Start programs with child care providers. The partnerships allow programs to leverage their funds to provide more high quality early learning slots in their community. The partners are as follows:

- Kids Kampus
- Out of This World Childcare
- Cactus Kids
- Robin's Nest

Contract Term

The Grantee is entering into the fourth year of a five-year grant for Head Start preschool and Early Head Start Home-Based programs and the new contract term is July 1, 2017 to June 30, 2018. The Early Head Start-Child Care Partnership (EHS-CCP) grant is a separate application and will be in its third of a four-year grant, the new contract term is July 1, 2017 to June 30, 2018. The contracts will be renewed for the remaining year, conditioned upon approval of the annual refunding applications, new budgets, and updated program information.

Financial Impact

A 25 percent match required by the grant is generated by the contractors, City in-kind services, and community volunteers. No additional General Funds are needed to operate the Head Start program.

Concurrence/Previous Council Action

The Head Start Policy Council approved this item on Feb. 13, 2017. The Parks, Arts, Education and Equality Subcommittee recommended approval of the item on Feb. 22, 2017 by a vote of 3-0.

Responsible Department

This item is submitted by Deputy City Manager Deanna Jonovich and the Human Services Department.

Attachment A

Preschool Delegate Agency	Base	Training & Technical Assistance	Supplemental Duration	Total
Alhambra Elementary School District	\$2,393,310	\$20,900	\$162,000	\$2,576,210
Booker T. Washington Child Development Center	\$1,106,765	\$10,000	\$224,000	\$1,340,765
Deer Valley Unified School District	\$820,768	\$16,000	-	\$836,768
Fowler School District	\$997,640	\$10,000	\$134,400	\$1,142,040
Greater Phoenix Urban League	\$3,732,192	\$27,799	\$676,000	\$4,435,991
Murphy School District No.66	\$692,240	\$11,400	\$224,000	\$927,640
Roosevelt School District No. 66	\$2,018,083	\$19,500	-	\$2,037,583
Washington Elementary School District	\$2,813,345	-	\$248,400	\$3,061,745
Wilson School District No. 7	\$615,395	\$13,850	-	\$629,245
Subtotal – Delegate Agency Contracts	\$15,189,738	\$129,449	\$1,668,800	\$16,987,987



Accept Arizona First Things First Funds for Ongoing Early Literacy Outreach Program (Ordinance S-43329)

Request authorization for the City Manager, or his designee, to accept and expend funds in the amount of \$375,000 in FY 2017-2018 from the State of Arizona First Things First Phoenix North Regional Council. Funds will be used to support ongoing programs conducted by Phoenix Public Library's Early Literacy Outreach Team.

Summary

The First Things First Phoenix North Regional Partnership Council grant supports a team of 7.165 early literacy outreach specialists who present parent education programs and workshops at community sites as well as seven libraries located in First Things First's North Region: Acacia (750 E. Townley Ave.), Agave (23550 N. 36th Ave.), Cholla (10050 Metro Parkway E.), Juniper (1825 W. Union Hills Drive), and Mesquite (4525 E. Paradise Village Parkway N.). Workshops for parents and caregivers focus on strategies to assist children in being ready to read by kindergarten. These programs conducted by Phoenix Public Library's Early Literacy Outreach Team are part of PHXAchieves, which focuses on increasing early literacy, math proficiency, high school completion, and college and career readiness by implementing quality programs that prepare students and families for success.

First Things First (FTF) has supported Phoenix Public Library's Early Literacy Outreach Team for seven years. This will be the third year of a three-year funding cycle with funds totaling \$1.125 million over the entire three-year period.

Financial Impact

In January, the FTF Council approved continuing funding of \$375,000 for the Parent Outreach & Awareness strategy and its partnership with the Library.

Location

The First Things First grant supports Phoenix Public Library's Early Literacy Outreach Team's programs held in Phoenix Public Library locations within the First Things First Phoenix North Regional Partnership Council: Acacia (750 E. Townley Ave.), Agave (23550 N. 36th Ave.), Cholla (10050 Metro Parkway E.), Juniper (1825 W. Union Hills Drive), and Mesquite (4525 E. Paradise Village Parkway N.).

Responsible Department

This item is submitted by Deputy City Manager Deanna Jonovich and Phoenix Public Library.



Aquatics Equipment and Supplies - IFB PKS 17-012517 (Ordinance S-43330)

Request to authorize the City Manager, or his designee, to enter into a contract with vendors to furnish aquatics equipment and supplies on an as-needed basis at the City's 29 operating swimming pools during the summer swim season. Further authorize the City Controller to disburse the funds for purposes of this ordinance.

Summary

The City of Phoenix Parks and Recreation Department currently has 29 operating swimming pools during the open season with more than 500 part-time staff. During the season, the pools average more than 20,000 swim lesson participants and approximately 500,000 people attend the pools. The contractors shall furnish aquatic equipment and supplies for the Parks and Recreation Department on an as-needed basis for a two-year period with three one-year options to extend the Agreement at the sole discretion of the City staff. The equipment solicited in the contract falls into the following categories: aquatic sports equipment and supplies, and aquatic rescue equipment, swim lesson equipment, training supplies, and miscellaneous.

Procurement Information

The Parks and Recreation Department released Invitation for Bids (IFB PKS 17-012517) on Jan. 30, 2017 for aquatics equipment and supplies on an as-needed basis for use at the City's 29 operating swimming pools during the summer swim season. Four submittals were received for the IFB on Feb. 15, 2017, for aquatics equipment and supplies services. The following submittals were received:

- *Lincoln Aquatics
- *Recreonics
- *The Lifeguard Store, Inc.
- *Water Safety Products Inc.

The IFB was awarded to the following companies that submitted the lowest prices for aquatics equipment and supplies:

- *Lincoln Aquatics
- *The Lifeguard Store, Inc.

*Water Safety Products Inc.

Contract Term

The agreement term is for three years. Provisions of the contract may include two options to extend the term for up to one year each, which may be exercised by the City Manager or his designee.

Financial Impact

The initial three-year term of each contract will have a maximum contract capacity of \$285,000 for the following vendors listed below:

- Lincoln Aquatics - \$60,000
- The Lifeguard Store, Inc. - \$25,000
- Water Safety Products Inc. - \$10,000

The two-year renewal option, if exercised, will provide an additional \$190,000 in capacity, for a total maximum contract capacity of \$475,000 each year over the five-year term of the contract, including all amendments. Contract payments may be made up to the contract limits for all rendered contract services.

The total amount of the contract not to be exceeded over the life of the contract is \$475,000.

Responsible Department

This item is submitted by Deputy City Manager Deanna Jonovich and the Parks and Recreation Department.



Preserve Trail Maintenance Contract Award (Ordinance S-43331)

Request to authorize the City Manager, or his designee, to enter into a contract with Okanogan Trail Construction, Inc. to provide specialized trail maintenance services on a consistent on-going basis in order to maintain and rehabilitate the City's Mountain Preserve and Desert Park trails system.

Summary

The City of Phoenix mountain preserves are beautiful open spaces for nature, recreation, and fitness opportunities. They also are wild desert areas with rocky terrain and other natural hazards with more than 200 miles of mountain preserve trails that require regular maintenance, rerouting and closures. The Parks and Recreation Department invited sealed proposals for specialized services in order to maintain and rehabilitate the City's Mountain Preserve and Desert Park trails system. The services required are:

- * Assisting in the removal of non-designated trail by ripping and scarring the trail, providing natural re-shaping methods, and seeding to remove the appearance of a trail and allow it to return back to a natural state.
- * Providing general trail maintenance as necessary to make trails safe, sustainable, and maintainable.
- * Rerouting trails as approved in plans, where safety, maintenance, and/or sustainability issues arise.
- * Supplying and installing signage, trail posts, and trail counters as necessary.

Procurement Information

The Parks and Recreation Department issued the Preserve Trail Maintenance Solicitation on Nov. 23, 2016. Three companies submitted proposals prior to the deadline of Dec. 28, 2016. The three responsive proposers were Northwest Woodland Services, Inc., Okanogan Trail Construction, Inc., and YRU Contracting, Inc. Staff determined that all proposers met the minimum qualifications established in the solicitation which included five years experience and the ability to demonstrate experience in trail design, construction, repair, and maintenance for sustainable mountain trails. The evaluation panel reviewed the three proposals and based on the evaluation criteria listed in the solicitation scored each of the proposals as follows:

Okanogan Trail Construction, Inc.: 100
YRU Contracting, Inc.: 71
Northwest Woodland Services, Inc.: 46

The Parks and Recreation Department recommends contracting with Okanogan Trail Construction, Inc. as the highest scoring, responsive bidder.

Contract Term

The contract will be for three years with two one-year options to extend the Agreement, at the sole discretion of the Parks and Recreation Director.

Financial Impact

There is no expected General Fund expenditure; trail improvements will be funded by the Phoenix Parks and Preserve Initiative. Funding is available in the Parks and Recreation Department's Capital Improvement Program budget. The cost of this contract is not to exceed \$3.5 million (\$700,000 annually) over the course of its duration.

Concurrence/Previous Council Action

This item will be heard by the Parks, Arts, Education and Equality Subcommittee at their March 22, 2017 meeting.

Responsible Department

This item is submitted by Deputy City Manager Deanna Jonovich and the Parks and Recreation Department.



Authorization to Issue RFP for Sale and Development of City-Owned Property at 814 N. 5th Ave.

Request authorization for the City Manager, or his designee, to issue a Request for Proposals (RFP) to select a development team and begin negotiations for the sale and urban infill development of a City-owned property located at 814 N. 5th Ave.

Summary

The City owns a vacant parcel (the Property) in the downtown Roosevelt Neighborhood, comprising approximately 7,000 square feet, or 0.16 acres, at 814 N. 5th Ave. The Property was purchased by the Neighborhood Services Department in the early 2000's with Community Development Block Grant funds to facilitate revitalization through blight elimination in the Roosevelt Neighborhood. In November 2005, the structure on the Property suffered severe fire damage and was subsequently demolished. An RFP process is necessary to facilitate compatible infill development and sale of the Property.

The proposed solicitation would be for the sale and development of the Property. Staff has commissioned an appraisal of the Property, which will be made available to proposers. The return to the City would be based on fair market value, and may include payments and other consideration that provide public benefit. The RFP would require proposers to provide a proposal guarantee with their proposals.

The RFP will include standard terms, conditions and other necessary requirements, and will include the following evaluation criteria:

- | | |
|--|--------------|
| 1. Concept to Activate the Property | 0-375 points |
| 2. Financial Return to the City | 0-325 points |
| 3. Qualifications and Experience of Proposer | 0-300 points |

The RFP will be issued after a Roosevelt community feedback meeting and will remain open for at least 60 days. Responsive proposals will be evaluated by a diverse panel including City staff and community representatives. Following negotiations with recommended proposer(s), business terms will be presented to City Council for approval prior to entering into an agreement.

Concurrence/Previous Council Action

This item was approved by the Sustainability, Housing, Efficiency and Neighborhoods Subcommittee on Feb. 21, 2017, by a vote of 4-0.

Public Outreach

A public meeting is scheduled for March 21, 2017, with the Roosevelt Action Association.

Location

The City-owned parcel is located at 814 N. 5th Ave., on the west side of 5th Avenue between McKinley and Roosevelt streets, in the Roosevelt Neighborhood in downtown Phoenix.

Responsible Department

This item is submitted by Deputy City Managers Paul Blue and Deanna Jonovich, and the Community and Economic Development and Neighborhood Services departments.



Amendment to ASU Health Solutions Intergovernmental Agreement City Contract 142599-0 (Ordinance S-43332)

Request to authorize the City Manager, or his designee, to amend ASU Health Solutions Intergovernmental Agreement (IGA), and amend or execute other agreements as necessary, with Arizona Board of Regents (ABOR) on behalf of Arizona State University (ASU), for the Health Solutions Project on the Phoenix Biomedical Campus in downtown Phoenix.

Summary

On May 16, 2016, the City and ABOR entered into the IGA for development of the ASU Health Solutions project. ASU has been diligently working to identify development plans and partners for this site, but additional time is needed to reach an acceptable agreement.

ASU has requested that the City agree to amend the IGA to extend the due date for the preliminary site plan from May 31, 2017 to May 31, 2018, and to allow ASU, with prior approval from City staff, to develop on any portion of the property as the first phase.

All other terms of the IGA shall remain in full force and effect.

Financial Impact

This action will not have any impact on the General Fund.

Concurrence/Previous Council Action

The City Council authorized the IGA on May 19, 2015, through Ordinance S-41736.

Location

Phoenix Biomedical Campus parcels located between Fillmore and Garfield streets and 4th and 6th streets in downtown Phoenix.

Responsible Department

This item is submitted by Deputy City Manager Paul Blue and the Community and Economic Development Department.



Authorization to Enter into Agreements with TGen/City of Hope for Disposition of TGen Building (Ordinance S-43333)

Request authorization for the City Manager, or his designee, to enter into any and all agreements necessary (“Agreements”) to facilitate the sale of the City-owned Translational Genomics Research Institute (“TGen”) and International Genomics Consortium (“IGC”) Headquarters Facility located at 445 N. 5th St. (“Property”) to TGen/City of Hope (“Purchaser”), or its City approved designee, and authorization for the City Treasurer to receive funds.

Summary

The City constructed the building, a six-story, 156,215-square-foot facility, in 2004 to serve as a catalyst for development of the Phoenix Biomedical Campus (“PBC”). Construction of the building was financed through the sale of bonds, of which approximately \$48.5 million in outstanding principal remains. The building is fully occupied and generates approximately \$3.6 million in annual lease revenues. The tenants fully fund the building’s annual operating expenditures, in addition to funding a Renewal and Replacement (“R&R”) account for large capital outlays as the building ages.

In November 2015, with Council authority, the Community and Economic Development Department (“CEDD”) issued a Request for Proposals (“RFP-CED15-TGEN”) for the disposition of the Property. One proposal was received in response to the solicitation; however, negotiations were not successful and the RFP was cancelled. After the cancellation of the RFP, the City received interest from several parties through which direct negotiations commenced. The Purchaser provided the strongest proposed business terms to the City.

Subject to Council approval, the following business terms have been negotiated with Purchaser, which would be implemented through a Lease and Purchase Agreement:

- The parties shall enter into a lease term of the earlier of 20 years or full payment of the current amount of principal outstanding debt obligations on the Property as detailed in Attachment A. Ownership will convey to Purchaser at the end of the lease term.

- Purchaser shall make annual payments based upon the schedule in Attachment A or as otherwise approved by the Finance Department, so long as any modifications satisfy the City's debt obligations.
- Purchaser shall make a one-time payment of \$1 million to City upon execution of agreement; and shall make supplemental payments totaling \$2 million over the length of the agreement. Purchaser shall make these payments in annual installments of \$100,000 each year of the term; however, should the agreement end early, Purchaser shall pay the remainder of the \$2 million upon such earlier conclusion of the agreement.
- Purchaser shall provide the City a Letter of Credit from a mutually acceptable bank or other credit security acceptable to City for an amount of \$25 million. As principal gets paid down, the Credit Security will be reduced by schedule recommended by the City's Finance Department as found in Attachment A.
- Purchaser will honor all existing tenant leases and amendments; and, acknowledges that the City is currently working on lease amendments with tenants.
- Purchaser will provide the indemnification and insurance satisfactory to the City.
- Purchaser shall have access to the R&R account for mutually agreed upon capital expenditures; and, concurrent with the Transfer of Title, the R&R account shall be transferred to Purchaser.
- Purchaser will assume all future operating and capital risks for the Property upon execution of the lease.
- Purchaser shall be responsible for management of the Property or hire a reputable property management company, approved in advance by the City, for the life of the lease.
- Purchaser will ensure that a minimum of 316 parking spaces shall be leased by the buildings tenants. Purchaser will be financially responsible to pay for any of the 316 parking spaces not allocated to a building tenant.
- City will work in good faith with Purchaser and owner of the parking garage to extend the license term through 2075, concurrent with the City's groundlease with the owner of the garage.

- City agrees to enter into good faith negotiations with Purchaser for future parking needs after the conclusion of the parking license.
- The Agreement shall contain other such provisions deemed necessary and appropriate by City staff.

The sale of the Building is in line with the original intent of the PBC development plan, reduces current City debt obligations, and encourages additional private investment on the PBC.

Contract Term

The Term of the Agreement is 20 years, with the option for early purchase.

Financial Impact

The City will receive annual lease payments to cover the debt service schedule detailed in Attachment A, which will be deposited into the Bio Fund and shall be used to retire the debt associated with the Building. In addition, the Purchaser shall pay the City additional payments of \$1,000,000 upon execution of agreements and \$2,000,000 over the term of the contract, which funds shall be deposited into the General Fund.

Location

TGen/IGC Building, 445 N. 5th St.

Responsible Department

This item is submitted by Deputy City Managers Paul Blue and Karen Peters, and the Public Works and Community and Economic Development departments.

ATTACHMENT A

Annual Lease Payment Schedule (Does not include Additional Payments)

Year	Debt Service	Letter of Credit
1	\$ 3,633,588	\$25,000,000
2	\$ 3,629,330	\$25,000,000
3	\$ 3,628,584	\$20,000,000
4	\$ 3,626,163	\$20,000,000
5	\$ 3,640,105	\$15,000,000
6	\$ 3,631,232	\$15,000,000
7	\$ 3,650,345	\$10,000,000
8	\$ 3,718,010	\$10,000,000
9	\$ 4,051,985	\$4,000,000
10	\$ 4,019,730	\$4,000,000
11	\$ 4,013,872	\$4,000,000
12	\$ 3,983,144	\$4,000,000
13	\$ 3,991,600	\$3,000,000
14	\$ 4,139,571	\$3,000,000
15	\$ 4,138,825	\$3,000,000
16	\$ 4,138,859	\$3,000,000
17	\$ 4,137,906	\$1,000,000
18	\$ 1,355,204	\$1,000,000
19	\$ 1,357,704	-
20	\$ 0	



Phoenix Sky Harbor International Airport Terminal 3 Southeast Transition Apron Reconstruction - Construction Manager at Risk Design Phase Services - AV08000079 FAA (Ordinance S-43334)

Request to authorize the City Manager, or his designee, to enter into an agreement with CSW Contractors, Inc. (Scottsdale, Ariz.) to provide Construction Manager at Risk (CMAR) design phase services for the Terminal 3 Southeast Transition Apron and Taxiway D Segment Reconstruction project. Further request authorization for the City Controller to disburse all funds related to this item.

Summary

This project will reconstruct the Terminal 3 Southeast Transition Apron and the segment of Taxiway D between D8 and D9 at Phoenix Sky Harbor International Airport. The transition apron area is used as a hold apron and location for aircraft to remain overnight. The segment of Taxiway D is used to taxi aircraft on the airfield. The pavement lives have been expended and require reconstruction. The CMAR's design phase services include preparing construction estimates, developing a construction schedule, performing constructability and bidability reviews of the plans and specifications, and sequencing for project implementation to minimize airport operations impacts.

Procurement Information

CSW Contractors, Inc. was chosen for this project using a qualifications-based selection process according to Section 34-603 of the Arizona Revised Statutes (ARS). Pursuant to ARS Title 34, the City is not to release the scoring of proposers until a contract has been awarded. The top-three rankings follow:

- CSW Contractors, Inc.: Ranked #1
- J. Banicki Construction, Inc.: Ranked #2
- Fisher Sand & Gravel Co.: Ranked #3

Contract Term

The term of the design phase services contract is for approximately five months. Contract work scope identified and incorporated into the contract prior to the end of the contract may be agreed to by the parties, and work may extend past the termination of

the contract. No additional contract work scope changes may be executed after the end of the contract term.

Financial Impact

CSW Contractors, Inc.'s fee under the contract will not exceed \$100,000, including all subconsultant and reimbursable costs. Staff anticipates reimbursement from the Federal Aviation Administration (FAA). Funds are available in the Aviation Department's Capital Improvement Program budget. Contract payments may be made up to contract limits for all rendered contract services, which may extend past the contract termination.

Location

This project is located at Phoenix Sky Harbor International Airport, 3400 E. Sky Harbor Blvd.

Responsible Department

This item is submitted by Deputy City Managers Paul Blue and Mario Paniagua, the Aviation Department and the City Engineer.



**New Lease with Airline Tech Reps, LLC, a Texas Limited Liability Company
Doing Business in Arizona as STS Line Maintenance (Ordinance S-43335)**

Request to authorize the City Manager, or his designee, to enter into a month-to-month facility lease (Lease) with Airline Tech Reps, LLC, a Texas limited liability company doing business in Arizona as STS Line Maintenance, for 1,920 square feet of leased premises at Phoenix Sky Harbor International Airport. The Lease will include authorization for the Aviation Director to make additions, subtractions, and changes to the leased space as the Aviation Director deems necessary or appropriate.

Summary

Airline Tech Reps, LLC, shall use the leased premises in support of its Commercial Use Permit 404-16 and to provide maintenance and support services for Air Canada and Frontier Airlines. Airline Tech Reps, LLC, shall pay a rental rate based upon the Airport Rates and Charges established by Chapter 4, Article IX of the Phoenix City Code. The Lease may contain other terms and conditions deemed necessary or appropriate by the City Manager or designee.

Contract Term

The term of the Lease is month-to-month.

Financial Impact

The City is expected to receive rent in the amount of \$27,417.60 per year.

Location

Phoenix Sky Harbor International Airport is located at 3400 E. Sky Harbor Blvd.

Responsible Department

This item is submitted by Deputy City Manager Paul Blue and the Aviation Department.



Reflectorized Sign Sheeting Material Contract - Arizona State Contract ADSP017-152541 (Ordinance S-43336)

Request to authorize the City Manager, or his designee, to adopt the State of Arizona Contract ADSP017-152541 with 3M Company to purchase reflectorized sign sheeting materials in an aggregate amount not to exceed \$1,625,000. Further request authorization for the City Controller to disburse all funds related to this item.

Summary

The City of Phoenix Aviation and Street Transportation departments' Sign Shops fabricate and maintain the signage for Phoenix Sky Harbor International Airport, Phoenix Deer Valley Airport, Phoenix Goodyear Airport, as well as street signage within City right-of-way. Adopting the State of Arizona contract provides additional signage capacity and options to the City in the event of higher volumes of needed sign fabrication or specialty signs and allows the City to obtain traffic signing materials as needed in a timely manner.

Procurement Information

In accordance with the Arizona Revised Statutes Section 41-2632, the City has entered into an Intergovernmental Agreement with the State of Arizona Procurement Office for a Cooperative Purchase Agreement. The State contract was awarded using a similar competitive process as set forth in the Phoenix City Code Chapter 43. This request seeks authorization to make purchases under the State's contract throughout the contract's term.

Contract Term

This contract has an initial term of one-year from Oct. 28, 2016 through Oct. 27, 2017, with an option for four one-year extensions through Oct. 26, 2021, which may be exercised by the City Manager or designee.

Financial Impact

Expenditures against this contract are estimated at \$325,000 annually, and shall not exceed \$1,625,000 over the life of the contract. Funds are available in the Aviation and Street Transportation departments' budgets.

Responsible Department

This item is submitted by Deputy City Managers Paul Blue and Mario Paniagua, and the Aviation and Street Transportation departments.



Amend First Transit Contract to Increase Funding for Bus Service Changes (Ordinance S-43337)

Request an ordinance authorizing the City Manager, or his designee, to enter into a contract change order to Agreement 135719 with First Transit, Inc., to increase the contract amount for fixed route transit operations implementing increased bus service hours and frequency as part of the Transportation 2050 (T2050) Plan. Further request authorization for the City Controller to disburse funds in the amount not to exceed \$14 million over the life of the contract.

Summary

On March 20, 2013, the City Council approved a five-year contract award to First Transit for fixed route transportation services for the period of July 1, 2013 through June 30, 2018 for an amount not to exceed \$132 million. Due to bus service expansion as part of the voter-approved T2050 Plan, the additional amount is necessary to ensure funding is available through the remainder of the contract period.

Bus service changes are coordinated regionally and occur in April and October of each year. In October 2016, the first step of the T2050 bus improvements were implemented by expanding service hours an additional three hours per day and increasing weekday frequency to 30 minutes on multiple routes in Phoenix. The second step, occurring in April 2017, will further enhance bus service by expanding bus service hours to 2 a.m. on Friday and Saturday and 11 p.m. on Sunday, matching Light Rail's operating hours.

Financial Impact

The total amount of this change order will not exceed \$14 million. Funds are available in the Public Transit Department operating budget using Transportation 2050 funds.

Concurrence/Previous Council Action

The bus service changes were approved by City Council on June 21, 2016 and Jan. 11, 2017.

Responsible Department

This item is submitted by Deputy City Manager Mario Paniagua and the Public Transit Department.



Amend Transdev Contract to Increase Funding for Bus Service Changes (Ordinance S-43338)

Request an ordinance authorizing the City Manager, or his designee, to enter into a contract change order to Agreement 140777 with Transdev, Inc., to increase the contract amount for fixed route transit operations implementing increased bus service hours and frequency as part of the Transportation 2050 (T2050) Plan. Further request authorization for the City Controller to disburse funds in an amount not to exceed \$66 million over the remaining life of the contract.

Summary

On April 22, 2015, the City Council approved a five-year contract award to Transdev for fixed route transportation services for the period of July 1, 2015 through June 30, 2020 for an amount not to exceed \$373,432,715. Due to bus service expansion as part of the voter approved T2050 Plan, the additional amount is necessary to ensure funding is available through the remainder of the contract period.

Bus service changes are coordinated regionally and occur in April and October of each year. In October 2016, the first step of the T2050 bus improvements were implemented by expanding service hours for several transit routes and increasing weekday frequency to 30 minutes on multiple routes in Phoenix. The second step, occurring in April 2017, will further enhance bus service by expanding bus service hours to 2 a.m. on Friday and Saturday and 11 p.m. on Sunday, matching light rail's operating hours.

Financial Impact

The total amount of this change order will not exceed \$66 million. Funds are available in the Public Transit Department operating budget using Transportation 2050 funds.

Concurrence/Previous Council Action

The bus service changes were approved by City Council on June 21, 2016 and Jan. 11, 2017.

Responsible Department

This item is submitted by Deputy City Manager Mario Paniagua and the Public Transit Department.



Transit Operations Control Center and Data Collection Contract Options to Extend (Ordinance S-43339)

Request an ordinance authorizing the City Manager, or his designee, to enter into a change order to Agreement 140776 with Transdev Services, Inc., to increase the contract amount and exercise options to extend for the bus Operations Control Center and Data Collection functions. Further request authorization for the City Controller to disburse funds in an amount not to exceed \$2,684,787 over the remaining life of the contract, including available extensions.

Summary

On April 22, 2015, the City Council approved a two-year contract award to Transdev to manage the bus Operations Control Center (OCC) and Data Collection functions for an amount not to exceed \$5,437,305 for the period of July 1, 2015 and ending June 30, 2017, together with three options to extend for up to three additional years to be exercised by the Public Transit Director if considered in the City's best interest to do so. Due to bus service expansion as part of the voter approved Transportation 2050 Plan (T2050), the additional amount is necessary to ensure funding is available through the remainder of the entire contract period.

Public Transit staff has reviewed the proposed expansion costs provided by Transdev relative to the recruitment of additional controller positions within the OCC to accommodate oversight of the expanded fixed route service for the remainder of the contract term. Transdev's proposal includes considerations for controller recruitment and retention, administrative costs, and additional training and computer hardware and software costs for regional systems used for monitoring bus services.

Contract Term

Provisions of the contract included options to extend the term up to three years through June 30, 2020.

Financial Impact

The total amount of this change order will not exceed \$2,684,787. Funds are available in the Public Transit Department operating budget.

Concurrence/Previous Council Action

Fiscal year 2017 bus service changes were approved by City Council at the June 21, 2016 Policy meeting and at the Jan. 11, 2017 Formal meeting.

Responsible Department

This item is submitted by Deputy City Manager Mario Paniagua and the Public Transit Department.



Purchase of Caterpillar Cold Planer and Hydraulic Excavator (Ordinance S-43340)

Request to authorize the City Manager, or his designee, to enter into a contract with Empire Southwest (Vendor 3016575) in an amount not to exceed \$760,000.00 for purchase of a Caterpillar Cold Planer and Hydraulic Excavator. Further request authorization for the City Controller to disburse all funds related to this item.

Summary

The Public Works Department will purchase a Caterpillar Cold Planer on behalf of the Street Transportation Department and a Hydraulic Excavator on behalf of the Public Works Solid Waste Disposal Division. The Caterpillar Cold Planer has been selected to replace an aging asphalt grinder that has exceeded its useful life. This equipment has a service life expectancy of six years and is currently 10 years old. This equipment mills and cuts out existing asphalt for repair and maintenance of current street infrastructure to ensure proper grade and finish of new pavement. The Hydraulic Excavator has been selected to replace an aging excavator that has exceeded its useful life. This equipment has a service life expectancy of 7,500 hours and is currently at 9,469 hours. This equipment is used daily at the 27th Avenue Transfer Station on the tipping floor to pick up trash and load it into trailers to be hauled to the City-owned State Route 85 Landfill. This equipment helps to ensure that long-haul trailers are in compliance with the State's highway weight requirements.

Procurement Information

A determination has been approved for this one-time purchase of two pieces of Caterpillar equipment through the Arizona authorized vendor, Empire Southwest. In accordance with Administrative Regulation 3.10, normal competition was waived as the result of a Determination Memo citing a request to adopt a cooperative agreement from another government agency.

Financial Impact

Funds are available in the Street Transportation and Public Works departments' budgets.

Responsible Department

This item is submitted by Deputy City Managers Mario Paniagua and Karen Peters, and the Street Transportation and Public Works departments.



Service and Repair of JCB-Brand Track Excavators Equipment (Ordinance S-43341)

Request to authorize the City Manager, or his designee, to enter into a contract with Forklift Exchange dba Flaska (Vendor 3073545) in an amount not to exceed \$250,000 for service and repair of JCB equipment. Further request authorization for the City Controller to disburse all funds related to this item.

Summary

The Public Works Department uses JCB-brand track excavators in its Solid Waste Diversion and Disposal Division operations. Excavator equipment is critical to the operation, as this equipment is used to move trash from the transfer station tipping floor to long haul trucks below the floor.

Procurement Information

A determination has been made for this contract through the Arizona authorized vendor, Flaska, as any equipment repairs must be performed through this one vendor. In accordance with Administrative Regulation 3.10, normal competition was waived as the result of a Determination Memo citing that there is only one source for the necessary goods and services.

Contract Term

The initial two-year contract term shall begin on or about April 1, 2017, and end on March 31, 2019. Provisions of the contract include an option to extend the term of the contract for up to three additional years, in one-year increments, which may be exercised by the City Manager or his designee.

Financial Impact

The aggregate contract value including all option years will not exceed \$250,000, with an estimated annual expenditure of \$50,000. Funds are available in the Public Works Department budget.

Responsible Department

This item is submitted by Deputy City Manager Karen Peters and the Public Works Department.



Administration and Development of Sustainability Education, Events and Volunteer Coordination - RFP 17-SW-060 (Ordinance S-43342)

Request to authorize the City Manager, or his designee, to enter into an agreement with Keep Phoenix Beautiful, Inc., an Arizona 501(c)3 non-profit to provide administration and development of sustainability education, events and volunteer coordination throughout the City for an amount not to exceed \$1,500,000 over the life of the contract. Further request authorization for the City Controller to disburse all funds related to this item.

Summary

Keep Phoenix Beautiful, Inc., is an affiliate of the Keep America Beautiful System, which is presently active in more than 600 cities and 40 states. Keep Phoenix Beautiful, Inc., will provide various solid waste diversion education and event coordination services including sustainability education and curriculum development for schools within the city of Phoenix. The services will provide education to Phoenix youth about various sustainability initiatives and the importance of recycling. The vendor will organize, lead and participate in large diversion events, volunteer recruitment, community garden activities, illegal dumping prevention, anti-littering efforts, neighborhood clean-ups as well as Phoenix Household Hazardous Waste events.

Procurement Information

Request for Proposals (RFP) 17-SW-060 Administration and Development of Sustainability Education, Events and Volunteer Coordination was conducted in accordance with Administrative Regulation 3.10. One offer was received by the Public Works Department on Jan. 11, 2017. The offer was evaluated based on approach to scope of work, proposed fees, qualifications and experience of project manager and qualifications and experience of proposer. The offer submitted by Keep Phoenix Beautiful, Inc., is deemed to be fair and reasonable based on the market and contract pricing. The Public Works Director recommends the offer from Keep Phoenix Beautiful, Inc., be accepted as a responsive and responsible offer.

Contract Term

The initial three-year contract will commence on or about July 1, 2017, and continue

through June 30, 2020. Monthly payments of \$25,000.00 will be contingent upon satisfactory performance of completed services received during the previous month. Provisions of the contract may include an option to extend up to two additional years in one-year increments, with the terms and conditions to be acceptable to both Keep Phoenix Beautiful, Inc., and the City. This option will be exercised by staff if considered in the City's best interest.

Financial Impact

The estimated annual expenditure is \$300,000 based on historical trends and contract usage. Funds are available in the Public Works Department operating budget.

Responsible Department

This item is submitted by Deputy City Manager Karen Peters and the Public Works Department.



**91st Avenue Wastewater Treatment Plant Sub-Regional Operating Group
Digester Dome Replacement - Construction Manager at Risk - Construction
Phase Services (Ordinance S-43343)**

Request to authorize the City Manager, or his designee, to enter into a contract with PCL Construction, Inc., (Denver, Colo.) to provide Construction Manager at Risk (CMAR) Guaranteed Maximum Price (GMP) Preparation and Construction Phase services in support of the 91st Avenue Wastewater Treatment Plant (WWTP) Sub-Regional Operating Group (SROG) Digester Dome Replacement project. Further request authorization for the City Controller to disburse all funds related to this item.

Summary

The Digester Dome Replacement project is intended to replace the fixed domes covering four of the 14 anaerobic digesters (Digesters 2, 3, 4 and 12). These existing domes are structurally deficient due to age and the corrosive environment within the digesters. The anaerobic digesters are critical to the solids treatment process at the plant. The project will include removal of the existing domes, fabrication and installation of new domes, rehabilitation and coating of the digesters' interior walls, installation of protective coatings to the interior of the digester domes and installation of roofing material and ancillary equipment on the exterior of the digester domes.

PCL Construction, Inc. will assume the risk of delivering the project through a Guaranteed Maximum Price. PCL Construction, Inc. will be responsible for means and methods related to the project, participating with the City in the goal setting process for Small Business Enterprise (SBE) participation and implementing the SBE process. PCL Construction, Inc. will also be required to solicit bids from prequalified subcontractors to perform work under the City's subcontractor selection process. PCL Construction, Inc., may also compete to self-perform limited amounts of work.

Procurement Information

PCL Construction, Inc., was chosen for this project using a qualifications-based selection process according to Section 34-603 of the Arizona Revised Statutes. Scoring and selection were made in conjunction with the CMAR Design Phase Services.

Contract Term

The services are expected to be completed within 12 months from issuance of the Notice to Proceed. Contract work scope identified and incorporated into the contract prior to the end of the contract may be agreed to by the parties and work may extend past the termination for work in progress. No additional contract work scope may be executed after the end of the contract term.

Financial Impact

PCL Construction, Inc.'s fee for GMP Preparation and Construction Phase Services under this contract will not exceed \$925,000, including all subcontractor and reimbursable costs. Funding for these services is available in the Water Services Department's Capital Improvement Program budget. Contract payments may be made up to the contract limits for all rendered contract services, which may extend past the contract termination.

Concurrence/Previous Council Action

City Council approved Design Contract 142546 on May 4, 2015.

Location

5615 S. 91st Ave., Tolleson, Ariz.

Responsible Department

This item is submitted by Deputy City Managers Karen Peters and Mario Paniagua, the Water Services Department and the City Engineer.



Phoenix Sky Harbor International Airport Comprehensive Asset Management Plan (Master Plan) Design Services - AV09000090 FAA (Ordinance S-43344)

Request to authorize the City Manager, or his designee, to enter into a contract with Ricondo & Associates, Inc. (Phoenix) to provide design services for the Phoenix Sky Harbor International Airport Comprehensive Asset Management Plan (CAMP) advertised as the Phoenix Sky Harbor International Airport Master Plan. Further request authorization for the City Controller to disburse all funds related to this item.

Further request authorization for the City Manager, or his designee, to take all action deemed necessary to execute all utilities-related design agreements, licenses, permits, and requests for utility services relating to the project, including the disbursement of funds. Utility services include electrical, water, sewer, natural gas, telecommunications, cable television, and railroads and other modes of transportation. This authorization excludes any transaction involving an interest in real property.

Summary

The CAMP is necessary to meet Federal Aviation Administration (FAA) regulations that require airports to maintain and keep current airport planning studies. The CAMP is also an important tool for the City, as it helps ensure efficient and cost-effective airport asset management.

Procurement Information

Ricondo & Associates, Inc. was chosen for this project using a qualifications-based selection process according to Section 34-603 of the Arizona Revised Statutes (ARS). Pursuant to ARS Title 34, the City is not to release the scoring of proposers until a contract has been awarded. The top three rankings follow:

Ricondo & Associates, Inc.: Ranked #1

Leigh Fisher, Inc.: Ranked #2

Landrum & Brown, Inc.: Ranked #3

Contract Term

The term of the contract is three years. A scope of work identified and incorporated into the contract prior to the end of the contract term may be agreed to by the parties,

and work may extend past the termination of work in progress. No additional contract scope of work changes may be executed after the end of the contract term.

Financial Impact

Ricondo & Associates, Inc.'s fee under the contract shall not exceed \$3,600,000, which includes all subconsultant and reimbursable costs. Staff anticipates reimbursement from the FAA. Funds are available in the Aviation Department's Capital Improvement Program budget. Contract payments may be made up to contract limits for all rendered contract services, which may extend past the end of the contract term.

Concurrence/Previous Council Action

This item was unanimously approved by the Downtown, Aviation, Economy and Innovation Subcommittee on Feb. 22, 2017.

Location

Phoenix Sky Harbor International Airport, 3400 E. Sky Harbor Blvd.

Responsible Department

This item is submitted by Deputy City Managers Paul Blue and Mario Paniagua, the Aviation Department and the City Engineer.



Electrical, Instrumentation, and Control Systems Inspection and Testing Services - Union Hills Water Treatment Plant - WS85320019-1 (Ordinance S-43345)

Request to authorize the City Manager, or his designee, to enter into an agreement with Black & Veatch Corporation (Phoenix) to provide design support, construction inspections, and commissioning testing in support of projects associated with electrical, instrumentation, and control systems at the Union Hills Water Treatment Plant. Further request authorization for the City Controller to disburse all funds related to this item.

Summary

The Water Services Department developed electrical, instrumentation, and control standards which are used to provide consistency and safety throughout the Department. Black & Veatch Corporation's role will be to ensure adherence to these standards during design, construction, calibration, testing, and commissioning of the electrical, instrumentation, and control systems. In addition, Black & Veatch Corporation will provide operations and maintenance support when City staff are replacing existing equipment or installing new equipment, and may be required to provide arc flash hazard testing services.

Procurement Information

Eleven firms submitted for this qualifications-based selection process. The City selected the top four-ranked firms to perform the above services at various Water Services locations using a single procurement according to Section 34-604 of the Arizona Revised Statutes (ARS). Per ARS Title 34, the City is not to release the scoring of proposers until a contract has been awarded. The ranking of the firms is included below:

- Black & Veatch Corporation: Ranked #1
- OZ Engineering: Ranked #2
- Brown and Caldwell, Inc.: Ranked #3
- Arcadis US, Inc.: Ranked #4
- Wilson Engineers, LLC: Ranked #5
- Stanley Consultants, Inc.: Ranked #6

Greeley and Hansen, LLC: Ranked #7
Westin Engineering, Inc: Ranked #8
Industrial Power Solutions, LLC: Ranked #9
Quantum: Ranked #10
Automation Controls Design Specialists, LLC: Ranked #11

Contract Term

The term of the contract is for five years. Contract work scope identified and incorporated into the contract prior to the end of the contract may be agreed to by the parties, and work may extend past the termination of the contract. No additional contract work scope changes may be executed after the end of the contract term.

Financial Impact

Black & Veatch Corporation's fee will not exceed \$2,750,000 for the total five-year contract, including all subconsultants and reimbursable costs. Funding is available in the Water Services Department's Capital Improvement Program budget. Contract payments may be made up to contract limits for all rendered contract services, which may extend past the contract termination.

Location

2001 E. Deer Valley Road

Responsible Department

This item is submitted by Deputy City Managers Karen Peters and Mario Paniagua, the Water Services Department, and the City Engineer.



Deer Valley Water Treatment Plant Reservoir 1-GS1-2 Rehabilitation Project - Design-Bid-Build (Ordinance S-43346)

Request to authorize the City Manager, or his designee, to accept M.A. Mortenson Company (Chandler, Ariz.) as the lowest-priced, responsive, and responsible bidder and to enter into a contract with M.A. Mortenson Company for construction services for the Deer Valley Water Treatment Plant Reservoir 1-GS1-2 Rehabilitation project. Further request authorization for the City Controller to disburse all funds related to this item.

Summary

The Deer Valley Water Treatment Plant Reservoir 1-GS1-2 is a 20-million-gallon reservoir in need of rehabilitation, which will include installation of a new polypropylene membrane liner, a standing seam metal roofing system, and other miscellaneous repairs. Construction services include, but are not limited to: removal of existing metal roofing system; partial demolition of existing asphaltic plank liner; demolition of existing chlorine piping and 20-inch well piping; replacement of level transducer/transmitter; ventilation system improvements; stairway handrails, ships ladders, walkways, equipment hatches, and roof openings; and other miscellaneous improvements for the roof structural framework. Miscellaneous site work includes corrosion removal, signage improvements, and electrical and instrumentation upgrades.

Procurement Information

Two bids were received in compliance with Section 34-201 of the Arizona Revised Statutes by the Street Transportation Department on Jan. 18, 2017. The two bids were received by the Equal Opportunity Department (EOD) for review to determine subcontractor eligibility and general contractor responsiveness in demonstrating compliance with the project's Small Business Enterprise (SBE) goal. EOD determined the two bidders were responsive.

Bids ranged from a low of \$3,181,118 to a high of \$3,363,980. The Engineer's estimate and the two lowest-priced, responsive, and responsible bidders are listed below:

Engineers Estimate: \$3,500,558

M.A. Mortenson Company:	\$3,181,118
Schofield Civil Construction, LLC:	\$3,363,980

Contract Term

The term of the contract is 240 calendar days. The contract work scope identified and incorporated into the contract prior to the end of the contract may be agreed to by the parties, and work may extend past the termination for work in progress. No additional contract work scope changes may be executed after the end of the contract term.

Financial Impact

The bid award amount is within the total budget for this project. Funding is available in the Water Services Department's Capital Improvement Program budget. Contract payments may be made up to the contract limits for all rendered contract services, which may extend past the contract termination.

Small Business Outreach

A small business enterprise goal of three percent has been established for this project.

Location

Deer Valley Water Treatment Plant, 3030 W. Dunlap Ave.

Responsible Department

This item is submitted by Deputy City Managers Karen Peters and Mario Paniagua, the Water Services Department and the City Engineer.



Electrical, Instrumentation and Control Systems Inspection and Testing Services - 91st Avenue Sub-Regional Operating Group Wastewater Treatment Plant - WS90100092-1 (Ordinance S-43347)

Request to authorize the City Manager, or his designee, to enter into a contract with Wilson Engineers, LLC (Phoenix) to provide professional services for the design support, construction inspections, and commissioning testing for multiple projects associated with electrical, instrumentation and control systems throughout the 91st Avenue Sub-Regional Operating Group (SROG) Wastewater Treatment Plant and to execute contract options as necessary. Further request authorization for the City Controller to disburse all funds related to this item.

Summary

The Water Services Department developed electrical, instrumentation, and control standards which are used to provide consistency and safety throughout the Department. Wilson Engineers, LLC's role will be to ensure adherence to these standards during design, construction, calibration, testing, and commissioning of the electrical, instrumentation, and control systems. In addition, Wilson Engineers, LLC, will provide operations and maintenance support when City staff are replacing existing equipment or installing new equipment, and may be required to provide arc flash hazard testing services.

The facility is owned by the Sub-Regional Operating Group and operated by the City of Phoenix.

Procurement Information

Wilson Engineers, LLC, was chosen for this project using a qualifications-based selection process according to Section 34-603 of the Arizona Revised Statutes (ARS). Pursuant to ARS Title 34, the City is not to release the scoring of proposers until a contract has been awarded. The top three rankings follow:

- Wilson Engineers, LLC: Ranked #1
- Black & Veatch Corporation: Ranked #2
- Brown and Caldwell, Inc.: Ranked #3

Contract Term

The term of the contract is for two years with an option to extend for an additional two-year period, for a total of four consecutive years. Contract work scope identified and incorporated into the contract prior to the end of the contract may be agreed to by the parties, and work may extend past the termination of the contract. No additional contract work scope changes may be executed after the end of the contract term.

Financial Impact

Wilson Engineers, LLC's fee under the initial contract shall not exceed \$775,000, including all subconsultants and reimbursable costs. Funding is available in the Water Services Department's Capital Improvement Program budget. Contract payments may be made up to contract limits for all rendered contract services, which may extend past the contract termination.

Location

5615 S. 91st Ave., Tolleson, Ariz.

Responsible Department

This item is submitted by Deputy City Managers Karen Peters and Mario Paniagua, the Water Services Department and the City Engineer.



Sanitary Sewer Collection System Emergency Repair and Replacement - Job Order Contract - 4108JOC153 WS90500232-1 (Ordinance S-43348)

Request to authorize the City Manager, or his designee, to enter into separate contracts with Achen-Gardner Construction, LLC, (Chandler, Ariz.) and B&F Contracting, Inc., (Phoenix) to provide Sanitary Sewer Collection System Emergency Repair and Replacement Job Order Contracting (JOC) services, and to execute contract options as necessary. Further, request authorization for the City Controller to disburse all funds related to this item.

Additionally, request to authorize the City Manager, or his designee, to take all action as deemed necessary or appropriate to execute all utilities-related design and construction agreements, licenses, permits, and requests for utility services relating to the development, design, and construction of the project and to include disbursement of funds. Utility services include, but are not limited to: electrical, water, sewer, natural gas, telecommunications, cable television, railroads, and other modes of transportation. This authorization excludes any transaction involving an interest in real property.

Summary

The Job Order Contracts (JOC) will be used on an as-needed basis to provide emergency and priority sanitary sewer collection system repair and replacement. The scope of work may include, but is not limited to: working in confined spaces, vaults or shored excavations in accordance with all applicable occupational safety regulations; backfilling and providing temporary and/or permanent pavement replacement; by-pass pumping; repair or replace 8-inch to 90-inch sanitary sewer lines and force mains; disposal, clean-up and restoration of job sites; traffic control; odor control as necessary when working on sanitary sewer lines, minor site and piping work at lift stations, and all other work as it relates to this JOC. A Small Business Outreach goal of two percent has been established for these contracts.

Procurement Information

Achen-Gardner Construction, LLC, and B&F Contracting, Inc., were chosen for this project using a qualifications-based selection process according to Section 34-604 of the Arizona Revised Statutes (ARS). Pursuant to ARS Title 34, the City is not to

release the scoring of proposers until the contract has been awarded. The top-three rankings follow:

Achen-Gardner Construction, LLC: Ranked #1

B&F Contracting, Inc.: Ranked #2

Hunter Contracting, Inc.: Ranked #3

Contract Term

Each JOC will be for a three-year term with an option to renew for an additional two-year term or maximum funding capacity, whichever occurs first. Contract work scope identified and incorporated into the contract prior to the end of the contract may be agreed to by the parties, and work may extend past the termination for work in progress. No additional contract work scope changes may be executed after the end of the contract term.

Financial Impact

The initial contract value of each JOC will be \$3 million with an option to renew for an additional \$2 million for a total contract value of \$5 million each, including all amendments. Authorization is requested to execute job order agreements performed under this JOC for up to \$2 million each in construction costs. In no event will any job order agreement exceed this limit without Council approval to increase the limit. Funding is available in the Water Services Department's Capital Improvement Program budget. The Budget and Research Department will review and approve funding availability prior to issuance of any job order agreement. Contract payments may be made up to contract limits for all rendered contract services, which may extend past the contract termination.

Responsible Department

This item is submitted by Deputy City Managers Karen Peters and Mario Paniagua, the Water Services Department and the City Engineer.



Electrical, Instrumentation, and Control Systems Inspection and Testing Services - Deer Valley Water Treatment Plant - WS85260024 (Ordinance S-43349)

Request to authorize the City Manager, or his designee, to enter into an agreement with OZ Engineering, LLC, (Phoenix) to provide design support, construction inspections, and commissioning testing in support of the electrical, instrumentation, and control systems at the Deer Valley Water Treatment Plant. Further request authorization for the City Controller to disburse all funds related to this item.

Summary

The Water Services Department developed electrical, instrumentation, and control standards which are used to provide consistency and safety throughout the Department. OZ Engineering's role will be to ensure adherence to these standards during the design, construction, calibration, testing, and commissioning of the electrical, instrumentation, and control systems. In addition, OZ Engineering will provide operations and maintenance support when City staff are replacing existing equipment or installing new equipment, and may be required to provide arc flash hazard testing services.

Procurement Information

Eleven firms submitted for this qualifications-based selection process. The City selected the top four-ranked firms to perform the above services in various Water Services locations using a single procurement according to Section 34-604 of the Arizona Revised Statutes (ARS). Pursuant to ARS Title 34, the City is not to release the scoring of proposers until a contract has been awarded. The firm rankings are shown below:

- Black & Veatch Corporation: Ranked #1
- OZ Engineering: Ranked #2
- Brown and Caldwell, Inc.: Ranked #3
- Arcadis US, Inc.: Ranked #4
- Wilson Engineers, LLC: Ranked #5
- Stanley Consultants, Inc.: Ranked #6
- Greeley and Hansen, LLC: Ranked #7
- Westin Engineering, Inc.: Ranked #8

Industrial Power Solutions, LLC: Ranked #9
Quantum: Ranked #10
Automation Controls Design Specialists, LLC: Ranked #11

Contract Term

The term of the contract is for a total of five years. Contract work scope identified and incorporated into the contract prior to the end of the contract may be agreed to by the parties, and work may extend past the termination of the contract. No additional contract work scope changes may be executed after the end of the contract term.

Financial Impact

OZ Engineering, LLC's fee for the five years of the contract will not exceed \$2,750,000, including all subconsultants and reimbursable costs. Funding is available in the Water Services Department's Capital Improvement Program budget. Contract payments may be made up to contract limits for all rendered contract services, which may extend past the contract termination.

Location

3030 W. Dunlap Ave.

Responsible Department

This item is submitted by Deputy City Managers Karen Peters and Mario Paniagua, the Water Services Department and the City Engineer.



Wastewater Facilities Process Control Improvements - Job Order Contract - 4108JOC152 (Ordinance S-43350)

Request to authorize the City Manager, or his designee, to enter into separate contracts with Felix Construction Company (Coolidge, Ariz.) and Ludvik Electric Co. (Phoenix) to provide Wastewater Facilities Process Control Improvements Job Order Contracting (JOC) services and to execute contract options as necessary. Further, request authorization for the City Controller to disburse all funds related to this item.

Summary

The Job Order Contracts (JOC) will be used on an as-needed basis to provide general construction at Wastewater Treatment Plants, Wastewater Reclamation Plants, Lift Stations, and Collection System Appurtenances. The scope of work may include, but is not limited to: installation and/or replacement of mechanical equipment such as auto-samplers, pumps, motors, chemical feed equipment, valves and/or actuators; installation of instrumentation and electrical equipment such as analyzers, meters, sensors, variable frequency drives, security upgrades, and Supervisory Control and Data Acquisition (SCADA) system components, including conduit and/or wiring; programming Remote Terminal Units (RTUs), Programmable Logic Controllers (PLCs) and instrumentation to control facilities in accordance with the City's Operating Divisions control strategy; general work process control upgrades; emergency repair services; pre-construction and post-construction services; and engineering design services when necessary or required. A Small Business Outreach goal of five percent has been established for these contracts.

Procurement Information

Felix Construction Company and Ludvik Electric Co. were chosen for this project using a qualifications-based selection process according to Section 34-604 of the Arizona Revised Statutes (ARS). Pursuant to ARS Title 34, the City is not to release the scoring of proposers until a contract has been awarded. The top-three rankings follow:

- Felix Construction Company: Ranked #1
- Ludvik Electric Co.: Ranked #2
- Keller Electrical Industries, Inc.: Ranked #3

Contract Term

Each JOC will be for a three-year term with an option to renew for an additional two-year term or maximum funding capacity, whichever occurs first. Contract work scope identified and incorporated into the contract prior to the end of the contract may be agreed to by the parties, and work may extend past the termination of the contract. No additional contract work scope changes may be executed after the end of the contract term.

Financial Impact

The initial contract value of each JOC will be \$9 million with an option to renew for an additional \$6 million, for a total contract value of \$15 million each, including all amendments. Authorization is requested to execute job order agreements performed under this JOC for up to \$2 million each in construction costs. In no event will any job order agreement exceed this limit without Council approval to increase the limit. Funding is available in the Water Services Department's Capital Improvement Program budget. The Budget and Research Department will review and approve funding availability prior to issuance of any job order agreement. Contract payments may be made up to contract limits for all rendered contract services, which may extend past the contract termination.

Responsible Department

This item is submitted by Deputy City Managers Karen Peters and Mario Paniagua, the Water Services Department and the City Engineer.



32nd Street Multi-Use Trail and Street Improvements - Broadway Road to Southern Avenue - Design-Bid-Build - ST85100245 (Ordinance S-43351)

Request to authorize the City Manager, or his designee, to accept J. Banicki Construction, Inc. (Phoenix) as the lowest-priced, responsive, and responsible bidder and to enter into a contract with J. Banicki Construction, Inc. for construction services. Further request authorization for the City Controller to disburse all funds related to this item.

Summary

J. Banicki Construction, Inc. will provide construction services in support of the 32nd Street Multi-Use Trail and Street Improvements project from Broadway Road to Southern Avenue. The work includes subgrade preparation, asphalt pavement installation, application of microseal pavement treatment, installation of concrete sidewalks, construction of driveways, installation of concrete curb and street light poles, including traffic control, traffic signal installation and other associated work required to complete this project.

Procurement Information

Three bids were received according to Section 34-201 of the Arizona Revised Statutes by the Street Transportation Department on Jan. 24, 2017. The three bids were sent to the Equal Opportunity Department for review to determine subcontractor eligibility and general contractor responsiveness in demonstrating compliance with the project's Small Business Enterprise (SBE) goal of 16 percent. All bidders were deemed responsive.

The bids ranged from a low of \$3,149,010.70 to a high of \$3,471,617.95. The Engineer's estimate and the three lowest responsive, responsible bidders are listed below:

- Engineer's Estimate: \$3,164,205.00
- J. Banicki Construction, Inc.: \$3,149,010.70
- Sunland Inc. Asphalt and Sealcoating: \$3,297,000.00
- Nesbitt Contracting Co, Inc.: \$3,471,617.95

Contract Term

The term of the contract is 200 calendar days from the date of issuance of the Notice to Proceed. The contract work scope will be identified and incorporated into the contract prior to the end of the contract to be agreed upon by both parties. Work may extend past the termination for work in progress and no additional contract work scope changes may be executed after the end of the contract term.

Financial Impact

The bid award amount is within the total budget for this project. Funding is available in the Street Transportation Department's Capital Improvement Program budget. Contract payments may be made up to contract limits for all rendered contract services, which may extend past the contract termination.

Location

32nd Street from Broadway Road to Southern Avenue

Responsible Department

This item is submitted by Deputy City Manager Mario Paniagua, the Street Transportation Department and the City Engineer.



Water Main Replacement Project - Construction Manager at Risk - Design Phase Services - WS85509007 and WS85509011 (Ordinance S-43352)

Request to authorize the City Manager, or his designee, to enter into a contract with Pulice Construction, Inc., (Phoenix) to provide Construction Manager at Risk (CMAR) design phase services for replacement of water mains in two geographically distinct locations. Further request authorization for the City Controller to disburse all funds related to this item.

Summary

The Water Main Replacement Program evaluates and replaces aging water mains within the City of Phoenix. The primary focus of the Program is currently water mains in alleys and easements, which have historically had high break rates and are difficult to repair.

Work for project number WS85509007 (Area Bounded By: 16th Street to 20th Street and McDowell Road to Oak Street) includes replacement of approximately 14 linear feet of 4-inch, 20,336 linear feet of 6-inch, 5,313 linear feet of 8-inch, and 1,844 linear feet of 12-inch water main, and 30 fire hydrants. Work for project number WS85509011 (Area Bounded By: 12th Street to 16th Street and Glendale Avenue to Orangewood Avenue) includes replacement of approximately 1,040 linear feet of 4-inch, 11,464 linear feet of 6-inch, 1,424 linear feet of 8-inch, and 5,307 linear feet of 12-inch water main, and 48 fire hydrants.

Pulice Construction, Inc.'s services include, but are not limited to, review of design plans and specifications, input on constructability, and development of cost estimates.

Procurement Information

Pulice Construction, Inc., was chosen for this project using a qualifications-based selection process according to Section 34-603 of the Arizona Revised Statutes (ARS). Pursuant to ARS Title 34, the City is not to release the scoring of proposers until a contract has been awarded. The top three rankings follow:

- Pulice Construction, Inc.: Ranked #1
- Talis Construction Corporation: Ranked #2

B&F Contracting, Inc.: Ranked #3

Contract Term

The term of the contract is for approximately one year. Contract work scope identified and incorporated into the contract prior to the end of the contract may be agreed to by the parties, and work may extend past the termination of the contract. No additional contract work scope changes may be executed after the end of the contract term.

Financial Impact

Pulice Construction, Inc.'s fee for the CMAR design phase services shall not exceed \$10,000 including all subconsultant, subcontractor and reimbursable costs. Funding is available in the Water Services Department's Capital Improvement Program budget. Contract payments may be made up to contract limits for all rendered contract services, which may extend past the contract termination.

Location

Project is located in areas bounded by:

*16th Street to 20th Street / McDowell Road to Oak Street

*12th Street to 16th Street / Glendale Avenue to Orangewood Avenue

Responsible Department

This item is submitted by Deputy City Managers Karen Peters and Mario Paniagua, the Water Services Department and the City Engineer.



Thomas Road Transmission Main Rehabilitation Construction Administration and Inspection - WS85500443 (Ordinance S-43353)

Request to authorize the City Manager, or his designee, to enter into an agreement with Wilson Engineers, LLC, (Phoenix) to provide construction administration and inspection services in support of the Thomas Road Transmission Main Rehabilitation project. Further request authorization for the City Controller to disburse all funds related to this item.

Summary

The Water Services Department initiated the Transmission Main Inspection and Assessment program to inspect and assess the condition of critical transmission mains within the City's water system. The transmission main inspection and assessment has been ongoing since 2011 providing the City with awareness of the current condition of the City's transmission mains. The Thomas Road transmission main was installed from 1930 to 1948, and its joints are starting to fail. The pipeline between 44th and 64th streets, to include Thomas Road, has been selected for rehabilitation with a fully structural liner.

Wilson Engineers, LLC's construction administration and inspection services include: meeting attendance; review shop drawings; issue interpretation and clarification; perform material testing; conduct inspections; review of submittals; respond to requests for information; evaluate requested change orders; provide post-construction services including warranty inspections or reports; and other services as needed.

Procurement Information

Wilson Engineers, LLC, was chosen for this project using a qualifications-based selection process according to Section 34-603 of the Arizona Revised Statutes (ARS). Pursuant to ARS Title 34, the City is not to release the scoring of proposers until a contract has been awarded. The top three rankings follow:

- Wilson Engineers, LLC: Ranked #1
- Stanley Consultants, Inc.: Ranked #2
- HDR, Inc.: Ranked #3

Contract Term

The project is expected to take approximately two years to complete after issuance of the Notice to Proceed. Contract work scope identified and incorporated into the contract prior to the end of the contract may be agreed to by the parties, and work may extend past the termination for work in progress. No additional contract work scope changes may be executed after the end of the contract term.

Financial Impact

Wilson Engineers, LLC's fee under this contract will not exceed \$825,000 including all subconsultant and reimbursable costs. Funds are available in the Water Services Department's Capital Improvement Program budget. Contract payments may be made up to the contract limits for all rendered contract services, which may extend past the contract termination.

Location

Thomas Road from 44th to 64th streets.

Responsible Department

This item is submitted by Deputy City Managers Karen Peters and Mario Paniagua, the Water Services Department, and the City Engineer.



Custom Analytical Standards Requirements Contract (Ordinance S-43354)

Request to authorize the City Manager, or his designee, to enter into a contract with Crescent Chemicals, Inc. (3014603), Absolute Standards, Inc. (3014582), and Chem Service, Inc. (3000786) to supply Custom Analytical Standards to the Water Services Department. Further request authorization for the City Controller to disburse all funds related to this item.

Summary

The Safe Drinking Water Act, state and national Pollutant Discharge Elimination System permits, Arizona Aquifer Protection permits, and Arizona Water Reuse permits, including the City's Municipal Separate Storm Sewer Systems and the Industrial Pretreatment Program, require the City to perform a multitude of analytical tests to ensure compliance with these federal, state, and local regulations. As part of the required regulatory testing, the City requires many analytical reference standards for calibration and verification of laboratory equipment. Some of the methods employed require use of custom analytical standards. Primary and secondary standards must be selected from different batches; therefore multiple vendors are required.

Procurement Information

In accordance with the City of Phoenix Administrative Regulation 3.10, a solicitation was sent out for custom analytical standards. The City received five responsible bids which are listed below. The top three lowest bidders were accepted and are recommended for award.

Crescent Chemical, Inc.	\$17,377
Absolute Standards, Inc.	\$31,360
Chem Service, Inc.	\$44,089
Restek Corp	\$57,802
KTEC Equipment & Supplies	\$79,468

Contract Term

The contract term will be for three years effective April 1, 2017, through March 31, 2020, with two one-year options to extend which may be exercised by the City

Manager or designee.

Financial Impact

Anticipated expenditures are not to exceed \$225,000 over the life of the contract, including the two one-year extensions. Funding for this contract is available in the Water Services Department budget.

Location

2474 S. 22nd Ave.

Responsible Department

This item is submitted by Deputy City Manager Karen Peters and the Water Services Department.



Chlorine for Water and Wastewater (Ordinance S-43355)

Request to authorize the City Manager, or his designee, to enter into a contract with DPC Enterprises (3029792) to supply chemical products which aid in the treatment of water and wastewater for the Water Services Department. Further request authorization for the City Controller to disburse all funds related to this item.

Summary

The Water Services Department uses a variety of chemicals to continuously treat surface water and wastewater to meet federal, state, and local regulations.

Procurement Information

In accordance with City of Phoenix Administrative Regulation 3.10, the Water Services Department received two bids for the solicitation. Bid evaluation factors were based on an all-or-nothing bid to include price, schedule and delivery. The bids received were:

DPC Enterprises #1: \$1,163,287.50
Thatcher Company #2: \$1,396,200.00

Contract Term

The contract will be for one year effective April 1, 2017, through March 31, 2018, with four one-year options to extend.

Financial Impact

Anticipated expenditures are not to exceed \$4,300,000 over the life of the contract, with an estimated annual expenditure of \$860,000 including the four one-year extensions.

Concurrence/Previous Council Action

Previously, the City Council approved Ordinance S-42398. This resulted in contract 142353, effective April 1, 2016, through March 31, 2017, with four one-year options to extend. The Water Services Department determined that it was in the best interest of the City to resolicit this product rather than exercise the current extension.

Responsible Department

This item is submitted by Deputy City Manager Karen Peters and the Water Services Department.



Final Plat - Avilla Deer Valley - 160085 - Northwest Corner of Pinnacle Peak Road and 23rd Avenue

Plat: 160085
Project: 15-952
Name of Plat: Avilla Deer Valley
Owner(s): Nexmetro Deer Valley, LLC
Engineer(s): Terrascope Consulting, LLC
Request: A 1 Lot Residential Subdivision Plat
Reviewed by Staff: Feb. 24, 2017

Summary

Staff requests that the above plat be approved by the City Council and certified by the City Clerk. Recording of the plat dedicates the streets and easements as shown to the public.

Location

Generally located at the northwest corner of Pinnacle Peak Road and 23rd Avenue.
Council District: 1

Responsible Department

This item is submitted by Deputy City Manager Mario Paniagua and the Planning and Development Department.



Final Plat - Peak View Park - 150087 - Southeast Corner of 44th Street and Peak View Road

Plat: 150087

Project: 05-2315

Name of Plat: Peak View Park

Owner(s): Empire Residential Communities Fund II

Engineer(s): Bowman Consulting Group

Request: A 19 Lot Residential Plat

Reviewed by Staff: Feb. 24, 2017

Summary

Staff requests that the above plat be approved by the City Council and certified by the City Clerk. Recording of the plat dedicates the streets and easements as shown to the public.

Location

Generally located at the southeast corner of 44th Street and Peak View Road.

Council District: 2

Responsible Department

This item is submitted by Deputy City Manager Mario Paniagua and the Planning and Development Department.



Final Plat - Myrtle-6 - 160100 - Northeast Corner of 15th Avenue and Myrtle Avenue

Plat: 160100
Project: 16-364
Name of Plat: Myrtle-6
Owner(s): PHLAZ Myrtle-6, LLC
Engineer(s): Jesse Boyd, EPS Group
Request: A 6 Lot Residential Plat
Reviewed by Staff: Feb. 27, 2017

Summary

Staff requests that the above plat be approved by the City Council and certified by the City Clerk. Recording of the plat dedicates the streets and easements as shown to the public.

Location

Generally located at the northeast corner of 15th Avenue and Myrtle Avenue.
Council District: 3

Responsible Department

This item is submitted by Deputy City Manager Mario Paniagua and the Planning and Development Department.



Final Plat - Advanced Auto - 160104 - Southeast Corner of 7th Street and Dunlap Avenue

Plat: 160104
Project: 12-1586
Name of Plat: Advanced Auto
Owner(s): MCR Dunlap, LLC
Engineer(s): Alliance Land Surveying, LLC
Request: A 4 Lot Commercial Plat
Reviewed by Staff: Feb. 24, 2017

Summary

Staff requests that the above plat be approved by the City Council and certified by the City Clerk. Recording of the plat dedicates the streets and easements as shown to the public.

Location

Generally located at the southeast corner of 7th Street and Dunlap Avenue.
Council District: 3

Responsible Department

This item is submitted by Deputy City Manager Mario Paniagua and the Planning and Development Department.



Final Plat - Rosewood Court Senior Living - 160116 - Approximately 650 Feet North of the Northeast Corner of 16th Avenue and Camelback Road

Plat: 160116
Project: 04-2798
Name of Plat: Rosewood Court Senior Living
Owner(s): Rosewood Court II
Engineer(s): Survey Innovation Group, Inc.
Request: A 1 Lot Residential Plat
Reviewed by Staff: Jan. 22, 2017

Summary

Staff requests that the above plat be approved by the City Council and certified by the City Clerk. Recording of the plat dedicates the streets and easements as shown to the public. This plat needs to record concurrently with Abandonment V160064A.

Location

Generally located at approximately 650 feet north of the northeast corner of 16th Avenue and Camelback Road.
Council District: 4

Responsible Department

This item is submitted by Deputy City Manager Mario Paniagua and the Planning and Development Department.



REQUEST TO CONTINUE (SEE ATTACHED CONTINUANCE MEMO) - Final Plat - Lazy Day Manor - 160110 - West of 15th Avenue South of Orangewood Avenue

Plat: 160110
Project: 15-3216
Name of Plat: Lazy Day Manor
Owner(s): Plhaz Lazy Day, LLC
Engineer(s): Wood, Patel & Associates, Inc.
Request: A 24 Lot Conventional Subdivision Plat
Reviewed by Staff: Feb. 15, 2017

Summary

Staff requests that the above plat be approved by the City Council and certified by the City Clerk. Recording of the plat dedicates the streets and easements as shown to the public.

Location

Generally located west of 15th Avenue, south of Orangewood Avenue.
Council District: 5

Responsible Department

This item is submitted by Deputy City Manager Mario Paniagua and the Planning and Development Department.



City of Phoenix
PLANNING AND DEVELOPMENT SERVICES

To: Mario Paniagua
Deputy City Manager

Date: March 21, 2017

From: Alan Stephenson *AS*
Planning and Development Director

Subject: REQUEST FOR CONTINUANCE ON ITEM 112 – FINAL PLAT – LAZY DAY
MANOR – 160110 – WEST OF 15TH AVENUE SOUTH OF ORANGEWOOD
AVENUE ON THE MARCH 22, 2017 FORMAL AGENDA

The Planning and Development Department requests to continue Item 112 – Final Plat – Lazy Day Manor – 160110 – West of 15th Avenue South of Orangewood Avenue on the March 22, 2017 Formal Agenda. Councilman Valenzuela desires additional time for the applicant to meet with neighbors.

Staff recommends continuing this item to April 5, 2017 to allow for additional discussions with the residents.

Approved:

Mario Paniagua

Mario Paniagua, Deputy City Manager



Final Plat - Camelback Collective - 160084 - Southeast Corner of 28th Street and Camelback Road

Plat: 160084
Project: 15-2370
Name of Plat: Camelback Collective
Owner(s): Camelback Collective Holdings, LLC
Engineer(s): Hunter Engineering
Request: A 2 Lot Commercial Subdivision Plat
Reviewed by Staff: Feb. 27, 2017

Summary

Staff requests that the above plat be approved by the City Council and certified by the City Clerk. Recording of the plat dedicates the streets and easements as shown to the public.

Location

Generally located at the southeast corner of 28th Street and Camelback Road.
Council District: 6

Responsible Department

This item is submitted by Deputy City Manager Mario Paniagua and the Planning and Development Department.



Final Plat - Marisol Federal Credit Union - 160087 - Southwest Corner of Roosevelt Street and 15th Avenue

Plat: 160087

Project: 16-846

Name of Plat: Marisol Federal Credit Union

Owner(s): Marisol Federal Credit Union, A Federally-Chartered Credit Union

Engineer(s): Superior Surveying Services, Inc.

Request: A 1 Lot Commercial Subdivision Plat

Reviewed by Staff: Feb. 24, 2017

Summary

Staff requests that the above plat be approved by the City Council and certified by the City Clerk. Recording of the plat dedicates the streets and easements as shown to the public.

Location

Generally located at the southwest corner of Roosevelt Street and 15th Avenue.

Council District: 7

Responsible Department

This item is submitted by Deputy City Manager Mario Paniagua and the Planning and Development Department.



Final Plat - Navarro Groves - 160114 - 32nd Street South of Baseline Road

Plat: 160114
Project: 15-2989
Name of Plat: Navarro Groves
Owner(s): Maracay 91, LLC
Engineer(s): Hubbard Engineering
Request: A 54 Lot Residential Subdivision Plat
Reviewed by Staff: Feb. 24, 2017

Summary

Staff requests that the above plat be approved by the City Council and certified by the City Clerk. Recording of the plat dedicates the streets and easements as shown to the public.

Location

Generally located at 32nd Street and Baseline Road.
Council District: 8

Responsible Department

This item is submitted by Deputy City Manager Mario Paniagua and the Planning and Development Department.



**Abandonment of Right-of-Way - V150057A - 17th Place and Windsor Avenue
(Resolution 21515)**

Abandonment: V150057A

Project: 00-2697

Applicant: Dave Cottle of Phoenix Children's Hospital

Request: To abandon the 50 foot Windsor Avenue Right-of-Way adjacent to the parcel addressed 1801 E. Thomas Road, APN 117-04-093.

Date of Hearing: Dec. 9, 2015

Location

1801 E. Thomas Road

Council District: 4

Financial Impact

A fee was also collected as part of this abandonment in the amount of \$35,000.

Responsible Department

This item is submitted by Deputy City Manager Mario Paniagua and the Planning and Development Department.



**Abandonment of Easement - V160064A - 16th Avenue and Camelback Road
(Resolution 21516)**

Abandonment: V160064A

Project: 04-2798

Applicant: Monique Hastings of Newport Partners, LLC

Request: To abandon the Refuse Collection Easement, Access Easement, and Drainage Easements dedicated per the plat "16th Avenue and Camelback Road", Book 986 Page 12, located on the parcels addressed 5107, 5115, and 5121 N. 16th Avenue, APN's 156-38-119, -118, and -117; and the Drainage Easements dedicated per Ordinance S-40868 on the east line of the parcels addressed 5107 and 5115 N. 16th Avenue.

Date of Decision: Dec. 30, 2016

Summary

The resolution of the abandonment and the subdivision plat 160116, Rosewood Court Senior Living, are to be recorded together with the Maricopa County recorder on the same day, at the same time. The sequence of recording to be followed is that the resolution is recorded first, then the plat 160116 is recorded second.

Location

16th Avenue and Camelback Road.

Council District: 4

Financial Impact

Pursuant to Phoenix City Code Art. 5, Sec. 31-64 (e) as the City acknowledges the public benefit received by the generation of additional revenue from the private tax rolls and by the elimination of third-party general liability claims against the City, maintenance expenses, and undesirable traffic patterns, also replatting of the area with alternate roadways and new development as sufficient and appropriate consideration in this matter.

Responsible Department

This item is submitted by Deputy City Manager Mario Paniagua and the Planning and Development Department.



**Abandonment of Easement - V160040A - Camelback Road and 28th Street
(Resolution 21517)**

Abandonment: V160040A

Project: 15-2370

Applicant: Camelback Office Sponsor, LLC

Request: To abandon the eight-foot Public Utility Easement and Irrigation Easement along the south boundary of the parcel addressed 2801 E. Camelback Road, APN 163-14-067D; along with the 16-foot Public Utility Easement and Irrigation Easement on the southwest corner of the parcel addressed 2845 E. Camelback Road, APN 163-14-054A.

Date of Decision: July 22, 2016

Location

Camelback Road and 28th Street.

Council District: 6

Financial Impact

Pursuant to Phoenix City Code Art. 5, Sec. 31-64 (e) as the City acknowledges the public benefit received by the generation of additional revenue from the private tax rolls and by the elimination of third-party general liability claims against the City, maintenance expenses, and undesirable traffic patterns, also replatting of the area with alternate roadways and new development as sufficient and appropriate consideration in this matter.

Responsible Department

This item is submitted by Deputy City Manager Mario Paniagua and the Planning and Development Department.



Abandonment of Right-of-Way - V160059A - 275 E. Sierra Vista Drive (Resolution 21518)

Abandonment: V160059A

Project: 01-20211

Applicant: Yisroel Loeb

Request: To abandon the north 3 feet of East Maryland Avenue Right-of-Way adjacent to the parcel addressed 275 E. Sierra Vista Drive, APN 161-22-088.

Date of Hearing: Jan. 10, 2017

Location

275 E. Sierra Vista Drive

Council District: 6

Financial Impact

A fee was also collected as part of this abandonment in the amount of \$415.83.

Responsible Department

This item is submitted by Deputy City Manager Mario Paniagua and the Planning and Development Department.

Attachment A

ABANDONMENT HEARING SUMMARY NOTES

1/10/2017 – Call to order 10 am

AGENDA ITEM 1 - V160059A

The above named abandonment application was filed by Yisroel Loeb. This proposed abandonment is the north ten feet of the E Maryland Avenue right-of-way, and the west five feet of the N 3rd Street right-of-way, adjacent to the parcel addressed 275 E. Sierra Vista Drive, APN 161-22-088.

The applicant, Yisroel Loeb was in attendance. Mary Crozier, Heidi Distch, and Tyler Estes were in attendance from the local neighborhood. Alan Hilty was in attendance representing City of Phoenix Streets Department. Christopher DePerro, Abandonment Hearing Officer and Jordan Greenman, Abandonment Coordinator were also in attendance.

Greenman spoke first and introduced the applicant's proposal to abandon the north ten feet of East Maryland Avenue right of way and the west five feet of North Third Street right of way. Loeb added that he is requesting up to ten feet for the E. Maryland Ave abandonment. He mentioned that he would like to build a fence near his southern property line to protect his children from the street.

Mary Crozier spoke in opposition of the abandonment. She cited that over time the house had changed addresses and that the rear and side of the home had fencing around it. Crozier stated that the proposed fence and its placement would detract from the character of the street and would create a safety and visibility issue for drivers and pedestrians. Crozier also asked about deed restrictions on the home regarding fencing, as other similar homes nearby have deed restrictions against fencing.

Heidi Distch also spoke in opposition of the proposed abandonment. Distch believed that the fence construction would have a detrimental effect on neighborhood safety. She mentioned that the assisted living at the northeast corner of N 3rd Street and E Maryland Avenue increased parking and traffic nearby. The sight lines of the roundabout were also mentioned. Ditsch held that allowing this abandonment and fence erection would make the area more dangerous for pedestrians, drivers, and children.

Tyler Estes was the third speaker in opposition of the abandonment. He brought up concerns regarding pedestrian safety, obscured views coming into the intersection, and neighborhood character. Estes did not want the abandonment to be recommended for approval because of the fence placement into the proposed abandonment.

Mr. Loeb had an opportunity to respond to the public comment. He believed that most of the comments were about a proposed fence. In his opinion, the hearing was for the abandonment, not the fence construction or design. In regards to the privacy and sight visibility, Loeb argued that he has the legal right to place a fence in his yard as long as it does not encroach into a 33-foot by 33-foot clear vision triangle at the corner of his lot. Finally, Loeb held that the fence in the front yard of his home has been established for so long that it had been grandfathered into conformance.

Alan Hilty, from the City of Phoenix Streets Department shared some information to help answer questions from the applicant and the public. He stated that the applicant does not need to comply with anything other than the 33-foot by 33-foot clear vision triangle. There are no other issues regarding

visibility with the fence and the roundabout. Hilty also mentioned that E Maryland Avenue had a 20-foot front of curb to monument line and it was under Section F of the City of Phoenix Street Classification cross section. Finally, he informed the public that the roundabout was placed there as a traffic calming measure.

Abandonment Hearing Officer, Christopher DePerro added history about the case. The applicant had encroached two feet into the right of way with an earlier revocable permit through the City of Phoenix. Moreover, the applicant's lot had changed front yards due to a split in the past, the lesser of the street frontages represented the front yard. In this case, E Sierra Vista Drive was the front, and E Maryland Avenue was the rear of the applicant's property. DePerro had checked with Tricia Gomes of the City of Phoenix Zoning Department and confirmed that the lot's frontage was on E. Sierra Vista Drive, thus allowing for a six foot wall on East Maryland Avenue per the City of Phoenix Ordinance.

DePerro modified the stipulations of the approval. He removed stipulation number two, regarding a three by three easement or right of way for water services. Stipulation five was modified to state: "No right of way within 37 feet of the East Maryland Avenue monument line may be abandoned, the radius at the northwest corner of Maryland Avenue and North 3rd Street must remain 12 feet, and no right of way along North 3rd Street may be abandoned." This allowed three feet to be abandoned off of East Maryland.

AGENDA ITEM 2 - V160062A

The above named abandonment application was filed by Jack DeBartolo. This proposed abandonment is the three feet of E. Madison Street right-of-way, and the north five feet of E Jackson Street right-of-way, adjacent to the parcels addressed 915 to 921 E. Madison Street, APN 116-41-079A, -081B, -081C, and -083A.

Bryan White attended, representing the applicant. DePerro asked the representative what was the purpose of the abandonment. White clarified that the abandonment was needed to increase space on the lot to allow construction of stairs on the north side of the property and an accessibility ramp on the south side of the property. DePerro asked the representative if he had any questions about the stipulations. DePerro recommended approval of the abandonment.

Hearing Officer Signature: _____ Date: _____



Abandonment of Easement - V160007A - 1541 E. Baseline Road (Resolution 21519)

Abandonment: V160007A

Project: 15-3039

Applicant(s): Richard Moss of Schoolhouse Baseline, LLC

Request: To abandon the 12 foot by 60 foot Sidewalk Easement and Trail Easement on the parcel addressed 1541 E. Baseline Road, APN 300-23-001D, as identified in the recorded document 2003-1395074, Maricopa County Recorder.

Date of Decision: Feb. 29, 2016

Location

1541 E. Baseline Road

Council District: 8

Financial Impact

Pursuant to Phoenix City Code Art. 5, Sec. 31-64 (e) as the City acknowledges the public benefit received by the generation of additional revenue from the private tax rolls and by the elimination of third-party general liability claims against the city, maintenance expenses, and undesirable traffic patterns, also replatting of the area with alternate roadways and new development as sufficient and appropriate consideration in this matter.

Responsible Department

This item is submitted by Deputy City Manager Mario Paniagua and the Planning and Development Department.



Abandonment of Right-of-Way - V160052A - 7653 S. 41st Place (Resolution 21520)

Abandonment: V160052A

Project: 05-1653

Applicant: Manuel De Jesus Pena

Request: To abandon the north 25 feet of East Fawn Drive Right-of-Way adjacent to the parcel addressed 7653 S. 41st Place, APN 301-19-031A, except the west 16 feet.

Date of Hearing: Nov. 9, 2016

Location

7653 S. 41st Place

Council District: 8

Financial Impact

A fee was also collected as part of this abandonment in the amount of \$682.48.

Responsible Department

This item is submitted by Deputy City Manager Mario Paniagua and the Planning and Development Department.



**Abandonment of Right-of-Way - V160062A - 10th Street and Madison Street
(Resolution 21521)**

Abandonment: V160062A

Project: 16-1949

Applicant: Debartolo Architects

Request: To abandon the south 2.5 feet of east Madison Street Right-of-Way, and the north 5 feet of east Jackson Street Right-of-Way, adjacent to the parcels addressed and identified as 915 to 921 E. Madison Street, APN 116-41-079A, -081B, -081C, and -083A.

Date of Hearing: Jan. 10, 2017

Location

10th Street and Madison Street

Council District: 8

Financial Impact

A fee was also collected as part of this abandonment in the amount of \$6,525.

Responsible Department

This item is submitted by Deputy City Manager Mario Paniagua and the Planning and Development Department.



Amend City Code - Official Supplementary Zoning Map 1157 (Ordinance G-6293)

Request to authorize the City Manager to amend Section 601 of the Phoenix Zoning Ordinance by adopting Official Supplementary Zoning Map 1157. This amendment reflects that the property owner has met all of the rezoning conditions previously approved by City Council with Z-96-05-1, Z-109-97-2, Z-68-04-2, Z-135-95-7 and Z-12-06-8 and the entitlements are fully vested.

Summary

To rezone a parcel located 150' east of the southeast corner of 30th Avenue and West Cactus Road.

District 1

Z-96-05-1

Zoning: C-1

Owner: White Cat LLC

Acres: Approximately 12.71

To rezone a parcel located at the northeast corner of 19th Avenue and Jomax Road.

District 2

Z-109-97-2

Zoning: R-2 PCD

Owner: Fireside at Norterra

Acres: Approximately 12.71

To rezone a parcel located 650' east of the northeast corner of Black Mountain Boulevard and Ashler Hills Drive.

District 2

Z-68-04-2

Zoning: R1-18 PRD

Owner: Ashler Hills Estates

Acres: Approximately 19.68

To rezone a parcel located 350' east of the southeast corner of 35th Avenue and Adams Street.

District 7

Z-135-95-7

Zoning: A-1

Owner: Andale Construction Inc.

Acres: Approximately 1.09

To rezone a parcel located on the east and west side of 24th Street at the Highline Canal.

District 8

Z-12-06-8

Zoning: R1-8

Owner: Mountain Trails Community

Acres: Approximately 42.62

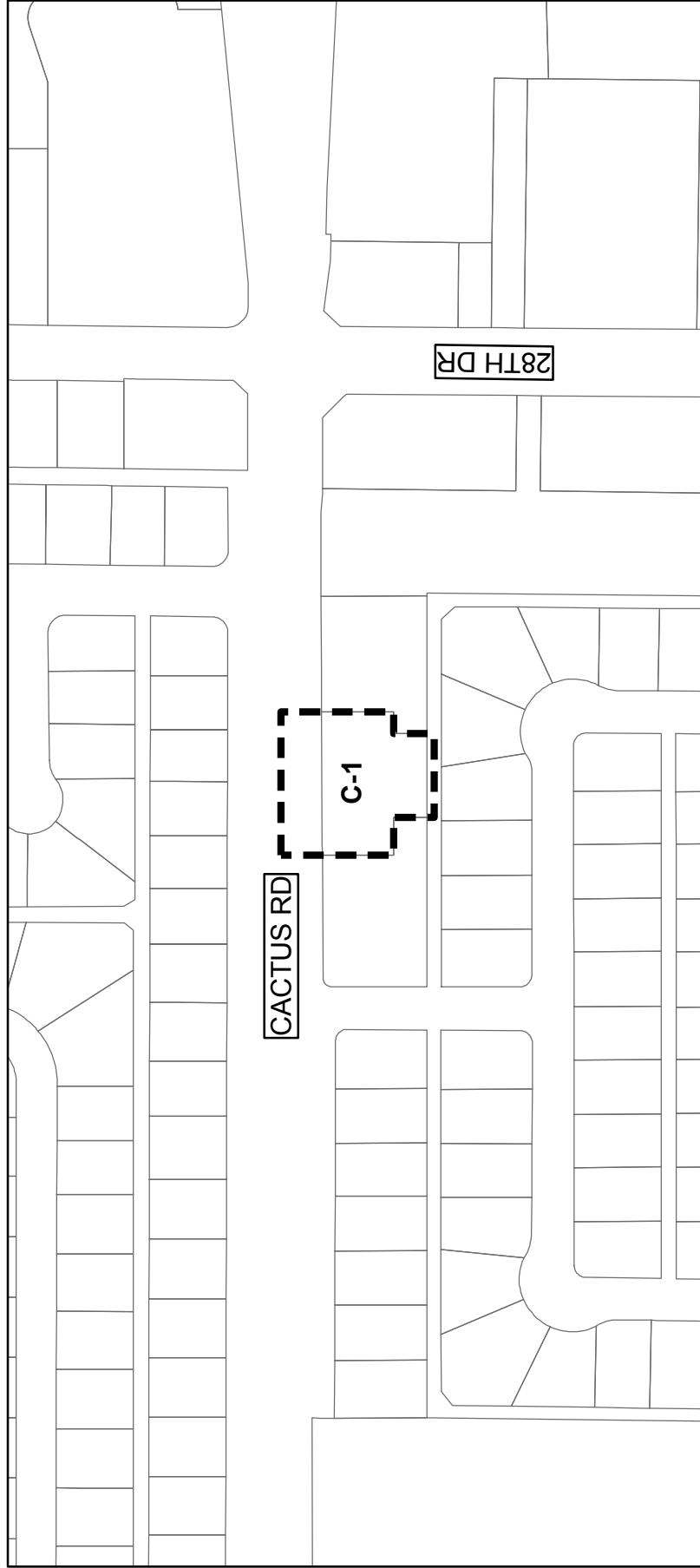
Responsible Department

This item is submitted by Deputy City Manager Mario Paniagua and the Planning and Development Department.

OFFICIAL SUPPLEMENTARY ZONING MAP NO. 1157 Sheet 1 of 3

ORDINANCE NO. _____ AMENDING SECTION 601 OF THE CITY OF PHOENIX ZONING ORDINANCE

Passed by the Council of the City of Phoenix, Arizona this 22nd day of March 2017.



Z-96-05-1
(Final Site Plan Approval)



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

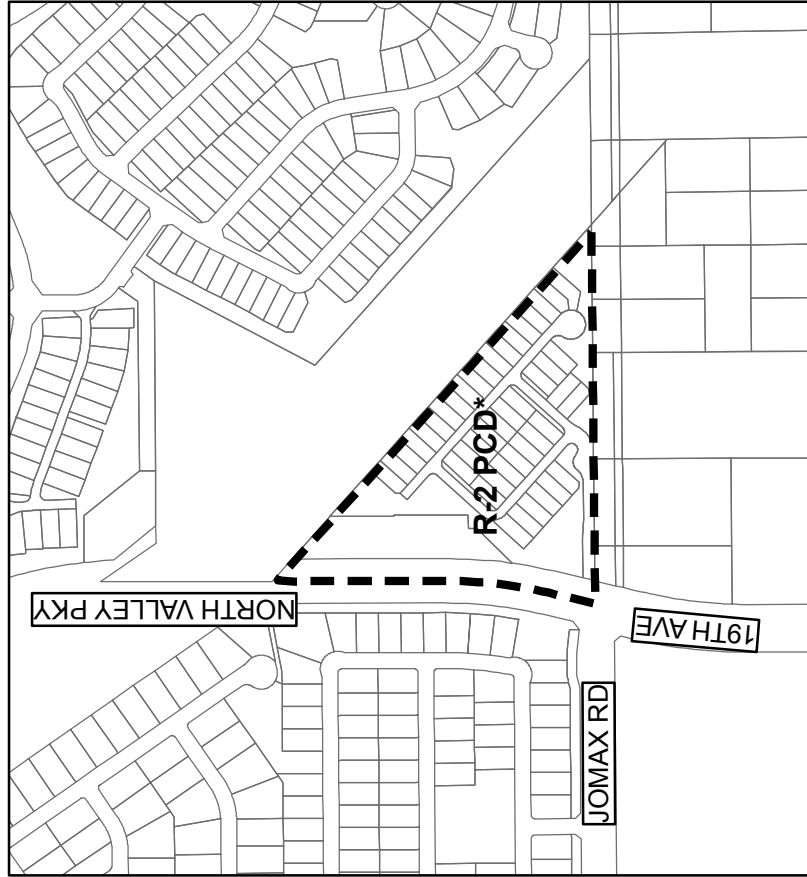
Drawn by: DJM

ZONING SUBJECT TO STIPULATIONS: *
AREA INVOLVED BOUNDED THUS: ■■■■■

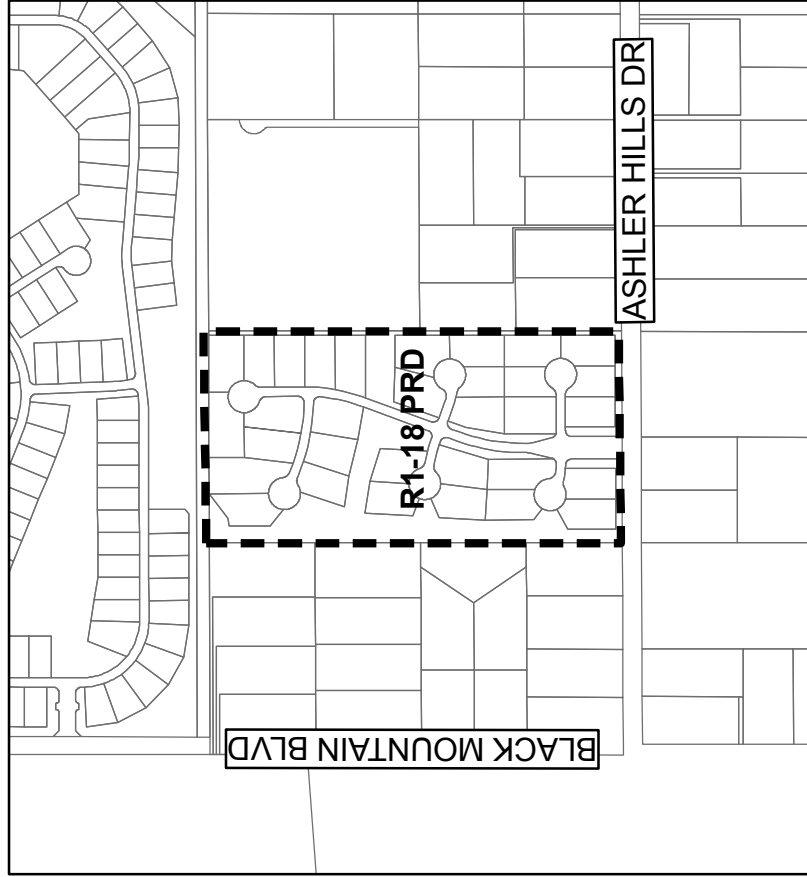
OFFICIAL SUPPLEMENTARY ZONING MAP NO. 1157 Sheet 2 of 3

ORDINANCE NO. _____ AMENDING SECTION 601 OF THE CITY OF PHOENIX ZONING ORDINANCE

Passed by the Council of the City of Phoenix, Arizona this 22nd day of March 2017.



Z-109-97-2
(Final Site Plan Approval)



Z-68-04-2
(Final Site Plan Approval)



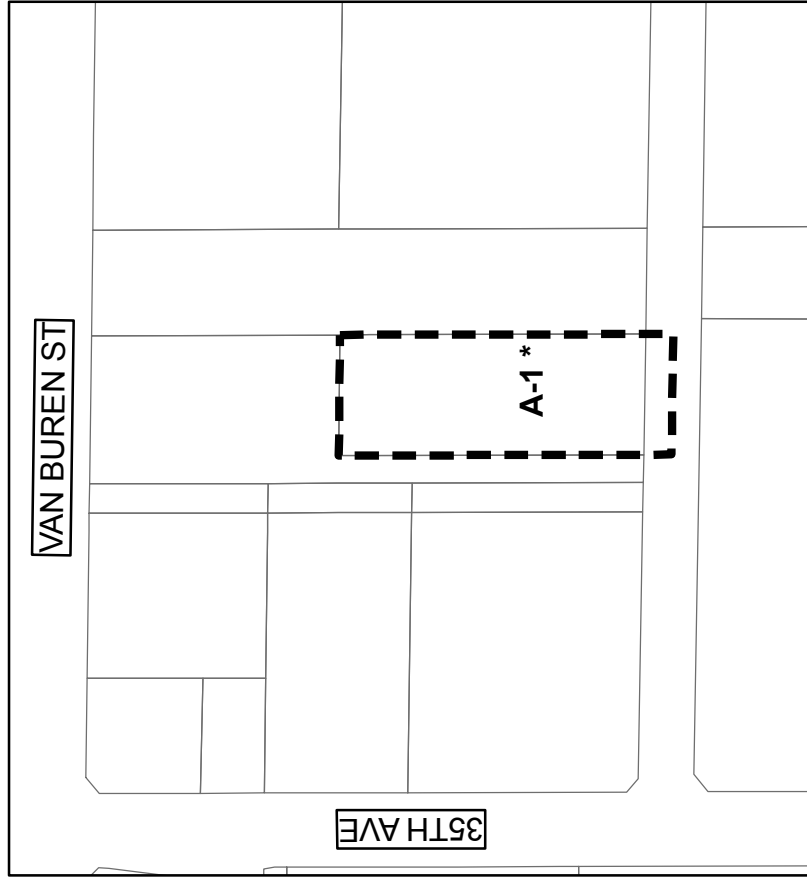
Drawn by: DJM

ZONING SUBJECT TO STIPULATIONS: *
AREA INVOLVED BOUNDED THUS: ■■■■■

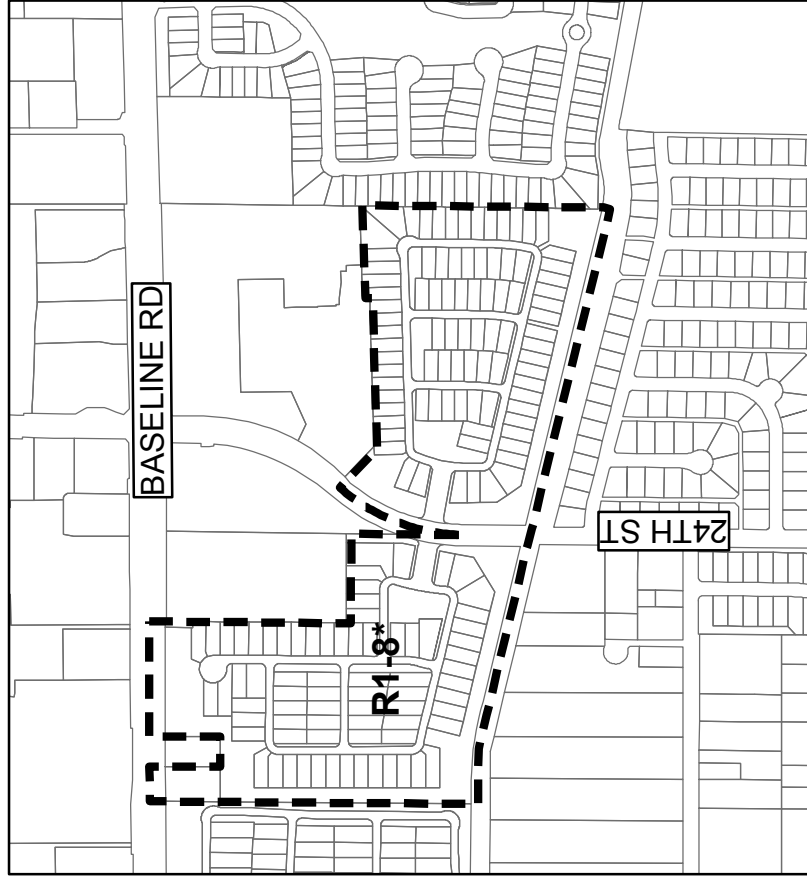
OFFICIAL SUPPLEMENTARY ZONING MAP NO. 1157 Sheet 3 of 3

ORDINANCE NO. _____ AMENDING SECTION 601 OF THE CITY OF PHOENIX ZONING ORDINANCE

Passed by the Council of the City of Phoenix, Arizona this 22nd day of March 2017.



Z-135-95-7
(Final Site Plan Approval)



Z-12-06-8
(Final Site Plan Approval)

Drawn by: DJM



ZONING SUBJECT TO STIPULATIONS: *
AREA INVOLVED BOUNDED THUS: ■■■■■

**THIS IS A DRAFT COPY ONLY AND IS NOT AN OFFICIAL COPY OF THE FINAL,
ADOPTED ORDINANCE**

ORDINANCE G-

AN ORDINANCE AMENDING SECTION 601 OF THE CITY
OF PHOENIX ZONING ORDINANCE BY ADOPTING
OFFICIAL SUPPLMENTARY ZONING MAP 1157.

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

SECTION 1. That Section 601 of the city of Phoenix Zoning Ordinance is
hereby amended by adopting Official Supplementary Zoning Map 1157 signed by the
Mayor and City Clerk, which is accompanys and is annexed to this ordinance and
declared a part hereof.

PASSED by the Council of the City of Phoenix this 22nd day of March,
2017.

MAYOR

ATTEST:

_____ City Clerk

APPROVED AS TO FORM:

_____ Acting City Attorney

REVIEWED BY:

_____ City Manager



Remove/Replace Zoning District - Annexation - 42nd Street and Dynamite Road (Ordinance G-6294)

Request to authorize the City Manager to amend the Phoenix Zoning Ordinance, Section 601, the Zoning Map of the City of Phoenix, by removing the Maricopa County Rural-43 zoning district and replacing it with the City of Phoenix City's S-1 (Ranch or Farm Residence) zoning district on property at the location described below, which was annexed into the City of Phoenix on March 1, 2017 by Ordinance S-43269.

Location

Located on the northeast corner of 42nd Street and Dynamite Boulevard
Council District: 2

Responsible Department

This item is submitted by Deputy City Manager Mario Paniagua and the Planning and Development Department.

**THIS IS A DRAFT COPY ONLY AND IS NOT AN OFFICIAL COPY OF THE FINAL,
ADOPTED ORDINANCE**

ORDINANCE G-

AN ORDINANCE AMENDING THE CODE OF THE CITY OF PHOENIX, ARIZONA, PART II, CHAPTER 41, THE ZONING ORDINANCE OF THE CITY OF PHOENIX, BY AMENDING SECTION 601, THE ZONING MAP OF THE CITY OF PHOENIX, BY CHANGING THE ZONING DISTRICT CLASSIFICATION FOR THE ANNEXED PARCEL DESCRIBED HEREIN (42ND STREET AND DYNAMITE BLVD. ANNEXATION, NO. 481) FROM COUNTY RURAL 43 TO CITY'S S-1 (RANCH OR FARM RESIDENCE).

WHEREAS, on March 1, 2017, via Ordinance S-43269, the City of Phoenix annexed an approximately 11.59-acre property located on the northeast corner of 42nd Street and Dynamite Blvd, in a portion of Section 30, Township 5 North, Range 4 East, as described more specifically in "Exhibit A" and incorporated herein by this reference; and,

WHEREAS, as required by A.R.S. § 9-471.L, the city of Phoenix is required to adopt zoning districts on the subject parcel to permit uses and densities no greater than those allowed by the prior County zoning district; and,

WHEREAS, immediately prior to annexation the zoning applicable to this territory was RU-43 zoning district; and

WHEREAS, the City's S-1 (Ranch or Farm Residence) zoning district is equivalent to Maricopa County's Rural-43 zoning district;

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

SECTION 1. The approximately 11.59-acre property located on the northeast corner of 42nd Street and Dynamite Blvd, in that part of Section 30, Township 5 North, Range 4, East of the Gila and Salt River Base and Meridian of Maricopa County, Arizona, which is described in "Exhibit A" and depicted in "Exhibit B" has been annexed to the City of Phoenix, and the present corporate limits of the City have been extended and increased to include such property.

SECTION 2. Pursuant to A.R.S. §9-471(L), the property depicted in Exhibit B is hereby removed from Maricopa County's Rural-43 zoning district and placed into the City's S-1 (Ranch or Farm Residence) zoning district. This zoning designation shall take effect thirty days after this Ordinance is adopted, without further action by the City Council, and

SECTION 3. The City Clerk shall cause a copy of this Ordinance, together with "Exhibits A" and "Exhibit B" to be filed and recorded in the Records of the Office of the Maricopa County Recorder, and

SECTION 4. The Planning and Development Director is instructed to modify The Zoning Map of the City of Phoenix to reflect this use district classification change as shown in "Exhibit B".

SECTION 5. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions hereof.

PASSED by the Council of the City of Phoenix this 22nd day of March,

2017.

MAYOR

ATTEST:

City Clerk

APPROVED AS TO FORM:

City Attorney

REVIEWED BY:

City Manager

- Exhibits:
- A – Legal Description (1 Page)
 - B – Ordinance Location Map (1 Page)

EXHIBIT A

LEGAL DESCRIPTION FOR
ANNEXATION 481

42ND STREET AND DYNAMITE BLVD ANNEXATION
Appendix A

That part of the Southwest quarter of Section 30, Township 5 North, Range 4 East, G&SRB&M, described as follows:

BEGINNING at the Northwest corner of the South half of the Southeast quarter of said Southwest quarter of Section 30, being also a point in the boundary of the area annexed to the City of Phoenix by its Ordinance No. G-4199, recorded in Document No. 99-0867759, records of Maricopa County, Arizona;

thence Easterly along the North line of said South half of the Southeast quarter of said Southwest quarter of Section 30, being also the boundary line of said area annexed to the City of Phoenix to the Northeast corner of the Southwest quarter of the Southeast quarter of said Southwest quarter of Section 30;

thence Southerly along the East line of said Southwest quarter of the Southeast quarter of said Southwest quarter of Section 30 to the Southwest corner of the Northwest quarter of the Southeast quarter of the Southeast quarter of said Southwest quarter of Section 30;

thence Easterly along the South line of said Northwest quarter of the Southeast quarter of the Southeast quarter of said Southwest quarter of Section 30 to the Southeast corner of the Northwest quarter of the Southeast quarter of the Southeast quarter of said Southwest quarter of Section 30, being also a point in the boundary line of said area annexed to the City of Phoenix;

thence Southerly along the East line of the Southwest quarter of the Southeast quarter of the Southeast quarter of said Southwest quarter of Section 30 to a point in the North line of the South 40 feet of the Southwest quarter of the Southeast quarter of the Southeast quarter of said Southwest quarter of Section 30;

thence Westerly along said North line of the South 40 feet to a point in the West line of the South half of the Southeast quarter of said Southwest quarter of Section 30;

thence Northerly along the West line of said South half of the Southeast quarter of said Southwest quarter of Section 30 to the POINT OF BEGINNING.

ORDINANCE LOCATION MAP

EXHIBIT B

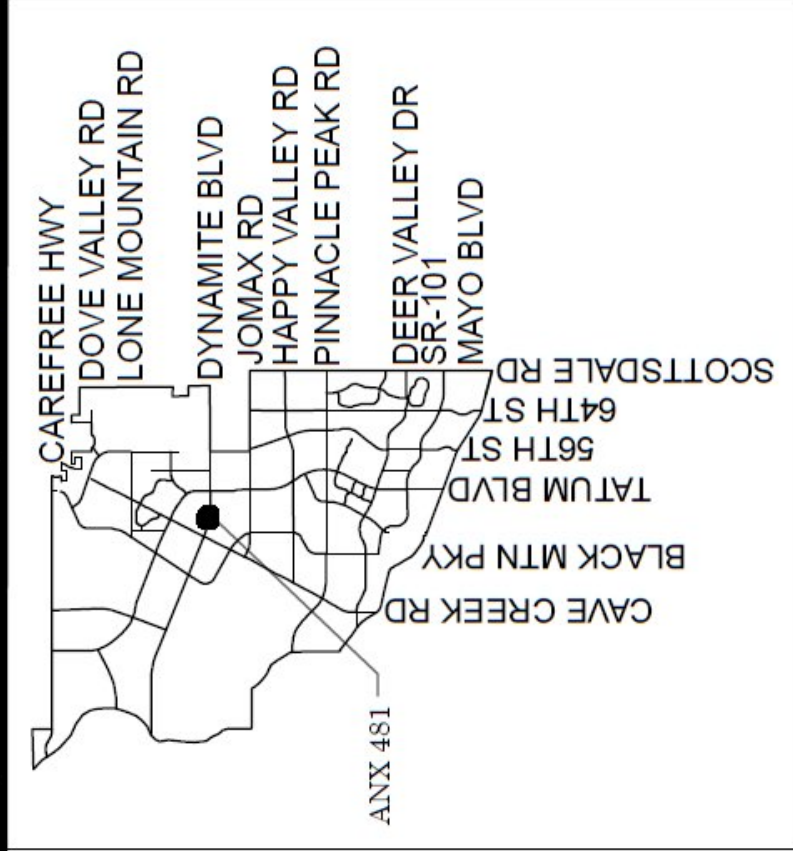
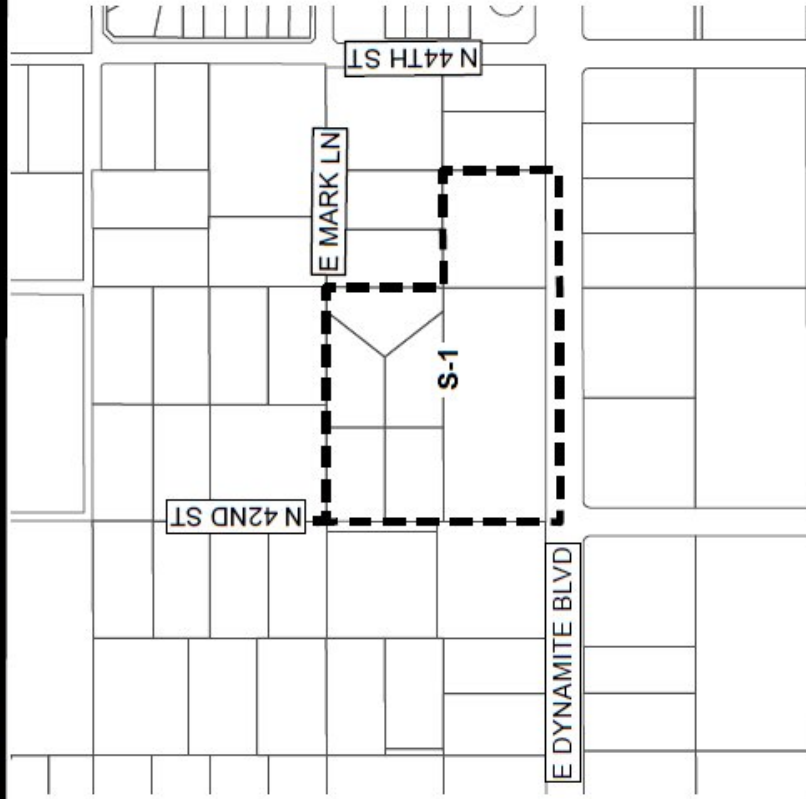
ZONING SUBJECT TO STIPULATIONS: *

SUBJECT AREA: ■■■■■■

Zoning Case Number: ANX 481

Zoning Overlay: North Land Use Plan

Planning Village: Desert View



NOT TO SCALE



Drawn Date: 3/2/2017



(CONTINUED FROM MARCH 1, 2017 - SEE ATTACHED CORRECTION MEMO AND ADDITIONAL INFORMATION) - Amend City Code - Public Hearing and Ordinance Adoption - Rezoning Application Z-71-16-6 - Northeast Corner of the 19th Street Alignment and Glendale Avenue (Ordinance G-6285)

Request to hold a public hearing on the rezoning application for the following item to consider adopting the Planning Commission's recommendation and the related ordinance if approved.

Summary

Application: Z-71-16-6

Current Zoning: R1-10

Proposed Zoning: R-O

Acreage: 1.27

Proposal: Residential Office

Owner & Applicant: ABCO Holdings LLC

Representative: Taylor Earl, Earl Curley & Lagarde PC

Staff Recommendation: Approval, subject to stipulations.

VPC Action: The Camelback East Village Planning Committee heard the request on Jan.17, 2017, and recommended approval with additional stipulations. Vote: 10-3.

PC Action: The Planning Commission heard the request on Feb. 2, 2017, and recommended approval per the Camelback East Village Planning Committee with modifications to stipulation 8 and deletion of stipulation 9. Vote: 7-0.

3/4 Vote Required: Yes

The stipulations outlined in Attachment A, are subject to discussion at the meeting and the City Council may add, delete or amend stipulations.

Location

Northeast corner of the 19th Street alignment and Glendale Avenue.

Council District: 6

Responsible Department


This item is submitted by Deputy City Manager Mario Paniagua and the Planning and Development Department.



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

To: Mario Paniagua
Deputy City Manager

Date: March 17, 2017

From: Alan Stephenson 
Planning and Development Director

Subject: ADDITIONAL INFORMATION, CORRECTION AND UPDATED STIPULATIONS FOR ITEM 125 ON THE MARCH 22, 2017 FORMAL AGENDA – AMEND CITY CODE – PUBLIC HEARING AND ORDINANCE ADOPTION – REZONING APPLICATION – Z-71-16-6 – NORTHEAST CORNER OF THE 19TH STREET ALIGNMENT AND GLENDALE AVENUE (ORDINANCE G-6285)

This back-up report corrects the reference to the incorrect village planning committee in the City Council Report, provides supplemental information regarding the properties, and adds additional stipulations.

CORRECTION

There is a typo in the City Council Report section for this item. The Planning Commission (PC) action references approval per the “Alhambra Village Planning Committee.” It should be replaced with “Camelback East Village Planning Committee.”

SUPPLEMENTAL INFORMATION

Z-71-16-6 was approved by the Camelback East Village Planning Committee and the Planning Commission. There was discussion at both meetings regarding the bond funds the City of Phoenix utilized to purchase the properties and the conditions the Phoenix City Council prescribed for the purchase of the properties as part of the approval of the *Squaw Peak Freeway Specific Plan*. In addition, there have been questions raised about the acquisition and sale of the properties by the city and the amount of traffic the proposed use would generate. The information below provides some clarification on these matters.

1988 Special Bond Election

On April 19, 1988 Phoenix voters approved Proposition 17 which established a bond for freeway mitigation, neighborhood stabilization and slum and blight elimination. A copy of the ballot language for the Proposition is attached to this memo as Exhibit 1. The bond ballot language includes a long list of potential projects that the funding will be used for, including but not limited to “preparing areas for development and redevelopment...”. There has been some discussion that the bond language did not allow for development and redevelopment of property purchased with the funds. Some residents have indicated that

the bond funding was only supposed to be used for open space. The bond language states that the bond funds were eligible to be used for redevelopment.

Squaw Peak Freeway Specific Plan

The Phoenix City Council adopted the *Squaw Peak Freeway Specific Plan* (Specific Plan) on July 3, 1991. The Specific Plan is a non-regulatory policy plan which makes recommendations to improve freeway / land use compatibility. The Specific Plan also provides guidance for the expenditure of Freeway Mitigation bond funds for the freeway corridor between Glendale Avenue and the Loop 101 Freeway.

The City Council adopted the Specific Plan and incorporated ten modifications into the document. The purchase of the subject properties is addressed in modification #6 and it reads as follows:

- *6. Accept the staff recommendation for purchase of lots on the north side of Glendale Avenue, east of the freeway, for residential reuse.*

The Specific Plan incorporates the language included in modification #6 by outlining two alternatives for the subject properties. Alternative "A" called for the removal of the two existing homes, the installation of a twenty-foot landscape buffer on Glendale Avenue and the sale of the remaining land to the adjacent homeowners. Alternative "B" called for the redevelopment of the property as follows:

- *.. then redevelop the purchased area to mitigate the negative impacts and to create useable, livable properties. Redevelopment would include rehabilitating the existing homes, adding a third home, provided better driveway access, and adding screen walls and landscaping buffer to buffer the impacts of Glendale Avenue."*

The Specific Plan always envisioned that the properties would be redeveloped in some way and were never designated to remain as open space. The proposed residential office does provide a twenty-foot landscape buffer on Glendale Avenue and a twenty-five-foot landscape buffer on the north side of the property. Combined with all the stipulations and the regulations associated with the Residential Office (R-O) District, the proposal provides for a "useable, livable" use on the site. This use is appropriate at the intersection of an arterial street and the SR-51 Freeway.

Acquisition and Sale of the Properties

The Phoenix City Council authorized acquisition of the properties on June 17, 1992 via Ordinance S-20908 (Exhibit 2). The Phoenix City Council then authorized the sale of the properties through a sealed bid process on June 23, 2010 via Ordinance S-37199 (Exhibit 3). The properties were advertised for 30 days by sealed bid beginning in October 8, 2010. One bid was received for lot 2, 1942 E. Glendale from the adjacent property owner to the

east. The lot was conveyed to the property owner on November 19, 2010. The City posted a for sale sign on the remaining lots to solicit interest.

On February 18, 2015, the Finance, Efficiency, Economy and Sustainability Subcommittee recommended moving forward to the full City Council for action to list the remaining properties for sale by broker with no restrictions.

Ordinance S-41519 (Exhibit 4), adopted March 18, 2015, authorized the sale of the properties by listing with broker with no restrictions. The properties were listed and a for sale sign placed on the properties on April 17, 2015. Below is a summary of the offers made on the properties:

- Offer at 96% list price with contingencies rejected
- Offer at 5% of list price rejected (homeowner on NWC of Glendale Avenue & 20th Street)
- Offer at 50% of list price rejected
- Offer at 98% of list price accepted

The contract for the properties was executed on April 20, 2016 and closed escrow on September 2, 2016.

Traffic

The staff report for the case provides an overview of the traffic study submitted by the applicant. Both the Arizona Department of Transportation and the Street Transportation Department have reviewed the study. The study assumed the proposed development would be a medical or dental office. This use was chosen as it typically generates more trips than a general office. The study predicted that the development could generate 218 trips on a typical weekday. The Street Transportation Department has stated that the predicted number of trips is relatively low and would not cause any significant or adverse impact to the existing traffic conditions.

SUMMARY

The 1988 Special Bond Election and *Squaw Peak Freeway Specific Plan* support redevelopment of the site. Glendale Avenue averages 28,759 (westbound) and 23,164 (eastbound) trips per day in this section and the SR-51 freeway corridor averages 79,629 (northbound) & 75,580 (southbound). A small scale residential office use is an appropriate usable and livable use for this parcel. The Camelback East Village Planning Committee, Planning Commission and staff all recommend approval subject to stipulations.

UPDATED STIPULATIONS

The Planning Commission approved the request as recommended by the Camelback East Village Planning Committee with a modification to Stipulation 8, deletion of Stipulation 9

and an additional stipulation. After further discussion, the applicant has requested to reinstate Stipulation 9. The applicant has also proposed three additional stipulations, bringing the total number of stipulations to 14. The updated 14 stipulations are listed below:

STIPULATIONS

1. The development shall be in general conformance with the site plan date stamped December 22, 2016, and the landscape plan and elevations date stamped December 1, 2016, as modified by the following stipulations and approved by the Planning and Development Department.
2. Minimum landscape setbacks shall be provided as follows: 25-feet along the north property line, 20-feet along the south property line, and 10-feet along the east and west property lines.
3. All landscape setbacks shall be planted with a minimum 50% 2-inch caliper trees and a minimum 50% 3-inch caliper trees planted 20-feet on center or equivalent groupings with a minimum of five (5) 5-gallon shrubs per tree, as approved by the Planning and Development Department.
4. Any parking area lighting shall be no higher than 6-feet and shielded to cast the light downward, as approved by the Planning and Development Department.
5. There shall be no internally lit signs on the site. Signage shall be approved by the Planning and Development Department.
6. In the event that archaeological materials are encountered during construction, all ground-disturbing activities must cease within 10 meters of the discovery and the City of Phoenix Archaeology Office must be notified immediately and allowed time to properly assess the materials.
7. The developer shall construct all streets within and adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping and other incidentals as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.
8. The developer shall install traffic control measures to physically prohibit left turns exiting the site as approved by the Planning and Development Department.
9. **A FIVE-FOOT DETACHED SIDEWALK SHALL BE PROVIDED ALONG GLENDALE AVENUE WITH REASONABLE ALLOWANCES FOR LIGHT POLES AND OTHER UTILITY CONFLICTS AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.**
10. The maximum total square footage of all buildings on site shall be 6,000 square feet.

11. Prior to preliminary site plan approval, the landowner shall execute a proposition 207 Waiver of Claims in a form approved by the City Attorney's Office. The waiver shall be recorded with the Maricopa County Recorder's Office and delivered to the City to be included in the rezoning application file for record.
12. THE APPLICANT SHALL PAY TO INSTALL TRAFFIC DELINEATORS ALONG THE DOUBLE YELLOW LINE ON GLENDALE AVENUE FROM THE EDGE OF THE EXISTING MEDIAN EAST TO THE SUBJECT SITE'S EASTERN PROPERTY LINE TO FURTHER PROHIBIT ANY LEFT-TURNS EXITING THE SITE AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
13. DEVELOPMENT ON THE SUBJECT SITE SHALL BE LIMITED TO A MAXIMUM OF ONE-STORY AND 15-FEET.
14. ANY TREES SHOWN ON THE LANDSCAPE PLAN DATED DECEMBER 1, 2016 THAT DO NOT SURVIVE THE SALVAGING AND REPLANTING PROCESS MUST BE REPLACED WITH AT LEAST 4-INCH CALIPER TREES OF THE SAME SPECIES.

Approved:



Mario Paniagua, Deputy City Manager

Exhibit 1

9

Special Bond Election — April 19, 1988
City of Phoenix, County of Maricopa, State of Arizona

PROPOSITIONS SUBMITTED TO THE VOTERS

PROPOSITION NUMBER 17:

**FREEWAY MITIGATION, NEIGHBORHOOD STABILIZATION
AND SLUM AND BLIGHT ELIMINATION**

Shall the City of Phoenix be authorized to incur debt by issuing Twenty Nine Million Two Hundred Eighty Five Thousand Dollars (\$29,285,000) general obligation bonds for the purpose of planning, undertaking and carrying out projects for the elimination of present slum and blighted areas and the prevention of the development of such conditions in the future by mitigating the effects of existing and proposed freeway construction on the City's neighborhoods, such projects to include acquiring and clearing land and furnishing parks, recreational, water, sewer and drainage facilities, streets, sidewalks, ways and other public places and otherwise preparing affected areas for development and redevelopment and paying all expenses properly incidental thereto and to the issuance of such bonds? Y

The bonds will be in one or more series, will run not more than twenty-five (25) years from the date thereof, and will bear interest at a rate or rates not over twelve percent (12%) per annum. N

ORDINANCE NO. S 20908

AN ORDINANCE AUTHORIZING THE ACQUISITION AND PURCHASE OF IMPROVED REAL PROPERTY UNDER THE SQUAW PEAK FREEWAY MITIGATION PROGRAM; AUTHORIZING THE CITY CONTROLLER TO DISBURSE THE NECESSARY FUNDS; AND DECLARING AN EMERGENCY.

030007007

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF PHOENIX as follows:

SECTION 1. That the City Manager or his designee is hereby authorized to purchase the following-described real property located in the City of Phoenix:

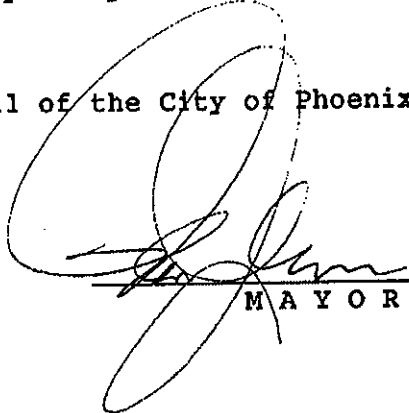
<u>DESCRIPTION</u>	<u>OWNER</u>	<u>IMPROVEMENTS</u>	<u>APPRAISED VALUE</u>
Lots 6 & 8 & the W 1/2 of Lot 4	Patrick Cantelme & David Cantelme, et ux	4 br, 3 ba, 2,303 sq. ft. house	\$119,000
W 1/2 of Lot 2 & E 1/2 of Lot 4	George & Maxine Cocreham	3 br, 2 ba, 2,100 sq. ft. house	70,000

which property is designated as the "Glendale Homes" and is being acquired as a part of the Squaw Peak Freeway Mitigation Program, for a total appraised value of \$189,000, including cost of title insurance, escrow and recording fees estimated at \$1,550, all of said real property being more particularly described in Exhibit A attached hereto.

SECTION 2. The City Controller is hereby authorized to disburse the sum of \$189,000, including the cost of title insurance, escrow, and recording fees, estimated at \$1,550.

SECTION 3. WHEREAS, the immediate operation of the provisions of this Ordinance is necessary for the preservation of the public peace, health and safety, an EMERGENCY is hereby declared to exist, and this Ordinance shall be in full force and effect from and after its passage by the Council as required by the City Charter and is hereby exempted from the referendum clause of said Charter.

PASSED by the Council of the City of Phoenix this 17 day of June, 1992.


MAYOR

ATTEST:


City Clerk

APPROVED AS TO FORM:


ACTING
City Attorney

REVIEWED BY:


ASSISTANT
City Manager

CITY CLERK DEPT.

1992 JUN 16 PM 2:17



WFM/aja/#120/6-17-92

3142A

-2-

Ordinance No. 8 20908

17001000101

LEGAL DESCRIPTIONS OF PARCELS
NORTH SIDE OF GLENDALE AVENUE EAST OF SQUAW PEAK PARKWAY

Parcel No. 1:

Lots 4, 6 and 8, Block 2, SQUAW PEAK MANOR, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, in Book 39 of Maps at page 3;

EXCEPT the Easterly 40.69 feet of said Lot 4; and

EXCEPT that portion of said Lots 4, 6 and 8 which lies Southerly of the line described as follows:

COMMENCING at a point in the South line of Section 3, Township 2 North, Range 3 East, G&SRB&M, which point bears North 89 degrees 01 minute 54 seconds East 2093.04 feet from the Southwest corner of said Section 3;

thence North 00 degrees 58 minutes 06 seconds West 55.00 feet to the POINT OF BEGINNING;

thence North 89 degrees 01 minute 54 seconds East 102.05 feet;

thence South 88 degrees 49 minutes 15 seconds East 391.00 feet to the point of ending in the existing Northerly right of way line of Glendale Avenue.

Parcel No. 2:

The Easterly 40.69 feet of Lot 4, Block 2 and the Westerly 43.31 feet of Lot 2, Block 2 of SQUAW PEAK MANOR, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, in Book 39 of Maps at page 3;

EXCEPT that portion of said Easterly 40.69 feet of Lot 4 and of said Westerly 43.31 feet of Lot 2 which lies Southerly of the line described as follows:

COMMENCING at a point in the South line of Section 3, Township 2 North, Range 3 East, G&SRB&M, which point bears North 89 degrees 01 minute 54 seconds East 2195.09 feet from the Southwest corner of said Section 3;

thence North 00 degrees 58 minutes 06 seconds West 55.00 feet to the POINT OF BEGINNING;

thence South 88 degrees 49 minutes 15 seconds East 391.00 feet to the point of ending in the existing Northerly right of way line of Glendale Avenue.

Prepared June 4, 1992 in
Title Section,
Real Estate Division
by HAROLD A. EGY,
Real Estate Technical Writer II

Harold A. Egy

Checked CJ Jenkins Date 6/4/92

HAE:nhb/0604HE1/32gk

EXHIBIT A

S 20908

Exhibit 3

ORDINANCE S-37199

AN ORDINANCE AUTHORIZING THE CITY MANAGER OR CITY MANAGER'S DESIGNEE TO SELL BY SEALED BID THE EXCESS CITY-OWNED VACANT REAL PROPERTIES LOCATED AT 1916 AND 1930 EAST GLENDALE AVENUE; 1642 EAST GLENDALE AVENUE; AND 1942 EAST GLENDALE AVENUE; FURTHER AUTHORIZING THE CITY CONTROLLER TO ACCEPT FUNDS ASSOCIATED WITH THE SALES OF EACH PROPERTY.

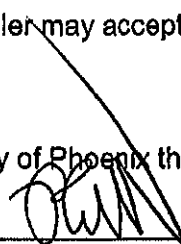
BE IT ORDAINED BY THE COUNCIL OF THE CITY OF PHOENIX as follows:

SECTION 1: That the City Manager or City Manager's designee may sell by sealed bid the excess City-owned vacant real properties located at 1916 and 1930 East Glendale Avenue, Lots 6 and 8, approximately 28,511 square feet; 1942 East Glendale Avenue, Part of Lot 4, approximately 10,089 square feet; and 1942 East Glendale Avenue, Part of Lots 2 and 4, approximately 10,317 square feet, described in attached Exhibit A, according to the following conditions:

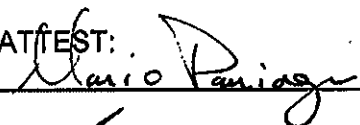
1. The minimum bid for each property will be the appraised value. In addition, the purchaser will pay \$700.00 for the City's administrative fee for the processing of each sale.
2. Title will be conveyed by Special Warrant Deed.

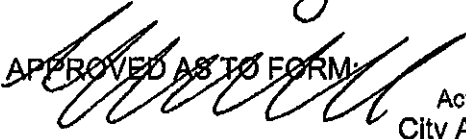
SECTION 3: That the City Controller may accept funds associated with the sale of each property.

PASSED by the Council of the City of Phoenix this 23rd day of June, 2010.

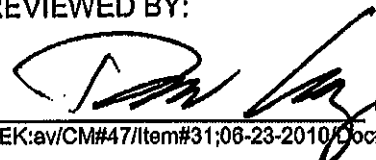


MAYOR

ATTEST:  City Clerk

APPROVED AS TO FORM:  Acting City Attorney



REVIEWED BY:  City Manager
CEK:av/CM#47/Item#31;06-23-2010/Doc##866485_1.DOC

CITY CLERK DEPT.
2010 JUN 21 AM 10:35
BA



City of Phoenix

Description for: City of Phoenix

Part of Lot 2 and Lot 4, all in Block 2 of Squaw Peak Manor, Recorded in Book 39, Page 3, Maricopa County Recorder's Office, Maricopa County, Arizona, more particularly described as follows:

Beginning at the northwest corner of said Lot 2, Block 2 of said Squaw Peak Manor;

Thence South 89 degrees 04 minutes, 09 seconds East, 43.31 feet along the north line of said Lot 2;

Thence south 00 degrees, 50 minutes, 48 seconds West, 124.43 feet to a point on the north line of Glendale Avenue;

Thence North 86 degrees, 52 minutes, 30 seconds West 84.07 feet along said north line of Glendale Avenue;

Thence North 00 degrees, 50 minutes, 48 seconds East, 121.21 feet to a point on the north line of said Lot 4;

Thence South 89 degrees, 04 minutes, 09 seconds East, 40.69 feet to the point of beginning.

The above described parcel contains 10,317 square feet or 0.24 acres and is subject to all easements of record.

The centerline of 20th Street north of Glendale Avenue has an assumed bearing of South 00 degrees, 01 minutes, 08 seconds West. This description was prepared using information recorded in Book 624, Page 41, Maricopa County Recorder's Office, Maricopa County, Arizona along with information on ADOT right of way plans for Squaw Peak Highway.



[Handwritten signatures]

*EXPIRES
9.30.12*

EXHIBIT A
PAGE 1 OF 5



City of Phoenix

Description for: City of Phoenix

Part of Lot 4, Block 2 of Squaw Peak Manor, Recorded in Book 39, Page 3, Maricopa County Recorder's Office, Maricopa County, Arizona, more particularly described as follows:

Beginning at the northwest corner of said Lot 4, Block 2 of said Squaw Peak Manor;

Thence South 89 degrees 04 minutes, 09 seconds East, 84.37 feet along the north line of said Lot 4;

Thence south 00 degrees, 50 minutes, 48 seconds West, 121.21 feet to a point on the north line of Glendale Avenue;

Thence North 86 degrees, 52 minutes, 30 seconds West 84.43 feet along said north line of Glendale Avenue to a point on the west line of said Lot 4;

Thence North 00 degrees, 50 minutes, 29 seconds East, 117.98 feet to the point of beginning;

The above described parcel contains 10,089 square feet or 0.23 acres and is subject to all easements of record.

The centerline of 20th Street north of Glendale Avenue has an assumed bearing of South 00 degrees, 01 minutes, 08 seconds West. This description was prepared using information recorded in Book 624, Page 41, Maricopa County Recorder's Office, Maricopa County, Arizona along with information on ADOT right of way plans for Squaw Peak Highway.

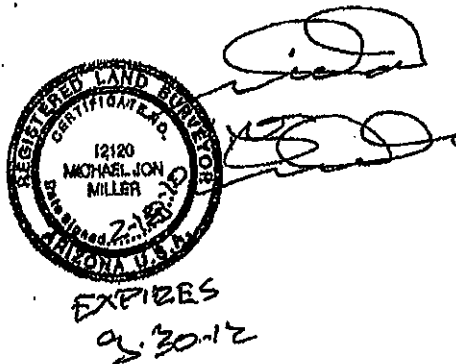


EXHIBIT A
PAGE 2 OF 5

SB7199



City of Phoenix

Description for: City of Phoenix

Part of Lot 6, Block 2 of Squaw Peak Manor, Recorded In Book 39, Page 3, Maricopa County Recorder's Office, Maricopa County, Arizona, more particularly described as follows:

Beginning at the northwest corner of said Lot 6, Block 2 of said Squaw Peak Manor;

Thence South 89 degrees 04 minutes, 09 seconds East, 125.06 feet to the northeast corner of said Lot 6;

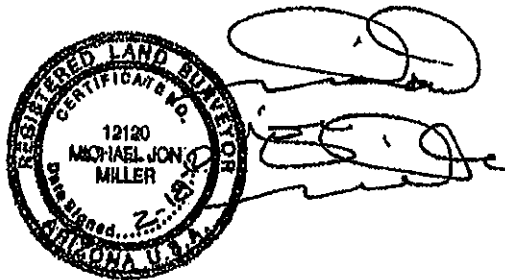
Thence south 00 degrees, 50 minutes, 29 seconds West, 117.98 feet along the east line of said Lot 6 to a point on the north line of Glendale Avenue;

Thence North 86 degrees, 52 minutes, 30 seconds West 125.15 feet along said north line of Glendale Avenue to a point on the west line of said Lot 6;

Thence North 00 degrees, 50 minutes, 10 seconds East, 113.19 feet to the point of beginning;

The above described parcel contains 14,454 square feet or 0.33 acres and is subject to all easements of record.

The centerline of 20th Street north of Glendale Avenue has an assumed bearing of South 00 degrees, 01 minutes, 06 seconds West. This description was prepared using information recorded in Book 624, Page 41, Maricopa County Recorder's Office, Maricopa County, Arizona along with information on ADOT right of way plans for Squaw Peak Highway.



EXPIRES
9-30-12

EXHIBIT A
PAGE 3 OF 5

887199



City of Phoenix

Description for: City of Phoenix

Part of Lot 8, Block 2 of Squaw Peak Manor, Recorded in Book 39, Page 3, Maricopa County Recorder's Office, Maricopa County, Arizona, more particularly described as follows:

Beginning at the northwest corner of said Lot 8, Block 2 of said Squaw Peak Manor;

Thence South 89 degrees 04 minutes, 09 seconds East, 125.06 feet to the northeast corner of said Lot 8;

Thence south 00 degrees, 50 minutes, 10 seconds West, 113.19 feet along the east line of said Lot 8 to a point on the north line of Glendale Avenue;

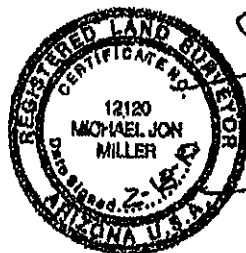
Thence North 86 degrees, 52 minutes, 30 seconds West 23.02 feet along said north line of Glendale Avenue;

Thence North 89 degrees, 05 minutes, 58 seconds West, 102.05 feet along the north line of Glendale Avenue to a point on the west line of said Lot 8;

Thence North 00 degrees, 49 minutes, 51 seconds East, 112.36 feet to the point of beginning;

The above described parcel contains 14,057 square feet or 0.32 acres and is subject to all easements of record.

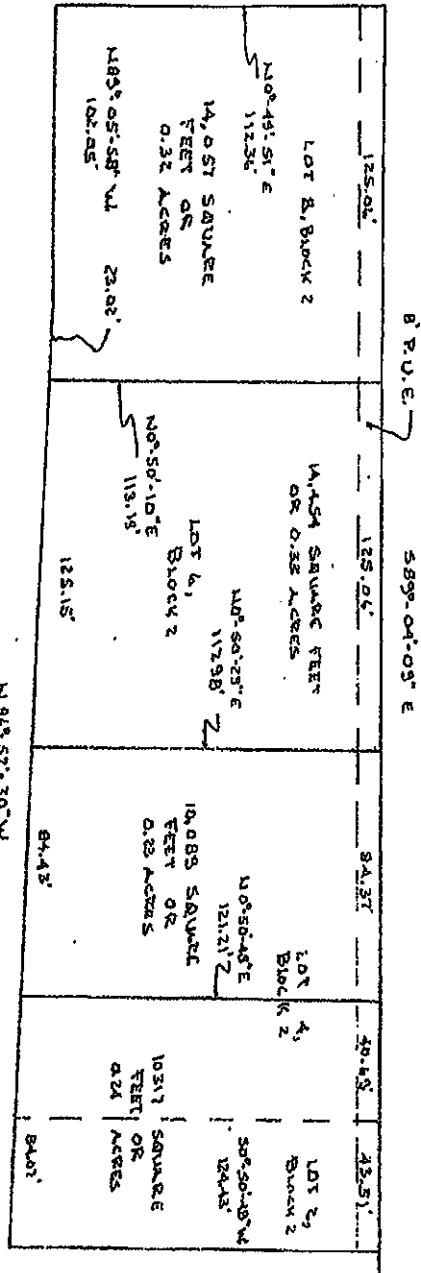
The centerline of 20th Street north of Glendale Avenue has an assumed bearing of South 00 degrees, 01 minutes, 06 seconds West. This description was prepared using information recorded in Book 624, Page 41, Maricopa County Recorder's Office, Maricopa County, Arizona along with information on ADOT right of way plans for Squaw Peak Highway.



[Handwritten signatures]

*EXPIRES
3-30-12*

EXHIBIT A
PAGE 4 OF 8



UNLESS PART OF SAUWA TRAIL MAPS, BOOK 29, PAGE 3, MARICOPA COUNTY RECORDS OFFICE, MARICOPA COUNTY, ARIZONA
 THIS INSTRUMENT SHOWS ONLY GUARANTEED SURVEY INFORMATION FROM EXISTING DOCUMENTS WITHIN CITY OF PHOENIX FILES.



EXTRADES
 9-30-12

EXHIBIT A
 PAGE 5 OF 5

Exhibit 4

ORDINANCE S-41519

AN ORDINANCE AUTHORIZING THE SALE OF CITY-OWNED PROPERTY IDENTIFIED BY VARIOUS CITY DEPARTMENTS AS EXCESS; AND FURTHER AUTHORIZING THE CITY TREASURER TO ACCEPT ALL NECESSARY FUNDS.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF PHOENIX as follows:

SECTION 1. The City Manager or City Manager's designee is authorized to sell the following properties identified as excess property by various City

Departments:

Address	APN	Department
1826 W. Vista	157-05-068	Public Transit
1825 W. Vista	157-05-077	Public Transit
1826 W. Orangewood	157-05-078A	Public Transit
1739 E. Claremont	164-37-025	Street Transportation
Near 111th Dr. & Buckeye Rd.	101-19-005	Water Services
Near 117th Ave. & Happy Valley Road	201-21-051A	Water Services
Near 117th Ave. & Happy Valley Road	201-21-051B	Water Services
Near 117th Ave. & Happy Valley Road	201-21-058A	Water Services
Near 117th Ave. & Happy Valley Road	201-21-058B	Water Services

1916 E. Glendale Ave., Lot 8	164-27-029	Street Transportation
1930 E. Glendale Ave., Lot 6	164-27-027	Street Transportation
1942 E. Glendale Ave., Lot 4	164-27-025A	Street Transportation

SECTION 2. The properties are to be advertised on the open market through Jones Lang LaSalle at market value determined by an appraisal, broker opinion of value, or other method accepted by the City.

SECTION 3. The City Manager or the City Manager's designee is authorized to negotiate the purchase price and terms in order to yield the highest return to the City, as deemed acceptable by the City Manager or the City Manager's designee.

SECTION 4. The City Manager or City Manager's designee is authorized to enter into an Agreement to Purchase Real Property with terms and conditions deemed necessary and appropriate and the subsequent fee simple conveyance will be by Special Warranty Deed.

SECTION 5. The City Treasurer is authorized to accept all necessary funds from the proceeds of any sale.

PASSED by the Council of the City of Phoenix this 18th day of March, 2015.

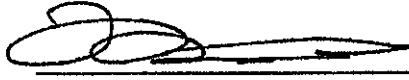



MAYOR

ATTEST:


City Clerk

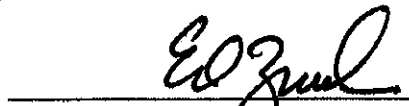
APPROVED AS TO FORM:



Acting City Attorney



REVIEWED BY:



City Manager

DRL:tml: 1173021v1: (CM #52) (Item #38) 3/18/15

**THIS IS A DRAFT COPY ONLY AND IS NOT AN OFFICIAL COPY OF THE FINAL,
ADOPTED ORDINANCE**

ORDINANCE G-

AN ORDINANCE AMENDING THE ZONING DISTRICT MAP ADOPTED PURSUANT TO SECTION 601 OF THE CITY OF PHOENIX ORDINANCE BY CHANGING THE ZONING DISTRICT CLASSIFICATION FOR THE PARCEL DESCRIBED HEREIN (CASE Z-71-16-6) FROM R1-10 (SINGLE-FAMILY RESIDENCE DISTRICT), TO R-O (RESIDENTIAL OFFICE).

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF PHOENIX, as follows:

SECTION 1. The zoning of an approximately 1.27 acre property located at the northeast corner of the 19th Street alignment and Glendale Avenue in a portion of Section 3, Township 2 (North), Range 3 (East), as described more specifically in Exhibit "A", is hereby changed from "R1-10" (Single-Family Residence District), to "R-O" (Residential Office).

SECTION 2. The Planning and Development Director is instructed to modify the Zoning Map of the City of Phoenix to reflect this use district classification change as shown in Exhibit "B".

SECTION 3. Due to the site's specific physical conditions and the use district applied for by the applicant, this rezoning is subject to the following stipulations,

violation of which shall be treated in the same manner as a violation of the City of Phoenix Zoning Ordinance:

1. The development shall be in general conformance with the site plan date stamped December 22, 2016, and the landscape plan and elevations date stamped December 1, 2016, as modified by the following stipulations and approved by the Planning and Development Department.
2. Minimum landscape setbacks shall be provided as follows: 25-feet along the north property line, 20-feet along the south property line, and 10-feet along the east and west property lines.
3. All landscape setbacks shall be planted with a minimum 50% 2-inch caliper trees and a minimum 50% 3-inch caliper trees planted 20-feet on center or equivalent groupings with a minimum of five (5) 5-gallon shrubs per tree, as approved by the Planning and Development Department.
4. Any parking area lighting shall be no higher than 6-feet and shielded to cast the light downward, as approved by the Planning and Development Department.
5. There shall be no internally lit signs on the site. Signage shall be approved by the Planning and Development Department.
6. In the event that archaeological materials are encountered during construction, all ground-disturbing activities must cease within 10 meters of the discovery and the City of Phoenix Archaeology Office must be notified immediately and allowed time to properly assess the materials.
7. The developer shall construct all streets within and adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping and other incidentals as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.
8. The developer shall install traffic control measures to physically prohibit left turns exiting the site as approved by the planning and development department.
9. The maximum total square footage of all buildings on site shall be 6,000 square feet.
10. Prior to preliminary site plan approval, the landowner shall execute a proposition 207 waiver of claims in a form approved by the city attorney's office. The waiver shall be recorded with the Maricopa County Recorder's Office and delivered to the city to be included in the rezoning application file for record.

SECTION 4. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions hereof.

PASSED by the Council of the City of Phoenix this 1st day of March, 2017.

MAYOR

ATTEST:

City Clerk

APPROVED AS TO FORM:

City Attorney

REVIEWED BY:

City Manager

Exhibits:

A – Legal Description (1 Page)

B – Ordinance Location Map (1 Page)

EXHIBIT A

LEGAL DESCRIPTION FOR Z-71-16-6

LOT 4, 6, AND 8, BLOCK 2, SQUAW PEAK MANOR, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK 39 OF MAPS, PAGE 3;

EXCEPT THE SOUTH 7 FEET THEREOF; AND
EXCEPT THE EASTERLY 40.69 FEET OF SAID LOT 4;
EXCEPT THOSE PORTIONS THEREOF LYING SOUTHERLY OF THE LINE DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT IN THE SOUTH LINE OF SECTION 3, TOWNSHIP 2 NORTH, RANGE 3 EAST, OF THE GILA AND SALT RIVER BASE & MERIDIAN WHICH BEARS NORTH 89 DEGREES 01 MINUTES 54 SECONDS EAST A DISTANCE OF 2093.04 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 3;

THENCE NORTH 00 DEGREES 58 MINUTES 06 SECONDS WEST A DISTANCE OF 55.00 FEET TO THE POINT OF BEGINNING OF THE LINE HEREIN DESCRIBED;

THENCE NORTH 89 DEGREES 01 MINUTES 54 SECONDS EAST, A DISTANCE OF 102.05 FEET;

THENCE SOUTH 89 DEGREES 49 MINUTES 15 SECONDS EAST, A DISTANCE OF 391.00 FEET TO THE POINT OF TERMINUS;

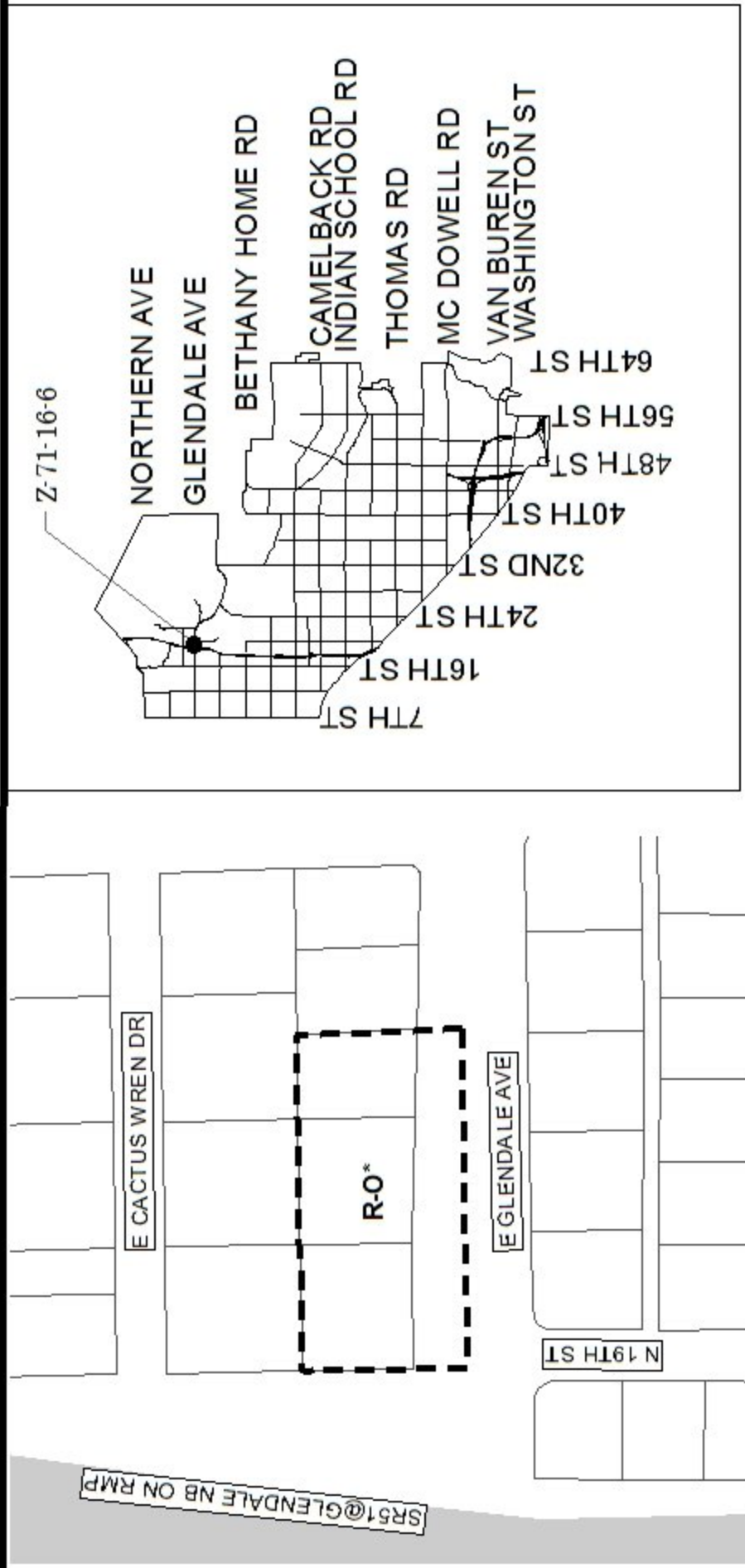
EXCEPT THAT PROPERTY CONVEYED AND RECORDED IN RECEDING NO. 2010-1013950.

ORDINANCE LOCATION MAP

EXHIBIT B

Zoning Case Number: Z-71-16-6
Zoning Overlay: N/A
Planning Village: Camelback East

ZONING SUBJECT TO STIPULATIONS: *
SUBJECT AREA: ■■■■■



NOT TO SCALE



Drawn Date: 1/27/2017

CITY COUNCIL REPORT

TO: Mario Paniagua
Deputy City Manager

FROM: Alan Stephenson
Planning & Development Director

SUBJECT: BACKUP INFORMATION TO ITEM 94 PUBLIC HEARING/ORDINANCE
ADOPTION – (Z-71-16-6) ON THE MARCH 1, 2017, FORMAL AGENDA –
NORTHEAST CORNER OF THE 19TH STREET ALIGNMENT AND
GLENDALE AVENUE

This report provides backup information on Item 94 - Public Hearing/Ordinance Adoption to Z-71-16-6 located at the northeast corner of the 19th Street alignment and Glendale Avenue on the March 1, 2017 Formal Agenda.

THE ISSUE

A rezoning application has been submitted for approval to the City Council for a parcel located at the northeast corner of the 19th Street alignment and Glendale Avenue. The application is being made by the ABCO Holdings LLC.

OTHER INFORMATION

Rezoning case Z-71-16-6 is a request to rezone 1.27 acres from R1-10 to R-O to allow a residential office.

The Camelback East Village Planning Committee heard the request on Jan. 17, 2017, and it was approved with additional stipulations. Vote: 10-3.

The Planning Commission heard the request on Feb. 2, 2017, and it was approved, as recommended by the Camelback East Village Planning Committee with modifications to Stipulation 8 and deletion of stipulation 9. Vote 7-0.

The request was appealed by a neighbor opposing the rezoning. A $\frac{3}{4}$ vote of the City Council is required to approve this application for rezoning.

Exhibits:

- 1 – Staff Report Z-71-16-6
- 2 – Village Planning Committee Meeting Summary
- 3 – Planning Commission Summary
- 4 – Appeal

Staff Report: Z-71-16-6

December 23, 2016

Camelback East Village Planning Committee Hearing Date	January 17, 2017
Planning Commission Hearing Date	February 2, 2017
Request From	R1-10 (1.27 acres)
Request To	R-O (1.27 acres)
Proposed Use	Office
Location	Northeast corner of the 19th Street alignment and Glendale Avenue
Owner/Applicant	ABCO Holdings LLC
Representative	Taylor Earl, Earl Curley & Lagarde PC
Staff Recommendation	Approval, subject to stipulations

General Plan Conformity			
General Plan Land Use Designation		Residential (3.5-5 du/acre)	
Street Map Classification	Glendale Avenue	Major Arterial	55-foot north half street
<p><i>CONNECT PEOPLE AND PLACES; OPPORTUNITY SITES; LAND USE PRINCIPLE: Support reasonable levels of increased intensity, respectful of local conditions and surrounding neighborhoods.</i></p> <p>The proposed residential office use is consistent in scale and character with residential and commercial properties in the surrounding area.</p>			
<p><i>CELEBRATE OUR DIVERSE COMMUNITIES & NEIGHBORHOODS; CERTAINTY & CHARACTER; LAND USE PRINCIPLE: New development and expansion or redevelopment of existing development in or near residential areas should be compatible with existing uses and consistent with adopted plans.</i></p> <p>The proposal is compatible with surrounding development and with the intent of the Residential Office (R-O) zoning district which seeks to control developments on the edges of residential areas and located on arterial streets, and ensure that they are developed at a residential scale.</p>			

CELEBRATE OUR DIVERSE COMMUNITIES & NEIGHBORHOODS; CERTAINTY & CHARACTER; DESIGN PRINCIPLE: Create new development or redevelopment that is sensitive to the scale and character of the surrounding neighborhoods and incorporates adequate development standards to prevent negative impact(s) on the residential properties.

As stipulated, the proposed residential office use adequately mitigates potential negative impacts on adjacent residential properties through restrictions regarding landscape setbacks, plant sizes, lighting, and signage. Additionally, the site plan proposes a single-story building at a residential scale.

CELEBRATE OUR DIVERSE COMMUNITIES & NEIGHBORHOODS; CLEAN NEIGHBORHOODS; LAND USE PRINCIPLE: Facilitate the acquisition of vacant, underutilized and blighted parcels for appropriate redevelopment, compatible with the adjacent neighborhood character and adopted area plans.

The property has been vacant for over 20 years, since the construction of the State Route 51 freeway (SR-51). As stipulated, the proposal is compatible in scale and character with properties in the surrounding area.

Area Plans

See Background Item #5

Surrounding Land Uses/Zoning

	<u>Zoning</u>	<u>Land Use</u>
On Site	R1-10	Vacant
North	R1-10	Single-family residential
South	R1-6	Single-family residential
East	R1-10	Vacant
West	R1-10	Equipment Enclosure

Residential Office R-O District—Restricted Commercial

<u>Standards</u>	<u>Requirements</u>	<u>Proposed</u>
<i>Building Setbacks</i>		
Street	20-feet minimum	Approximately 23-feet (Met)
East	10-feet minimum	Approximately 206-feet (Met)
West	10-feet minimum	10-feet (Met)
North	25-feet minimum	25-feet (Met)
<i>Landscaped Setbacks</i>		
Street	No Standard	20-feet (Met)
East	No Standard	10-feet (Met)

West	No Standard	10-feet (Met)
North	No Standard	25-feet (Met)
Lot Coverage	30% maximum	16% (Met)
Building Height	15' at minimum rear and side setbacks. 1' additional height per 1' in setback, up to 25' maximum.	15-feet, 1-story (Met)
Parking	30 Spaces 1 space per 200 SF = 30 Spaces	30 Spaces (Met) (2 accessible spaces provided)

Background/Issues/Analysis

1. This request is to rezone a 1.27 acre parcel located at the northeast corner of the 19th Street alignment and Glendale Avenue from R1-10 (Single-Family Residence District) to R-O (Residential Office District) to allow an office use.



2. The General Plan Land Use Map designation for the subject property is Residential 3.5-5 du/acre. Although the proposal is not consistent with the General Plan designation, an amendment is not required as the subject property is less than 10 acres in size.
3. The Residential Office zoning district is intended to control developments on the edges of residential areas which, because of their location on arterial streets or other environmental conditions, are susceptible to pressures for nonresidential uses. The district permits new development at a residential scale or conversion of residential structures for use as professional offices or other limited service uses.
4. The subject property is comprised of three parcels with frontage along Glendale Avenue. The site has been vacant for over 20 years, since the construction of the SR-51 freeway.

North of the site are single-family residences zoned R1-10.

Immediately to the east is a vacant parcel. Further east, at the northwest corner of 20th Street and Glendale Avenue, is a single-family residence. These properties are zoned R1-10.

West of the subject site is an equipment shelter and monopole. This shelter is located within right-of-way associated with the SR-51 freeway.

South of the site, across Glendale Avenue, are single-family residences zoned R1-6. These homes are separated from Glendale Avenue by a concrete median and frontage road. Glendale Avenue is classified as a major arterial in this location. There is an existing median that extends through Glendale Avenue, which runs parallel to the majority of the subject property's frontage.

SQUAW PEAK FREEWAY SPECIFIC PLAN

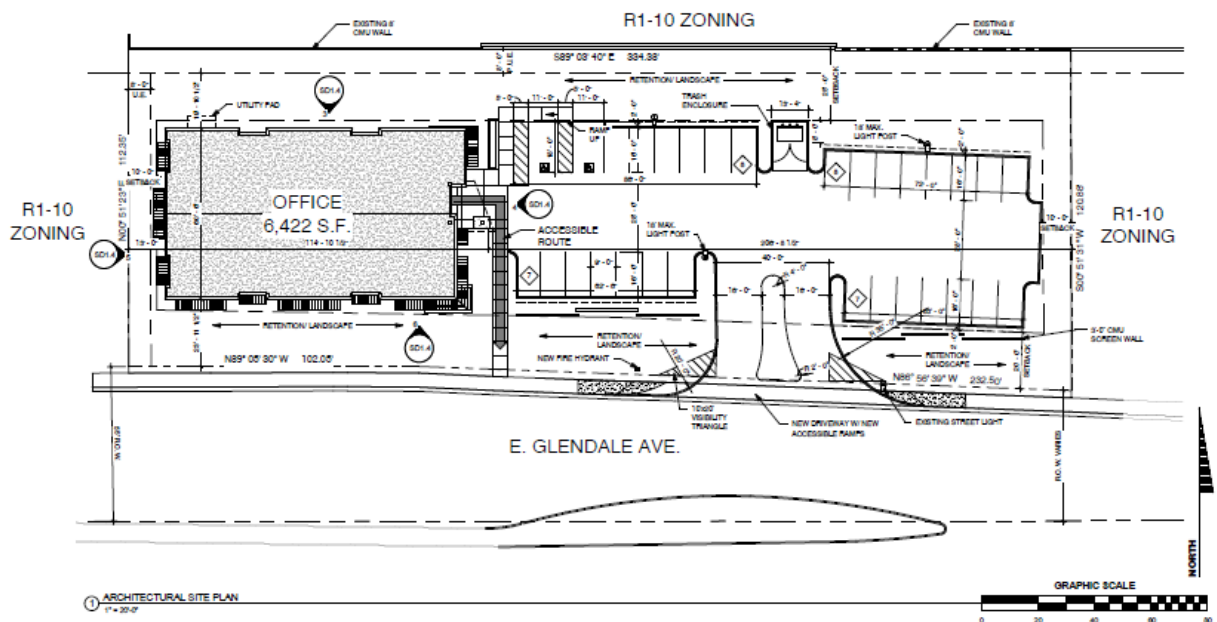
5. The property is located within the boundaries of the Squaw Peak Freeway Specific Plan. Approved by City Council in 1991, this policy plan addressed the impacts of the SR-51 freeway on adjacent neighborhoods. It provides information regarding the history of the freeway plan and proposed land uses, circulation patterns, pedestrian pathway design, landscape enhancements, noise mitigation strategies, neighborhood stabilization measures, public art, and neighborhood safety proposals for neighborhoods and properties affected by the freeway plan.

The Squaw Peak Freeway Specific Plan addressed the subject properties and called for the removal of homes existing at the time of the freeway construction in approximately 1991. The plan proposed several alternatives for the properties, none of which were implemented. The location of the properties, at the intersection of a freeway and major arterial street, makes them uniquely unsuited for residential development. Other residential land uses between 20th Street and the freeway are separated by a frontage road or have vehicular access from a local street.

SITE PLAN, ELEVATIONS, LANDSCAPING

6. The site plan illustrates one office building located on the western portion of the site consisting of 6,422 square-feet and 16% lot coverage.

The site provides a single point of ingress and egress at a driveway located along Glendale Avenue. The driveway includes a concrete divider which limits access to right-in and right-out only. The divider is located along the Glendale Avenue frontage, approximately 110-feet west of the southeast corner of the site. This divider was identified in the traffic study as the ideal mechanism by which to discourage left turns out of the property and enforce the right-in, right-out traffic pattern for accessing the site.



The eastern portion of the site consists of a parking lot containing 30 parking spaces. The trash receptacle is located in the center of the site, 25-feet from the rear property line, and aligned with the driveway.

The remainder of the site consists of landscaping and retention areas.

Staff stipulations require general conformance to the site plan. The building massing, site layout, and traffic flow are compatible in scale and character with the land use pattern in the surrounding area.

7. The proposed elevations include a variety of architectural features including canopies, awnings, planters, columns, and variations in the building façade and roofline. Building materials are similarly varied and include stucco, metal, faux wood, glass, and metal.

The proposed building height is one-story and 15-feet. The proposed 15-foot building height is measured to top-of-parapet. The building entrance features a metal roof canopy feature that is 17-feet to top-of-canopy. The proposed height will mitigate impacts of the building massing on adjacent properties.

Staff stipulations require general conformance to the elevations. The proposed building height and architectural design are compatible in scale and character with the land use pattern in the surrounding area.

8. The proposed landscape plan includes a variety of trees including leather leaf acacia, ironwood, mesquite, blue palo verde, and desert museum. Additionally, the landscape palette provides a variety of cacti, aloe, yucca, ocotillo, and other shrubs and bushes. This landscape palette is consistent with the existing mature, native vegetation on the site and landscaping in the surrounding area. The applicants will be required to process an inventory and salvage plan as a component of the site plan review process.

Staff stipulations require general conformance to the landscape plan. Additionally, staff stipulations require the provision of a minimum 25-foot landscape setback on the north,

20-feet on the south, and 10 feet on both sides. Finally, staff stipulations require all setbacks to be planted with a minimum 50% 2-inch caliper and minimum 50% 3-inch caliper trees.

The R-O zoning district does not specify any landscaping standards that are relevant to the subject property. Staff stipulations ensure a robust landscaping standard that will mitigate potential impacts of the development on adjacent properties and provide consistency with landscaping in the surrounding area.

LIGHTING

9. Staff stipulations limit parking area lighting to a maximum height of 6-feet and require all lighting to be shielded and cast downward. This stipulation, coupled with the minimum landscape setback dimensions, will mitigate the impacts of site lighting on adjacent residential properties.

SIGNS

10. Staff stipulations prohibit internally-lit signs on the subject property. This stipulation, coupled with the minimum landscape setback dimensions, will mitigate the impacts of signage on adjacent residential properties.

TRAFFIC STUDY

11. As a component of their rezoning application, the applicant submitted a traffic study that addressed and analyzed anticipated trip generation, whether a right turn lane approaching the proposed driveway is warranted, measures to prevent left-turns from the subject property onto Glendale Avenue, and sight distances from the proposed driveway.

Regarding anticipated trip generation, the study noted that 2013 City of Phoenix data recorded more than 45,000 vehicles per day (vpd) west of SR-51 and more than 41,500 vpd west of 24th Street. Since specific tenants are yet not identified, the study assumed the proposed development would be a medical or dental office. This use was chosen as it typically generates more trips than a general office. The study predicted that the development could generate 218 trips on a typical weekday. This would include 15 trips generated during the AM peak hour and 24 trips during the PM peak hour.

Regarding the question of whether a right turn lane approaching the proposed driveway is warranted, the study concludes that while anticipated inbound trips may warrant the turn lane, it is not recommended based on design considerations. The study notes that the subject property's frontage is inadequate to meet the desired ADOT standard for the length of the turn lane. Additionally, relocating the driveway to accommodate the desired length would either encroach on the intersection at SR-51 and Glendale Avenue (west) or require acquisition of right-of-way from adjacent property owners and reconstruction of the public sidewalk (east). Finally, the turn lane may conflict with the existing driveway on the adjacent residential property to the east.

Regarding measures to prevent left turns out from the subject property, the study recommends providing a channelizing island in the driveway. This feature would restrict left turn movements and allow minimal traffic disruptions during construction. The study also analyzed a possible median extension but concluded that this would be cost-prohibitive, difficult to maintain, and be more disruptive during construction.

Regarding sight distances from the proposed driveway, the study concluded that a sight visibility triangle should be designed per AASHTO guidelines in order to provide 555-feet of sign distance to the left. The study recommends guidelines for vegetation within this triangle.

The proposed site plan incorporates a channelizing island in the driveway which will prevent left turns out from the subject property. Staff stipulations require general conformance to this site plan. Both the City Code and Zoning Ordinance have regulations which address sight visibility triangles.

STREET TRANSPORTATION

12. Staff stipulations require the developer to update all existing off-site street improvements, including sidewalks, curb ramps and driveways, adjacent to the project to current ADA guidelines, as approved by the Street Transportation and Planning and Development Departments.

FLOODPLAIN

13. Floodplain Management indicated that the parcel is not in a Special Flood Hazard Area (SFHA), but is located in a Shaded Zone X, on panel 1745 L of the Flood Insurance Rate Maps (FIRM) dated October 16, 2013.

FIRE

14. The Phoenix Fire Department indicated that they do not anticipate problems with this case and that the site and/or buildings shall comply with the Phoenix Fire Code.

ARCHAEOLOGY

15. The City of Phoenix Archaeology Office did not note any required archaeological work for the subject property. However, in the event that any archaeological materials are encountered, ground-disturbing activities must cease within 10-meters and notification and time to assess materials must be provided.

OTHER

16. The City of Phoenix Archaeology Office, Parks and Recreation, Transit Department, and Water Services Department have no concerns regarding the request.
17. Development and use of the site is subject to all applicable codes and ordinances. Zoning approval does not negate other ordinance requirements. Other formal actions such as, but not limited to, zoning adjustments and abandonment may be required.

Findings

1. The proposal is not consistent with the General Plan land use designation of Residential 3.5-5 du/acre, however, as the subject property is less than 10 acres in area, a General Plan amendment is not required.
2. The proposal is consistent with the intent of the Residential Office Zoning District as it is located on the edge of a residential area and a major arterial street, and it is susceptible to redevelopment proposals for nonresidential uses.

3. As stipulated, the proposal is adequately buffered from adjacent residential uses and includes architectural, design, and landscaping features which mitigate potential impacts of the development.

Stipulations

1. The development shall be in general conformance with the site plan date stamped December 22, 2016, and the landscape plan and elevations date stamped December 1, 2016, as modified by the following stipulations and approved by the Planning and Development Department.
2. Minimum landscape setbacks shall be provided as follows: 25-feet along the north property line, 20-feet along the south property line, and 10-feet along the east and west property lines.
3. All landscape setbacks shall be planted with a minimum 50% 2-inch caliper trees and a minimum 50% 3-inch caliper trees planted 20-feet on center or equivalent groupings with a minimum of five (5) 5-gallon shrubs per tree, as approved by the Planning and Development Department.
4. Any parking area lighting shall be no higher than 6-feet and shielded to cast the light downward, as approved by the Planning and Development Department.
5. There shall be no internally lit signs on the site. Signage shall be approved by the Planning and Development Department.
6. In the event that archaeological materials are encountered during construction, all ground-disturbing activities must cease within 10 meters of the discovery and the City of Phoenix Archaeology Office must be notified immediately and allowed time to properly assess the materials.
7. The developer shall construct all streets within and adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping and other incidentals as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.

Writer

Adam Stranieri
December 23, 2016

Team Leader

Joshua Bednarek

Attachments

Sketch Map
Aerial
Site Plan (Date Stamped 12/22/16)
Elevations (Date Stamped 12/01/16)
Landscape Plan (Date Stamped 12/01/16)

Revised
Village Planning Committee Meeting Summary
Z-71-16-6

Date of VPC Meeting	January 17, 2017
Request From	R1-10 (1.27 acres)
Request To	R-O (1.27 acres)
Proposed Use	Office
Location	Northeast corner of the 19 th Street alignment and Glendale Avenue
VPC Recommendation	Approval
VPC Vote	10-3

VPC DISCUSSION & RECOMMENDED STIPULATIONS:

DISCUSSION:

Staff provided an overview of the request, staff’s findings and recommendation.

Committee members expressed some concern about the precedent approval of this request would make for future R-O requests along Glendale Avenue east of State Route 51 Freeway.

Staff responded that the subject property’s proximity to the freeway, lack of any connection to a residential street and absence of any residential frontage road makes it uniquely appropriate for R-O zoning.

The applicant, Mr. Taylor Earl, provided additional details regarding the request and highlighted several aspects of the proposal including the proposed landscape setbacks, site plan and building elevations.

Mr. Earl discussed at the length the traffic controls associated with the proposed site plan, and the neighbors’ concerns with traffic on Glendale Avenue.

Mr. Earl noted that there are only projected to be 232 trips per day generated and the city’s Street Transportation Department has stated that this is not a significant amount.

Committee members had several comments and questions for Mr. Earl. The members’ comments and questions, along with Mr. Earl’s and staff’s responses, are summarized below:

- The proposed office's scale at 6,000 square feet is not consistent with the character of the adjacent neighborhood.
 - Mr. Earl responded that the site's uniquely challenging location no longer makes it a viable site for residential development and they are meeting or exceeding all the standards of the R-O zoning district. Mr. Earl added that R-O is the least intense commercial zoning district they can apply to the site.
- What are the the proposed landscape and building setbacks along Glendale Avenue and is there sufficient space for a detached sidewalk?
 - Mr. Earl stated that there are several challenges in providing a detached sidewalk including existing light poles and the fact that the site's drainage will be is all along Glendale Avenue.
- What is staff's position on requiring detached sidewalks?
 - Staff stated that they generally support the provision of detached sidewalks, but the aforementioned challenges the application outlined make it difficult to provide on this site.
- Are there any plans to extend the median on Glendale Avenue?
 - Mr. Earl highlighted on the site plan that the location of the driveway is located where it may not be necessary to extend the median. Mr. Earl did add that they are committed to working with the city through the development process and would consider additional traffic control measures if they were deemed necessary.
- Where will the trash containers be located on site?
 - Mr. Earl highlighted on the site plan where the containers are proposed, but noted that they are working to find another location for them based on requests from the neighbors.
- The project is another opportunity to provide detached sidewalks and a safer walking environment for residents. Phoenix will not become a more walkable city if we find excuses not to move forward.

Several member of the audience submitted cards and provided comments. Below is a summary of the comments:

Mr. William Culbertson spoke in opposition of the request. Mr. Culbertson lives adjacent to the project and stated that the project will negatively impact the neighborhood's character and integrity. Mr. Culbertson emphasized that the traffic conditions on Glendale Avenue are already unsafe, and the proposal would only worsen these conditions.

Mr. Jeffery Zeig spoke in opposition of the request. Mr. Zeig lives adjacent to the property and reiterated Mr. Culbertson's concerns that the proposal creates a major safety concern for the neighborhood. Mr. Zeig stated that if approved, the proposal will result in additional traffic accidents.

Mr. Dennis Scully spoke in opposition of the request. Mr. Scully lives adjacent to the property and said he has concerns that the funds utilized to purchase the property were only supposed to allow for open space.

- Staff responded that the Squaw Peak Freeway Specific Plan was adopted to guide how the freeway mitigation bonds funds were utilized. The plan addresses the subject property and one of the recommendations proposes a redevelopment of the property. There is no language in the plan that states that the subject property is to remain vacant.

Committee members inquired about the notification requirements the city had to follow when selling the property. Staff stated that they were not aware of what the requirements for notification were. Mr. Earl stated that the property had been posted with a sign and that an add was placed in three publications of general circulation.

Committee members asked staff about the requirements associated with the dedication of a sidewalk via additional right-of-way or an easement. Staff explained the distinction between the two processes, but could not provide an answer as to what liabilities a property owner has when the sidewalk is dedicated as an easement.

After the conclusion of the comments and questions from the public and committee members, Chairman Swart afforded Mr. Earl a few minutes to respond. Mr. Earl's responses are summarized below.

- Putting in detached sidewalk will be challenging, but if it gains the committee's they will commit to making it work.
- The subject lots are much shallower than the other residential lots that face Glendale Avenue. If R-O is not a reasonable request for the site, and single-family residential is not appropriate because of its proximity to the freeway, then what would work?

Committee members inquired if Mr. Earl would be open to limiting the size of the proposed building to decrease the need for so many parking spaces and bring it more in-line with the residential homes to the north.

While Mr. Earl conferred with his client, committee members inquire of staff if limiting the size of the building could be done via stipulation. Staff responded that similar stipulations have been done in the past on other properties.

Mr. Earl stated that after speaking with his client, they were agreeable to limiting the size of the building to 6,000 square feet, installing an additional traffic control mechanism to inhibit vehicle egress and installing a detached sidewalk on Glendale Avenue.

MOTION:

Mr. William Fischbach motioned to approve the request subject to the following additional stipulations:

- #8: THAT THE DEVELOPER SHALL INSTALL ADDITIONAL TRAFFIC CONTROL MEASURES ON THE INGRESS PORTION OF THE DRIVEWAY TO FURTHER INHIBIT ANY EGRESS VEHICULAR TRAFFIC AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.

- #9: A FIVE-FOOT DETACHED SIDEWALK SHALL BE PROVIDED ALONG GLENDALE AVENUE WITH REASONABLE ALLOWANCES FOR LIGHT POLES AND OTHER UTILITY CONFLICTS AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
- #10: THE MAXIMUM TOTAL SQUARE FOOTAGE OF ALL BUILDINGS ON SITE SHALL BE 6,000 SQUARE FEET.

Mr. Daniel Sharaby seconded the motion.

VOTE:

10-3 (Beckvar, Najafi and Valenzuela in opposition)

STAFF COMMENTS REGARDING VPC RECOMMENDATION & STIPULATIONS:

Staff has reworded Stipulation 8 to better address the committee's desire to prohibit vehicles existing the property via a left turn onto Glendale Avenue.

Below is the updated complete list of stipulations:

1. The development shall be in general conformance with the site plan date stamped December 22, 2016, and the landscape plan and elevations date stamped December 1, 2016, as modified by the following stipulations and approved by the Planning and Development Department.
2. Minimum landscape setbacks shall be provided as follows: 25-feet along the north property line, 20-feet along the south property line, and 10-feet along the east and west property lines.
3. All landscape setbacks shall be planted with a minimum 50% 2-inch caliper trees and a minimum 50% 3-inch caliper trees planted 20-feet on center or equivalent groupings with a minimum of five (5) 5-gallon shrubs per tree, as approved by the Planning and Development Department.
4. Any parking area lighting shall be no higher than 6-feet and shielded to cast the light downward, as approved by the Planning and Development Department.
5. There shall be no internally lit signs on the site. Signage shall be approved by the Planning and Development Department.
6. In the event that archaeological materials are encountered during construction, all ground-disturbing activities must cease within 10 meters of the discovery and the City of Phoenix Archaeology Office must be notified immediately and allowed time to properly assess the materials.
7. The developer shall construct all streets within and adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping and other incidentals as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA

accessibility standards.

8. ~~THAT THE DEVELOPER SHALL INSTALL ADDITIONAL TRAFFIC CONTROL MEASURES ON THE INGRESS PORTION OF THE DRIVEWAY TO FURTHER INHIBIT ANY EGRESS VEHICULAR TRAFFIC~~ **TO PHYSICALLY PROHIBIT LEFT TURNS EXITING THE SITE** AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
9. A FIVE-FOOT DETACHED SIDEWALK SHALL BE PROVIDED ALONG GLENDALE AVENUE WITH REASONABLE ALLOWANCES FOR LIGHT POLES AND OTHER UTILITY CONFLICTS AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
10. THE MAXIMUM TOTAL SQUARE FOOTAGE OF ALL BUILDINGS ON SITE SHALL BE 6,000 SQUARE FEET.

REPORT OF PLANNING COMMISSION ACTION
February 2, 2017

ITEM NO: 11	
	DISTRICT NO.: 6
SUBJECT:	
Application #:	Z-71-16-6
Location:	Northeast corner of the 19th Street alignment and Glendale Avenue
Request:	R1-10 To: R-O Acreage: 1.27
Proposal:	Office
Applicant:	ABCO Holdings LLC
Owner:	ABCO Holdings LLC
Representative:	Taylor Earl, Earl Curley & Lagarde PC

ACTIONS:

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:

Camelback East 1/17/2017 Approved, per staff stipulations and three additional stipulations. Vote: 10-3

Planning Commission Recommendation: Approved, as recommended by the Camelback East Village Planning Committee with a modification to Stipulation 8, deletion of Stipulation 9 and an additional stipulation.

Motion discussion: N/A

Motion details – Commissioner Glenn made a MOTION to approve Z-71-16-6 as recommended by the Camelback East Village Planning Committee with a modification to Stipulation 8, deletion of Stipulation 9 and an additional stipulation.

Maker: Glenn
Second: Montalvo
Vote: 7-0
Absent: Shank
Opposition Present: Yes

Findings:

1. The proposal is not consistent with the General Plan land use designation of Residential 3.5-5 du/acre, however, as the subject property is less than 10 acres in area, a General Plan amendment is not required.
2. The proposal is consistent with the intent of the Residential Office Zoning District as it is located on the edge of a residential area and a major arterial street, and it is susceptible to redevelopment proposals for nonresidential uses.

3. As stipulated, the proposal is adequately buffered from adjacent residential uses and includes architectural, design, and landscaping features which mitigate potential impacts of the development.

Stipulations:

1. The development shall be in general conformance with the site plan date stamped December 22, 2016, and the landscape plan and elevations date stamped December 1, 2016, as modified by the following stipulations and approved by the Planning and Development Department.
2. Minimum landscape setbacks shall be provided as follows: 25-feet along the north property line, 20-feet along the south property line, and 10-feet along the east and west property lines.
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4. Any parking area lighting shall be no higher than 6-feet and shielded to cast the light downward, as approved by the Planning and Development Department.
5. There shall be no internally lit signs on the site. Signage shall be approved by the Planning and Development Department.
6. In the event that archaeological materials are encountered during construction, all ground-disturbing activities must cease within 10 meters of the discovery and the City of Phoenix Archaeology Office must be notified immediately and allowed time to properly assess the materials.
7. The developer shall construct all streets within and adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping and other incidentals as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.
8. ~~THAT THE DEVELOPER SHALL INSTALL ADDITIONAL TRAFFIC CONTROL MEASURES ON THE INGRESS PORTION OF THE DRIVEWAY TO FURTHER INHIBIT ANY EGRESS VEHICULAR TRAFFIC TO PHYSICALLY PROHIBIT LEFT TURNS EXITING THE SITE AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.~~
9. ~~A FIVE-FOOT DETACHED SIDEWALK SHALL BE PROVIDED ALONG GLENDALE AVENUE WITH REASONABLE ALLOWANCES FOR LIGHT POLES AND OTHER UTILITY CONFLICTS AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.~~
- 10.9. THE MAXIMUM TOTAL SQUARE FOOTAGE OF ALL BUILDINGS ON SITE SHALL BE 6,000 SQUARE FEET.

10. PRIOR TO PRELIMINARY SITE PLAN APPROVAL, THE LANDOWNER SHALL EXECUTE A PROPOSITION 207 WAIVER OF CLAIMS IN A FORM APPROVED BY THE CITY ATTORNEY'S OFFICE. THE WAIVER SHALL BE RECORDED WITH THE MARICOPA COUNTY RECORDER'S OFFICE AND DELIVERED TO THE CITY TO BE INCLUDED IN THE REZONING APPLICATION FILE FOR RECORD.

Upon request, this publication will be made available within a reasonable length of time through appropriate auxiliary aids or services to accommodate an individual with a disability. This publication may be made available through the following auxiliary aids or services: large print, Braille, audiotape or computer diskette. Please contact Nici Wade at Voice (602) 495-0256 or the City TTY Relay at (602) 534-5500.



FEB 06 2017

Planning & Development
Department

The **PLANNING COMMISSION** agenda for February 2, 2017 is attached.

The **CITY COUNCIL** may approve the recommendation of the Planning Commission without further hearing **unless**:

- 1. A **REQUEST FOR A HEARING** by the **CITY COUNCIL** is filed within seven (7) days.

There is a \$630.00 appeal fee for hearings requested by the applicant, due by 5:00 p.m. February 9, 2017.

Any member of the public may, within seven (7) days after the Planning Commission's action, request a hearing by the City Council on any application. If you wish to request a hearing, fill out and sign the form below and return it to the Planning and Development Department by 5:00 p.m., February 9, 2017.

- 2. A **WRITTEN PROTEST** is filed, no later than seven (7) days after the Planning Commission's action, which requires a three-fourths vote. A written protest will require a three-fourths vote of the City Council to approve a zoning change when the owners of at least 20 percent of the land included in the proposed change or of the land within 150 feet (not including the width of the street) of the front, back or any side of the property sought to be rezoned signed the petition. For condominium, townhouse and other types of ownership with common lands, authorized property owner signatures are required. Please see Planning and Development Department Staff for additional information prior to gathering signatures.

To require a three-fourths vote of the City Council for approval, a written protest for applications on this agenda must be filed with the Planning and Development Department by 5:00 p.m. February 9, 2017.

The Planning and Development Department will verify ownership by protestors to determine whether or not a three-fourths vote will be required.

- 3. A **CONTINUANCE** is granted at the **PLANNING COMMISSION**. In the event of a continuance, there is an \$830.00 fee due from the applicant within fourteen (14) days, by 5:00 p.m. February 16, 2017.

FORM TO REQUEST CITY COUNCIL HEARING

I HEARBY REQUEST THAT THE CITY COUNCIL HOLD A PUBLIC HEARING:

Z-71-16
APPLICATION NO.

1942 E. Glendale, PHX
LOCATION OF APPLICATION SITE

02/02/2017
DATE APPEALED FROM

Maia Brkovic
PLANNER

OPPOSITION
 APPLICANT

(PLANNER TAKING THE APPEAL)

BY MY SIGNATURE BELOW, I ACKNOWLEDGE CITY COUNCIL APPEAL:

DENNIS SCULLY
PRINTED NAME OF PERSON APPEALING

Dennis Scully
SIGNATURE

1927 E. CACTUS WREN DR
STREET ADDRESS

02/06/2017
DATE OF SIGNATURE

PHX, AZ 85020
CITY, STATE & ZIP CODE

602 768-8008
TELEPHONE NO.

REASON FOR REQUEST Disagree with ruling -

APPEALS MUST BE FILED IN PERSON AT 200 WEST WASHINGTON, 2ND FLOOR, ZONING COUNTER

Petition for three Quarter vote by City Council
 For
 Rezoning Application # Z-71-16
 Request: R1-10 to R-O
 Location: 1942 e. Glendale Phoenix 85020

We the Undersigned are Owners of Property within 150 feet of the property requesting the rezoning action. We request that the City Council be required to pass this rezoning application by a three quarters (3/4) vote.

Date	Signature	Address	APN
02/06/17	<i>Denis Sully</i>	1927. e. CACTUS WREN DR PHX AZ 85020	164-27-026
2-6-17	<i>Paul Linn</i>	1939 E CACTUS WREN DR PHOENIX, AZ, 85020	164-27-024

CITY OF PHOENIX

FEB 06 2017

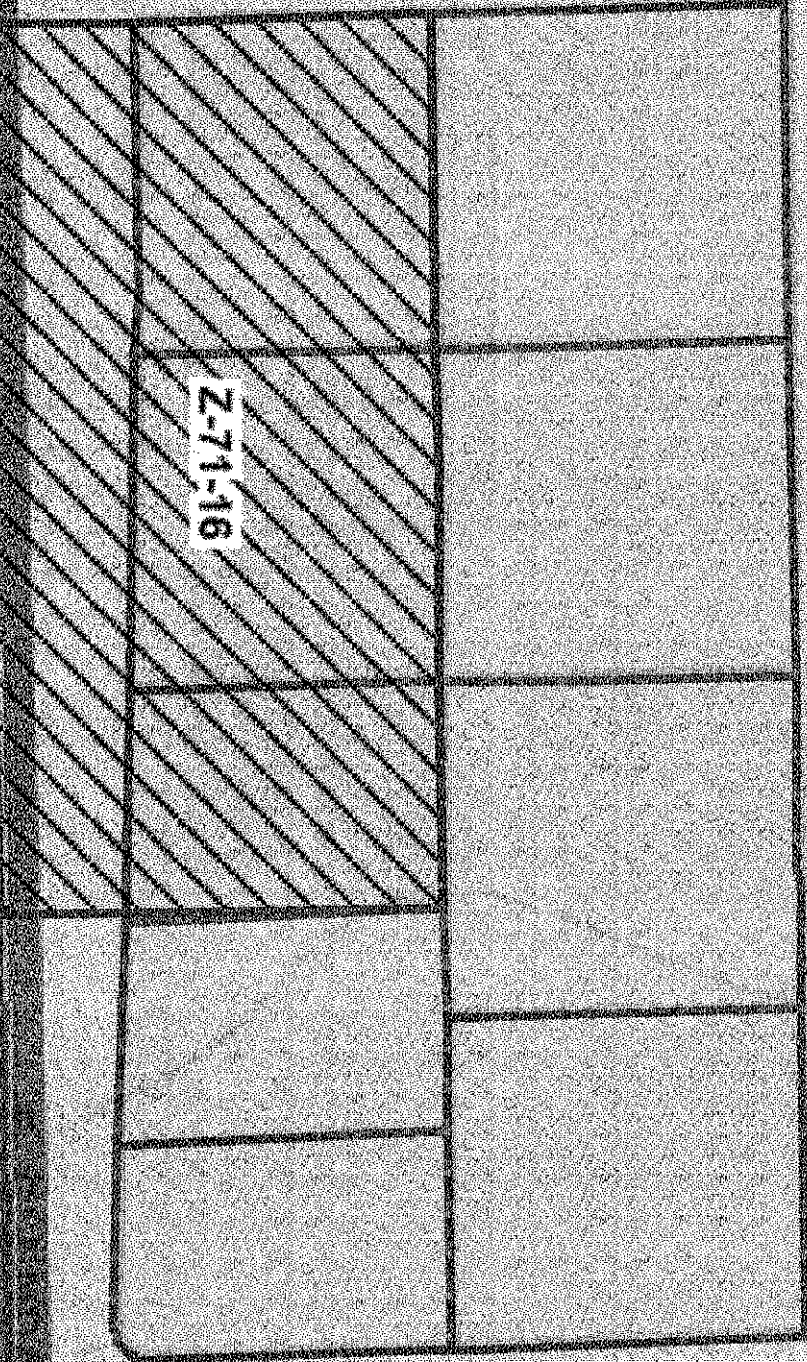
Planning & Development
 Department

CITY OF PHOENIX

FEB 07 2017

Planning & Development
Department

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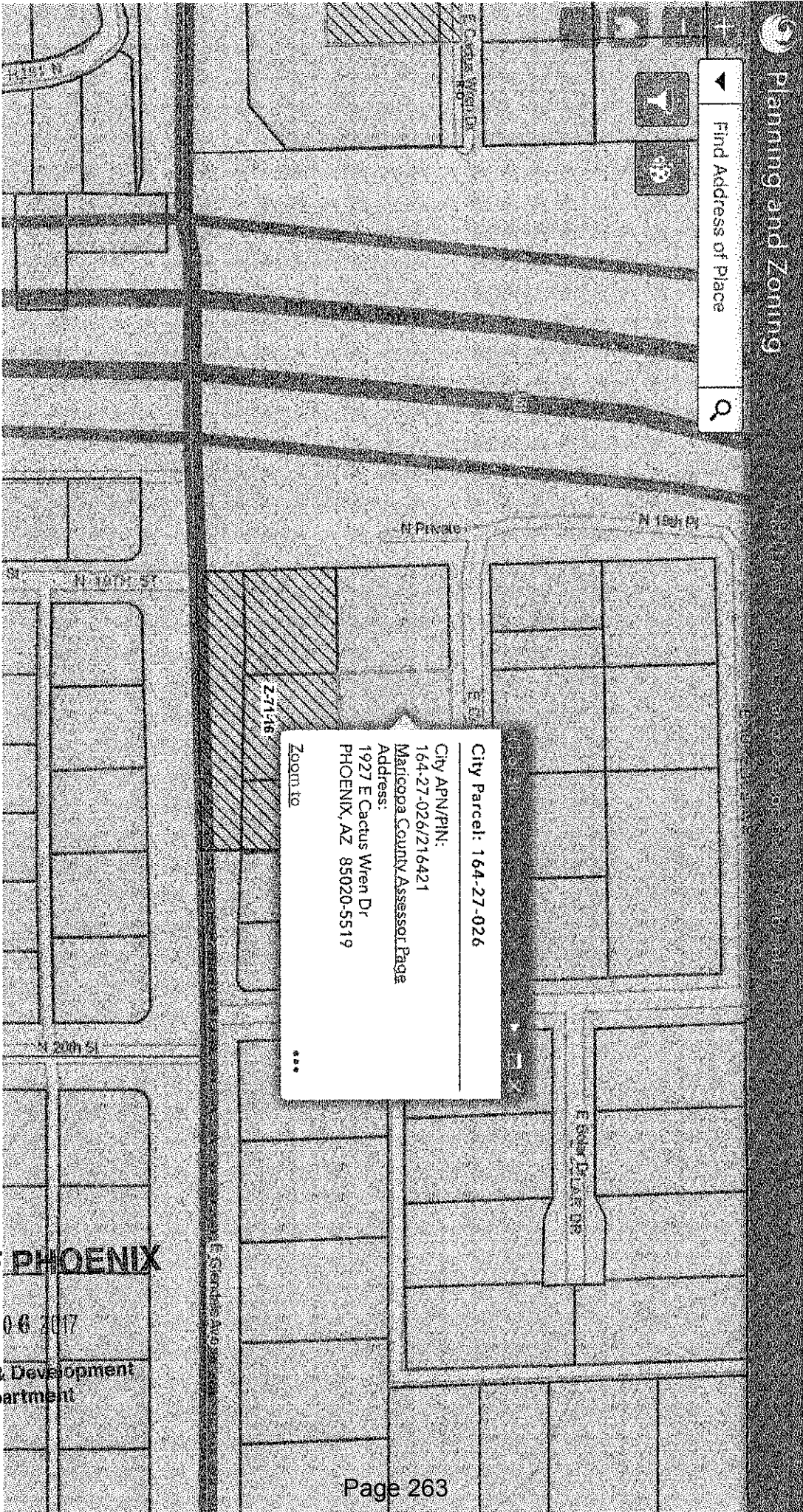
Z-71-16

E OF E Cactus Mtn Dr

N 20th St

PETITION FOR (3/4) VOTE BY CITY COUNCIL
FOR Z-71-16
LOCATION: 1942e. Glenahale

Petition for (3/4) vote by City Council
for #Z-71-16
Location: 1942 E. Glendale

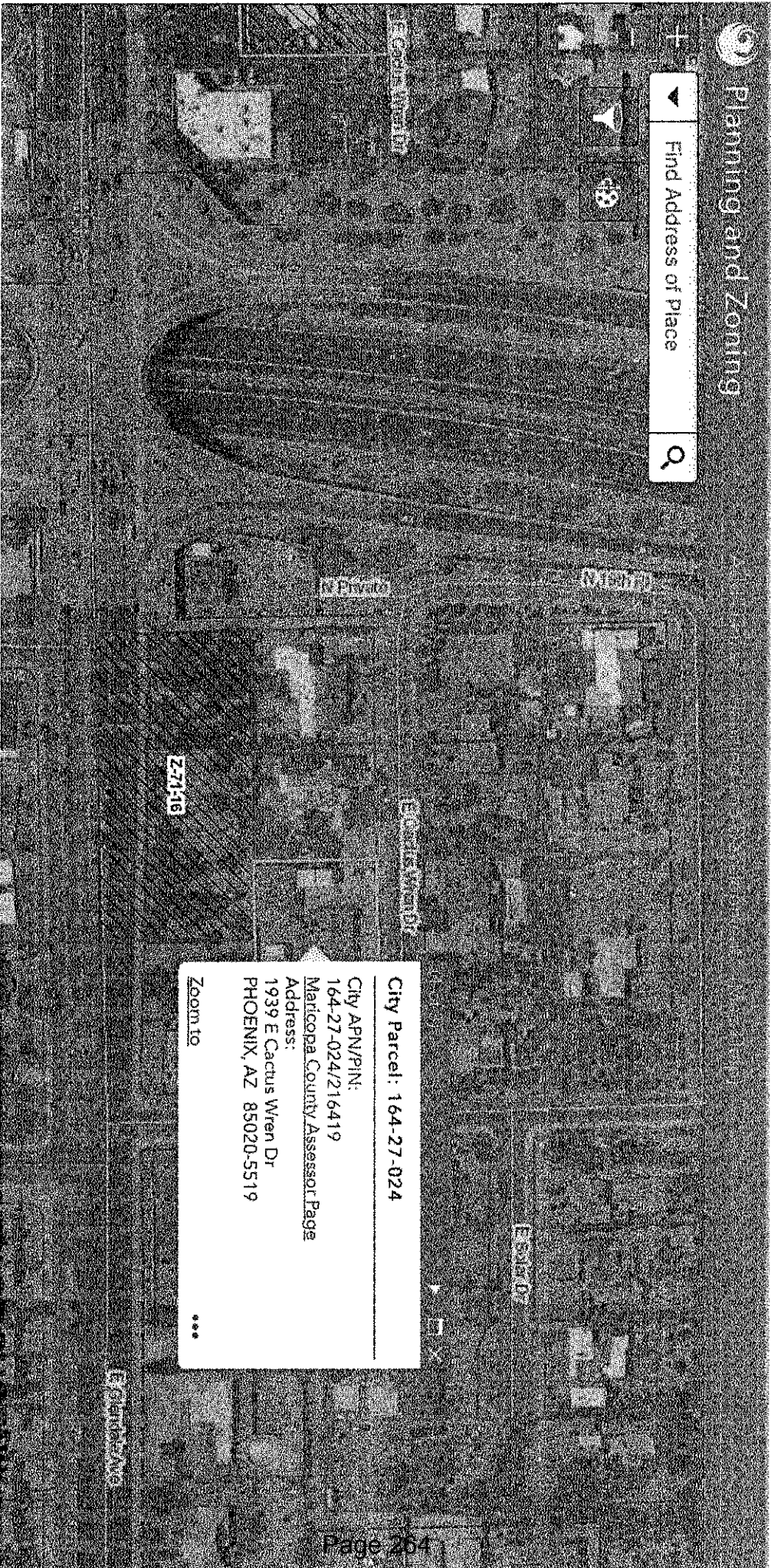


CITY OF PHOENIX

FEB 06 2017

Planning & Development
Department

Position For (3/4) Vote by City Council
FR # 2-71-16
Location 1942e. Glendale

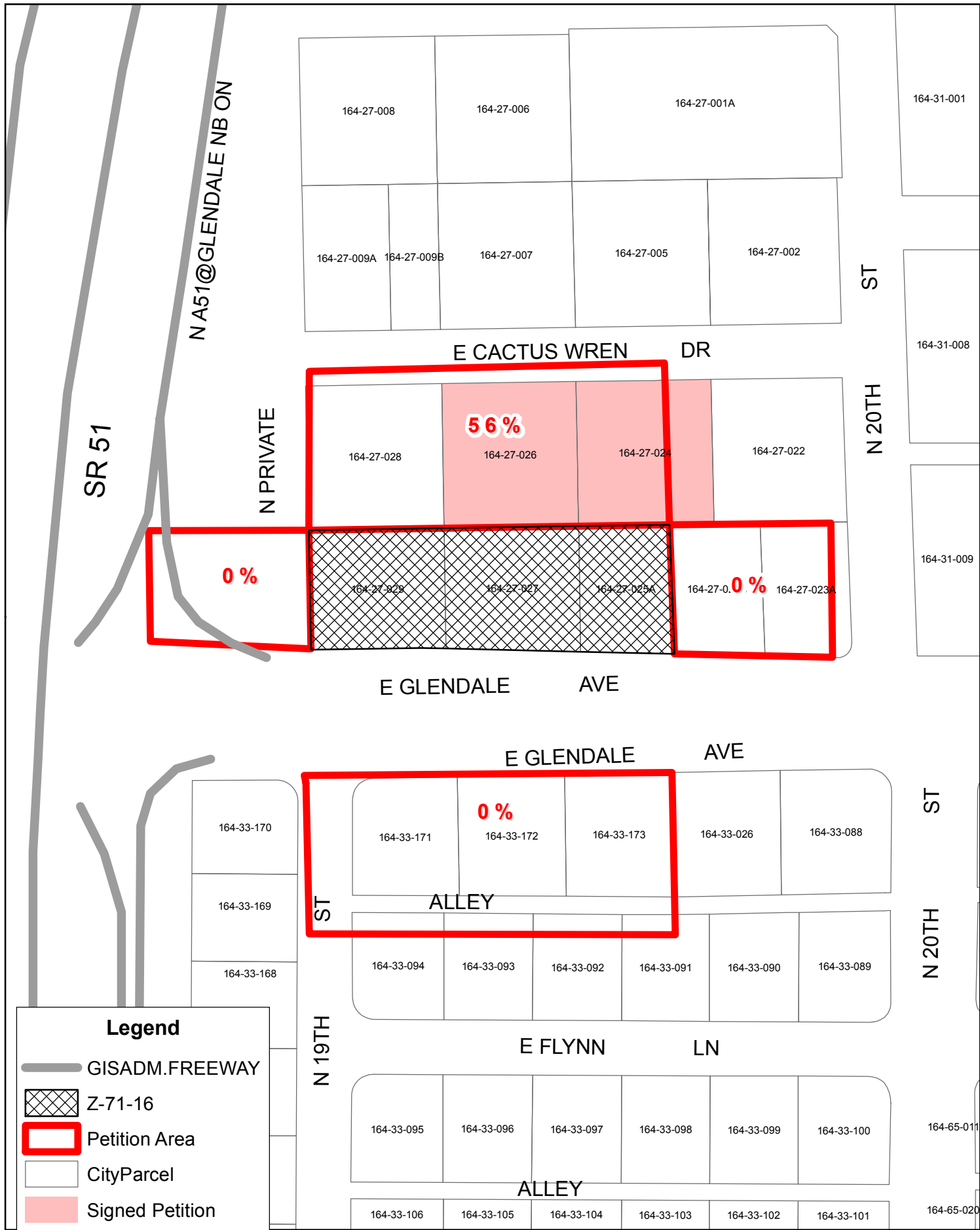


City Parcel: 164-27-024
City APN/PIN:
164-27-024/216419
Maricopa County Assessor Page
Address:
1939 E Cactus Wren Dr
PHOENIX, AZ 85020-5519
Zoom to ...

CITY OF PHOENIX

FEB 06 2017

Planning & Development
Department



0 100 200 Feet



**Amend City Code - Public Hearing and Ordinance Adoption - Rezoning
Application Z-94-16-2 - Approximately 300 Feet South of the Southeast Corner of
25th Street and Bell Road (Ordinance G-6295)**

Request to hold a public hearing on the rezoning application for the following item to consider adopting the Planning Commission's recommendation and the related Ordinance if approved.

Summary

Application: Z-94-16-2

Current Zoning: C-3

Proposed Zoning: R-3A

Acreage: 2.39

Proposal: Multifamily Residential

Owner: Chicanos Por La Causa Lan Bank, LLC

Applicant/Representative: Jacob Zonn, Tiffany and Bosco, PA

Staff Recommendation: Approval, subject to stipulations.

VPC Action: The Paradise Valley Village Planning Committee heard the request on Feb. 6, 2017 and approved per staff recommendation by a 13-0 vote.

PC Action: The Planning Commission heard the request on March 2, 2017 and approved per the Paradise Valley Village Planning Committee by a 7-0 vote.

Location

Approximately 300 feet south of the southeast corner of 25th Street and Bell Road.

District: 2

Responsible Department

This item is submitted by Deputy City Manager Mario Paniagua and the Planning and Development Department.

Attachment A

Staff Report: Z-94-16-2 January 23, 2017

Paradise Valley Village Planning Committee Hearing Date	February 6, 2017
Planning Commission Hearing Date	March 2, 2017
Request From:	C-3 (2.39 acres)
Request To:	R-3A (2.39 acres)
Proposed Use	Multifamily Residential
Location	Approximately 300 feet south of the southeast corner of 25 th Street and Bell Road
Owner	Chicanos Por La Causa Lan Bank, LLC
Applicant / Representative:	Jacob Zonn, Tiffany & Bosco, PA
Staff Recommendation	Approval, subject to stipulations

General Plan Conformity			
General Plan Land Use Designation	Residential 5 to 15 du/acre		
Street Map Classification	25 th Street	Local	30-foot east half street
<p><i>CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; DIVERSE NEIGHBORHOODS; LAND USE PRINCIPLE: Include a mix of housing types and densities where appropriate within each village that support a broad range of lifestyles.</i></p> <p>The proposed development will provide a new housing option on a vacant parcel adjacent to existing multifamily residential and commercial developments.</p>			
<p><i>CONNECT PEOPLE AND PLACES CORE VALUE; OPPORTUNITY SITES; LAND USE PRINCIPLE: Support reasonable levels of increased intensity, respectful of local conditions and surrounding neighborhoods.</i></p> <p>This proposal provides some increased intensity on a vacant property and is compatible with nearby multifamily residential uses. The proposed development is accessed from a local street, just south of Bell Road, and is close to employment centers and commercial areas.</p>			

Surrounding Land Uses/Zoning		
	<u>Land Use</u>	<u>Zoning</u>
On Site	Vacant	C-3
North	Commercial Development	C-2
South	Multifamily Residential	R-3
East	Multifamily Residential	R-3
West	Commercial Development	C-3

Multifamily Residential (R-3A PRD)		<i>*if variance required</i>
<u>Standards</u>	<u>Requirements</u>	<u>Proposed</u>
Total Number of Units	-	42 units
Perimeter Standards	20 feet	*Not Met – 10 feet
Density	23.1 du/acre	Met – 23.1 du/acre
Lot Coverage	45%	Met – 19.7%
Building Height	3 stories or 40 feet	Met – 40 feet
Common Area	5%	Met – 8%
Parking	1.5 space per 2 bedroom unit 2.0 space per 3 bedroom unit	Met – 78 spaces

Background/Issues/Analysis

1. This is a request to rezone a 2.39 acre parcel from C-3 (General Commercial District) to R-3A (Multifamily Residence District) to allow for a multifamily residential development. The site is currently vacant. A multifamily development, zoned R-3, is located to the south and east. Commercial developments, zoned C-3, are located to the west and C-2 to the north of the subject site.

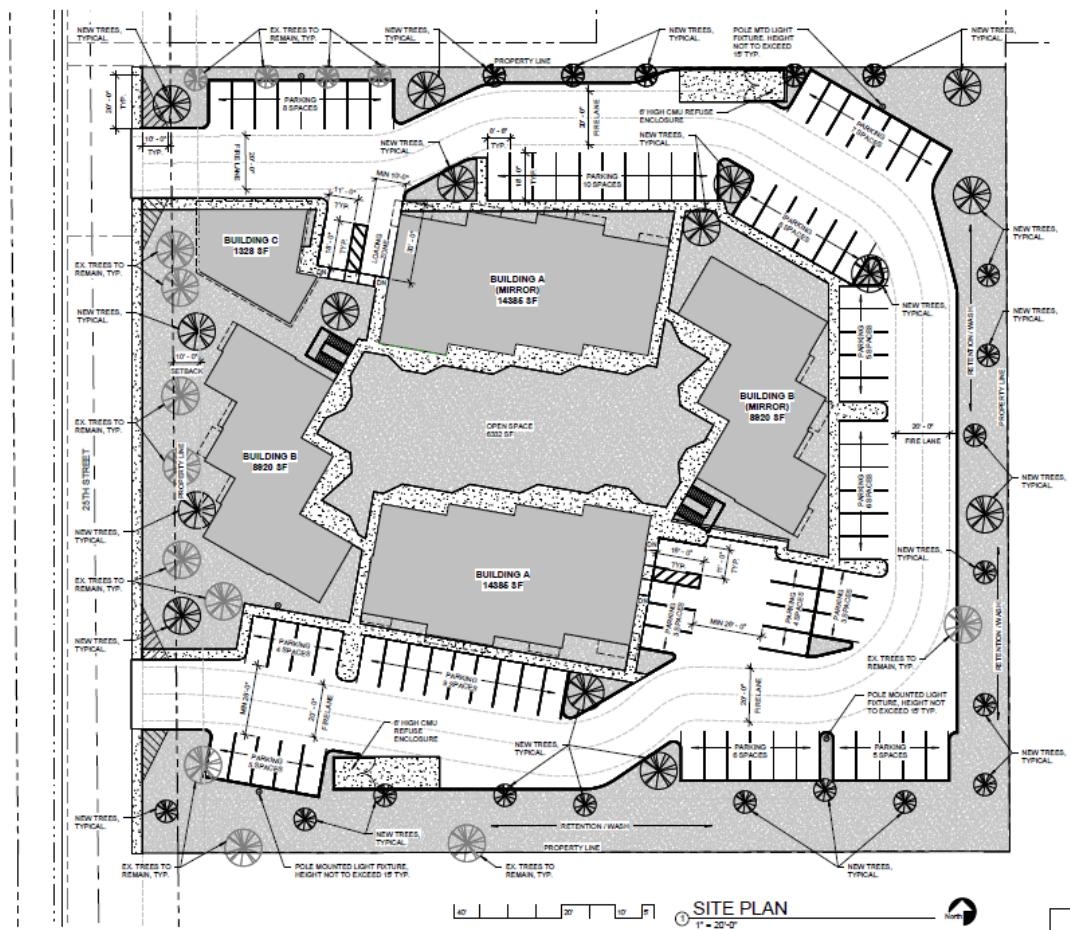


- The General Plan Land Use Map designation for this property is Residential 5 to 15 dwelling units per acre. Although the proposal is not consistent with this designation, an amendment is not required as the subject parcel is less than 10 acres.

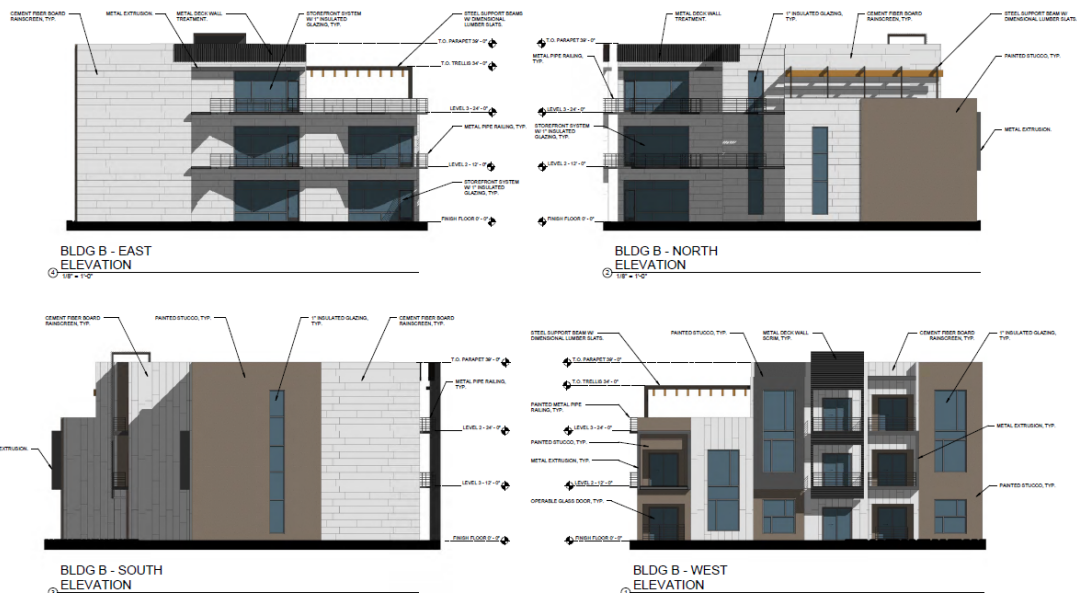
In addition, one of the five General Plan core values (Connect People and Places) centers on connectivity, including to and from public transit. The Phoenix Transportation 2050 Plan (T2050 Plan) proposes a Bus Rapid Transit (BRT) line that will travel along Bell Road from 51st Avenue to Scottsdale Road. Therefore, providing housing options that are accessible to Bell Road will increase connectivity, which is consistent with the core values in the General Plan.

SITE DESIGN / LAYOUT

- The site plan shows four apartment buildings around common open space and a leasing office (Building C) located on the northwestern portion of the site. Access to the site is from two driveways off of 25th Street and the 78 parking spaces are located around the perimeter of the site. In order to buffer the existing multifamily residential developments located to the south and east, staff has included a stipulation for a 30 foot building setback on the south and east property lines.



- The proposed elevations show that the height of the buildings will be 3 stories and 39 feet, which is addressed in a stipulation that limits the maximum height to 40 feet.



- To provide pedestrian access to the surrounding neighborhood and Bell Road, a stipulation requiring pedestrian access at each gate entrance along 25th Street is included.
- For transit riders and pedestrians, staff has included enhanced landscaping along 25th Street to provide a pleasant walking experience to and from Bell Road.

DEPARTMENT COMMENTS

- The Street Transportation Department is requiring that the developer update all existing off-site street improvements, including sidewalks, curb ramps, and driveways, to current ADA guidelines. A stipulation addressing this requirement is included.
- The Aviation Department has noted that the property is in the Public Airport Disclosure area. This area may be subject to overflights of aircraft operating at the Airport. Therefore, there is a stipulation is included requiring that a Notice to Prospective Purchasers, which follows policy regarding properties in the City of Phoenix underlying the flight patterns of Phoenix Deer Valley Airport.
- The Water Services Department has noted that there are no water or sewer infrastructure concerns with the proposed rezoning.

10. The City of Phoenix Floodplain Management division of the Street Transportation Department has determined that this parcel is not in a Special Flood Hazard Area (SFHA), but is located in a Shaded Zone X, on panel 1295 L of the Flood Insurance Rate Maps (FIRM) dated October 16, 2013.
11. Development and use of the site is subject to all applicable codes and ordinances. Zoning approval does not negate other ordinance requirements. Other formal actions such as, but not limited to, zoning adjustments and abandonment may be required.

Findings

1. The proposed development is compatible with the surrounding land uses in the area.
2. The proposal will develop a vacant site and provide additional housing choices near Bell Road, which is designated for a Bus Rapid Transit line in the T2050 Plan.
3. As stipulated, the proposal is appropriately buffered from the surrounding multifamily residential development.

Stipulations

1. The landscape setback along 25th Street, shall be planted with a minimum 50% 2-inch caliper trees, minimum 50% 3-inch caliper trees, to be placed 20-feet on center or in equivalent groupings, as approved by the Planning and Development Department.
2. A minimum building setback of 30 feet shall be required along the south and east property lines, as approved by the Planning and Development Department.
3. The maximum building height shall be 40 feet.
4. Pedestrian access shall be provided at both entrances along 25th Street, as approved by the Planning and Development Department.
5. The developer shall update all existing off-site street improvements (sidewalks, curb ramps and driveways) to current ADA guidelines.
6. The developer shall record a Notice to Prospective Purchasers of Proximity to Airport in order to disclose the existence and operational characteristics of Phoenix Deer Valley Airport (DVT) to future owners or tenants of the property.

Staff Report: Z-94-16-2

January 23, 2017

Page 6 of 6

Writer

Hannah Oliver

January 23, 2017

Team Leader

Craig Mavis

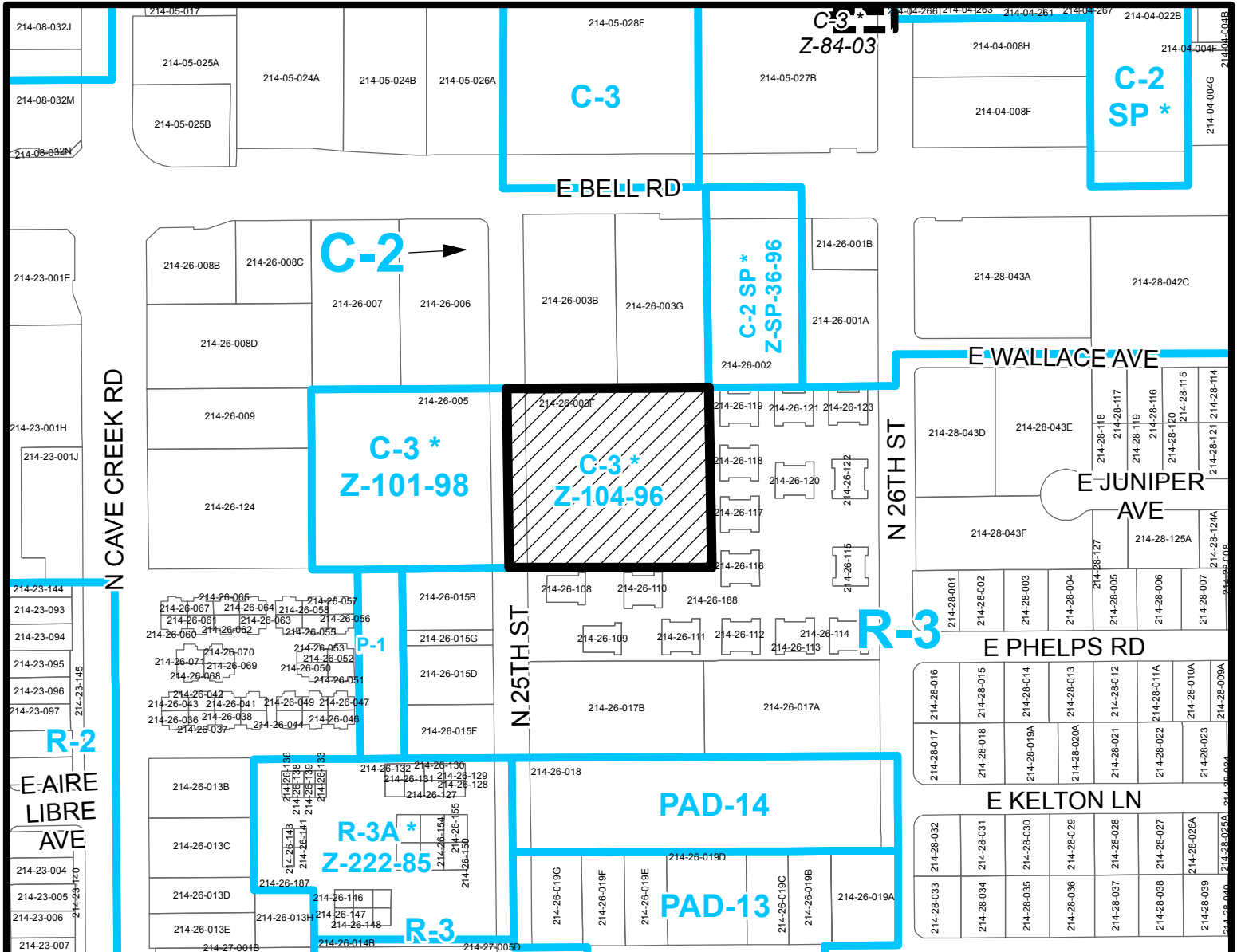
Exhibits

Exhibit 1: Sketch Map

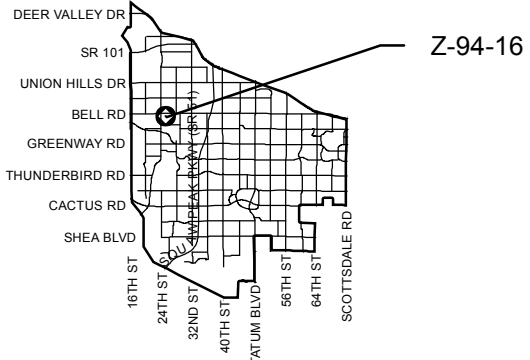
Exhibit 2: Aerial

Exhibit 3: Site Plan date stamped December 19, 2016 (1 page)

Exhibit 4: Elevations date stamped December 19, 2016 (6 pages)



PARADISE VALLEY VILLAGE
CITY COUNCIL DISTRICT: 2

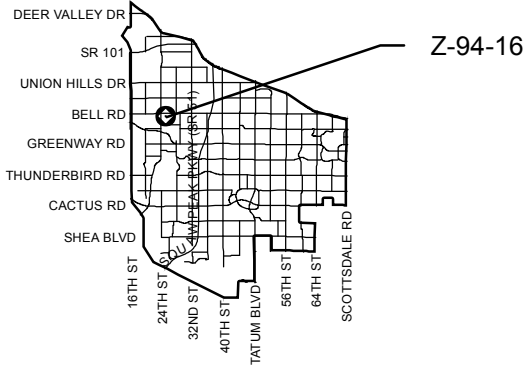


APPLICANT'S NAME: Jacob Zonn, Tiffany & Bosco, PA		REQUESTED CHANGE: FROM: C-3, (2.39 a.c.) TO: R-3A, (2.39 a.c.)	
APPLICATION NO. Z-94-16	DATE: 1/17/2017 REVISION DATES:		
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 2.39 Acres	AERIAL PHOTO & QUARTER SEC. NO. QS 36-33	ZONING MAP M-9	
MULTIPLES PERMITTED C-3 R-3A	CONVENTIONAL OPTION 33 52		* UNITS P.R.D. OPTION 41 63

* Maximum Units Allowed with P.R.D. Bonus

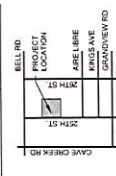


PARADISE VALLEY VILLAGE
CITY COUNCIL DISTRICT: 2



APPLICANT'S NAME: Jacob Zonn, Tiffany & Bosco, PA		REQUESTED CHANGE: FROM: C-3, (2.39 a.c.) TO: R-3A, (2.39 a.c.)	
APPLICATION NO. Z-94-16	DATE: 1/17/2017 REVISION DATES:		
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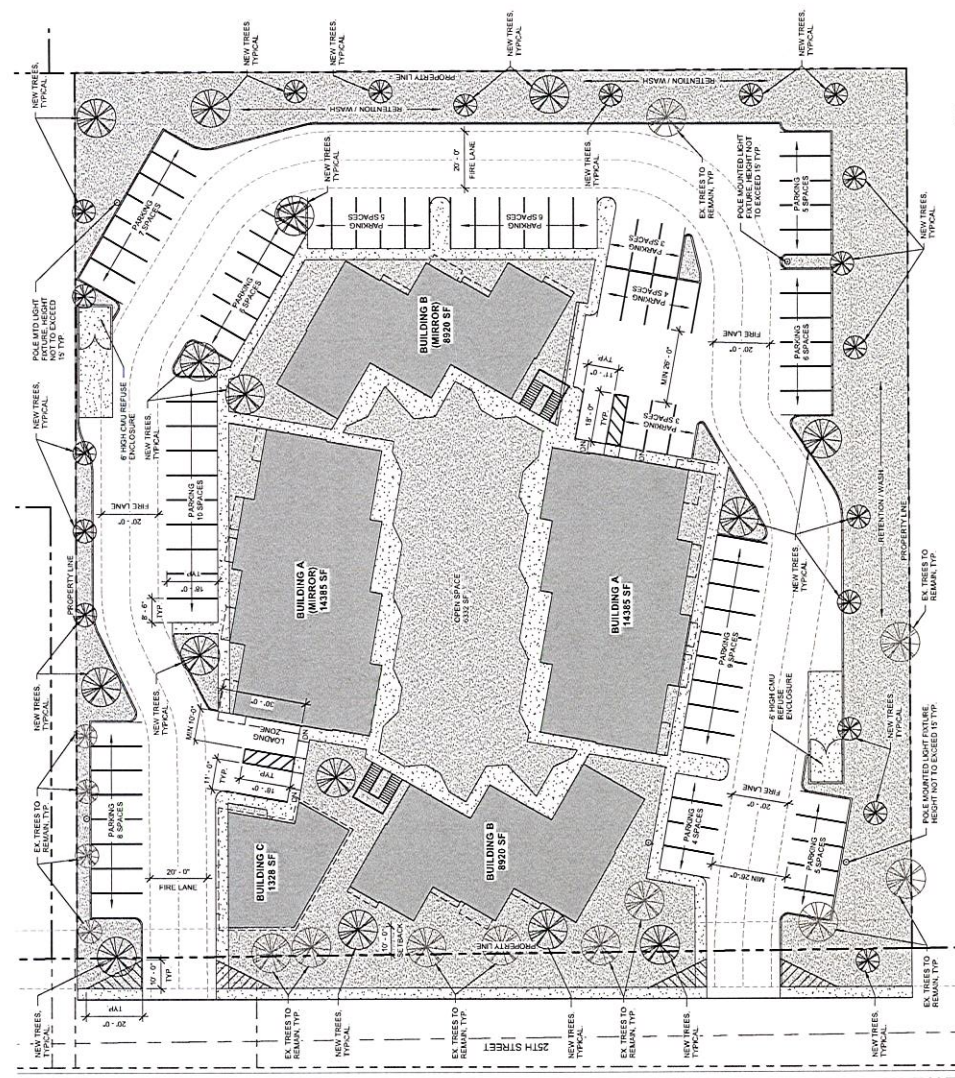


MARK	DATE	DESCRIPTION

PRELIMINARY SITE PLAN
 DATE: 09.27.2016
 SHEET: SD01

PROJECT DATA

- APPLICABLE CODES:**
 202 INTERNATIONAL BUILDING CODE
 202 INTERNATIONAL FIRE CODE
 202 INTERNATIONAL PLUMBING CODE
 202 INTERNATIONAL GREEN CONSTRUCTION CODE
 202 INTERNATIONAL MECHANICAL CODE
 202 INTERNATIONAL ELECTRICAL CODE
 202 INTERNATIONAL IRRIGATION CODE
- ZONING:** C-3-B (3-1/2 FPM UNIT)
 ALLOWED BUILDING HEIGHT: 4 STORY 42'-4" MAX
 PROPOSED BUILDING HEIGHT: 3 STORY 41'-4" MAX
- PERMITTED AREAS:** 91,044 SF (11 ACRES)
 SETBACK AREAS: 73,074 SF (10.4 ACRES)
 COVERED WALKWAY DEVELOPMENT: 32,341 SF (0.73 ACRES)
 MAXIMUM LAND DENSITY: 18 UNITS PER 1,000 SQ FT
 ALLOWED DENSITY: 48 UNITS PER 1,000 SQ FT
 MAXIMUM ALLOWED: 40 UNITS
- COMMON AREAS:** 8468 SF (0.194 ACRES) * 10.7%
 PROVIDED: 8468 SF * 10.7%
 PROVIDED: 8468 SF * 10.7%
- LANDSCAPE AREAS:** 6,130 SQ FT
 PROVIDED: 6,130 SQ FT
- LANDSCAPE AREA REQUIRED:** 16,350 SQ FT
 ON CENTER, 20' MINIMUM PER TREE
- PROPOSED PARKING REQUIRED:**
 15 SPACES PER 2 BEDROOM UNIT: 19,412 ± ±
 15 SPACES PER 3.5 BDRM UNIT: 30,312 ± ±
 TOTAL: 49,724 ± ±
- OFFICE PARKING:**
 1 SPACE PER 300 SF: 800/300 = 3
- ACCESSIBLE PARKING REQUIRED:**
 2% OF PARKING PROVIDED:
 994 ± ±



SITE PLAN
 1" = 20'-0"

- CITY OF PHOENIX STANDARD NOTES**
- DEVELOPMENT AND USE OF THIS SITE SHALL ACCORD TO THE CITY OF PHOENIX ZONING ORDINANCES. ALL APPLICABLE CODES AND ORDINANCES SHALL BE ADHERED TO THROUGHOUT.
 - ALL NEW OR RELOCATED UTILITIES SHALL BE PLACED UNDERGROUND.
 - STRUCTURES AND UTILITIES SHALL BE REMOVED FROM THIS PROPERTY LINE AND 2' FROM THE PROPERTY LINE TO THE PROPERTY LINE TO PROVIDE CLEARANCES. ALL ENTRANCES SHALL BE MAINTAINED AT A MAXIMUM HEIGHT OF 8'-0".
 - ALL POLES SHALL BE PLACED AS TO DIRECT LIGHT AWAY FROM ADJACENT RESIDENTIAL PROPERTIES. ALL POLES SHALL BE ASSESSORS TO CANOPY AT THE PROPERTY LINE. MAXIMUM DOOR EXCEEDS THE CENTRAL LEVEL OF HOUSE DOOR ON THE NEARER SIDE.
 - OWNERS OF PROPERTY ADJACENT TO PUBLIC HIGHWAYS SHALL BE RESPONSIBLE FOR MAINTAINING ALL LANDSCAPING LOCATED BY THE CITY OF PHOENIX WITH APPROVED PLANS.
 - AFTER FINAL APPROVAL, THE PROJECT WILL BE CONSTRUCTION READY TO OCCUPANCY. THE APPLICANT TO NOTIFY FOR INSPECTIONS, CALL 602-762-5780 AND REQUEST A DESIGN REVIEW.
 - ALL ROOFER EQUIPMENT AND SATURITE DISHES SHALL BE SCREENED TO THE HEIGHT OF THE BUILDING TO PREVENT OBSTRUCTION OF TELEPHONE CABLES.
 - ALL WASTE WATER LINES INCLUDING THOSE FOR LAUNDRY, SHOWER, SINK, AND TOILET SHALL BE SUBJECT TO THE PHOENIX PLUMBING CODE.
 - ALL MECHANICAL, ELECTRICAL, PLUMBING, AND OTHER MECHANICAL OR ELECTRICAL EQUIPMENT SHALL BE SCREENED TO ALL PUBLIC STREETS LEVEL ADJACENT TO ALL PUBLIC STREETS.
 - ALL NEW SANITARY SEWER LINES WITHIN THE SITE SHALL BE INSTALLED WITHIN THE PROPERTY LINE AND SHALL BE INSTALLED TO ADEQUATE DEPTH AS SPECIFIED IN THE PHOENIX PLUMBING CODE. SEE CHAPTER 17 AND PERMITS.
 - MAINTENANCE LEVELS SHALL BE CORRECTED UPON SUPPLY.

MERGE
ARCHITECTURAL GROUP
600 N 4TH ST, SUITE 112
PHOENIX ARIZONA 85004
P (602) 635-1581
F (602) 635-1581
craig@mergeag.com
craig@mergeag.com

CPLC LAND BANK LLC
DEVELOPMENT
TONATERRA
16801 N 25TH STREET
PHOENIX AZ 85032

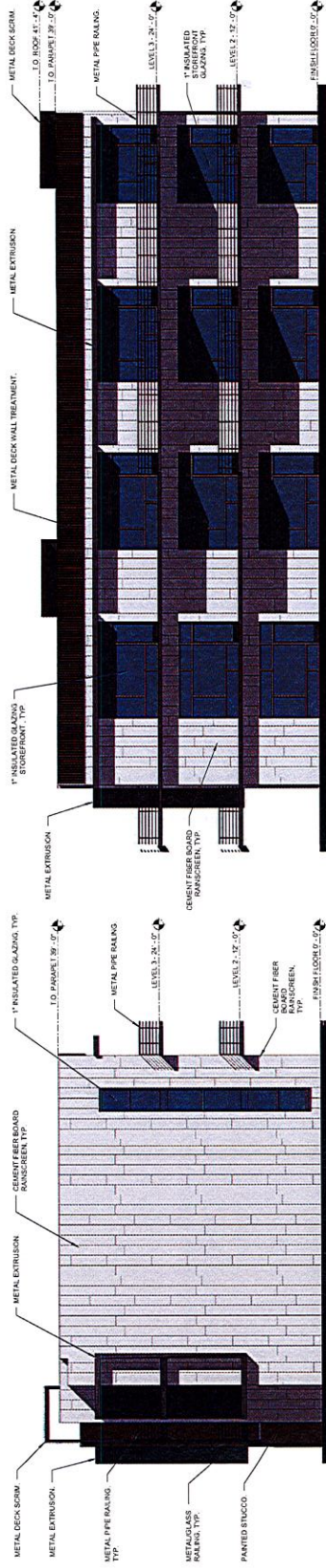
BEEL RD.
PROJECT LOCATION
25TH ST
25TH ST
CAMELBACK RD.
APRIL LIBRE
PINKS AVE
GRANDVIEW RD.

VICINITY MAP

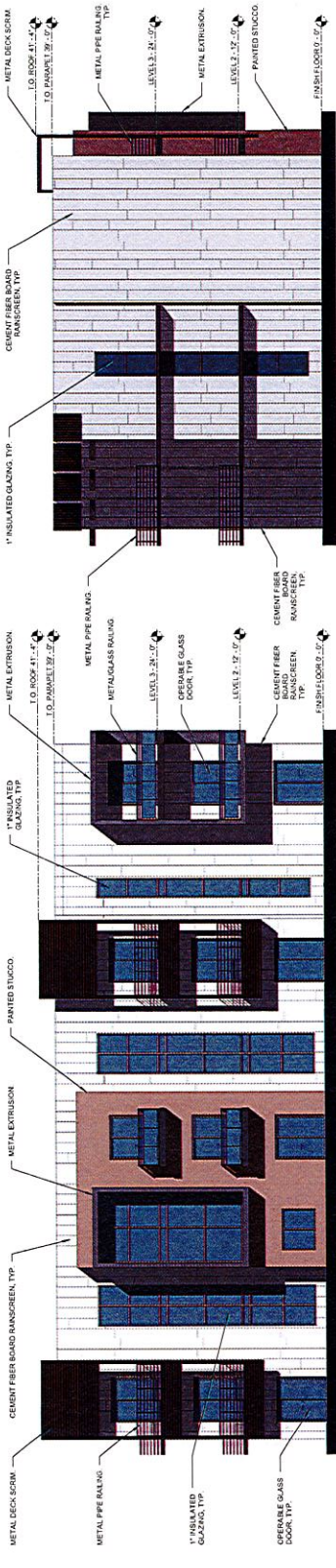
REVISIONS	DATE	BY	DESCRIPTION

BUILDING A ELEVATIONS

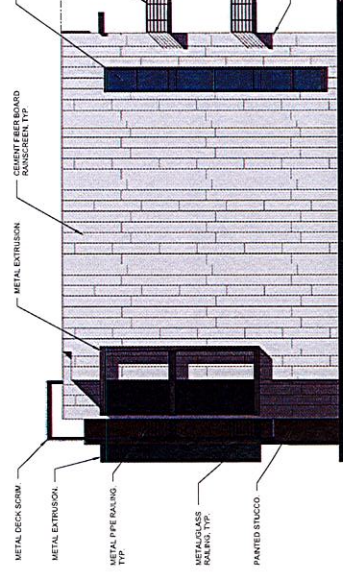
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SHEET: SD06



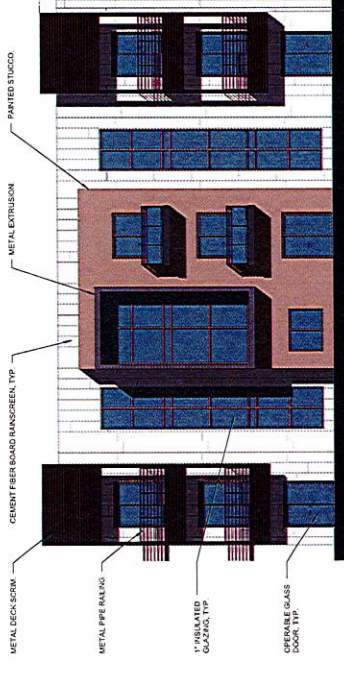
BLDG A - NORTH ELEVATION
① 1/8" = 1'-0"



BLDG A - WEST ELEVATION
① 1/8" = 1'-0"



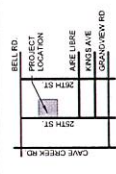
BLDG A - EAST ELEVATION
① 1/8" = 1'-0"



BLDG A - SOUTH ELEVATION
① 1/8" = 1'-0"

CITY OF PHOENIX
DEC 19 2016
Planning & Development Department

D:\BMD\31111\Drawings\Area\Wleale\A1

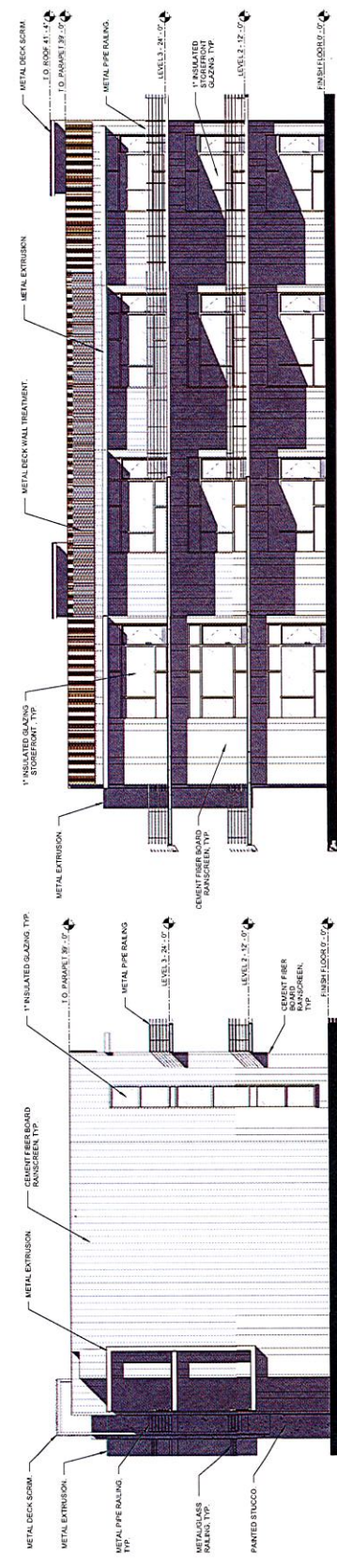


REVISIONS

NO.	DATE	DESCRIPTION
1	05/03/16	ISSUE FOR PERMITS
2	05/03/16	ISSUE FOR PERMITS
3	05/03/16	ISSUE FOR PERMITS
4	05/03/16	ISSUE FOR PERMITS
5	05/03/16	ISSUE FOR PERMITS
6	05/03/16	ISSUE FOR PERMITS
7	05/03/16	ISSUE FOR PERMITS
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9	05/03/16	ISSUE FOR PERMITS
10	05/03/16	ISSUE FOR PERMITS

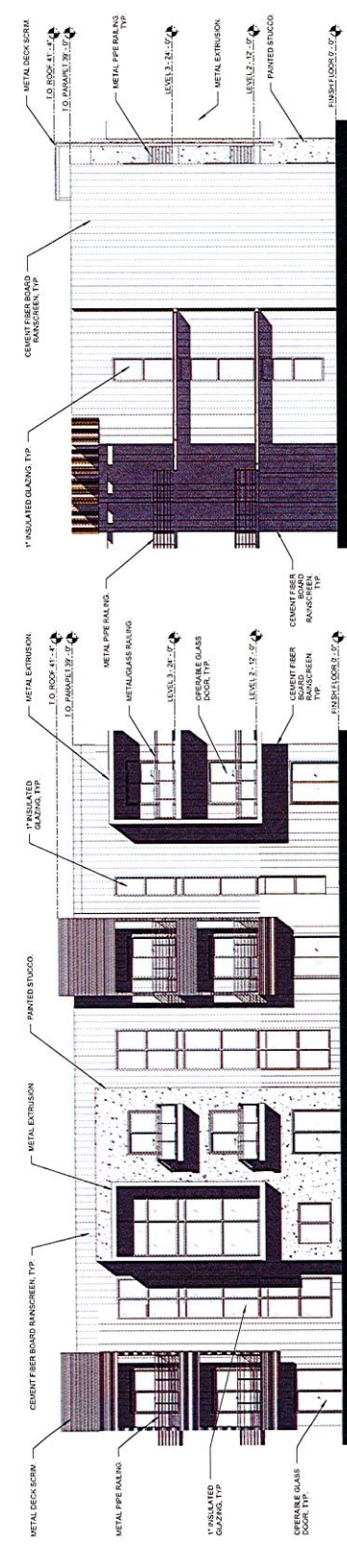
THIS DRAWING IS AN INSTRUMENT OF SERVICE PREPARED BY MERGE ARCHITECTURAL FOR THE PROJECT OF THE ARCHITECT'S PROFESSIONAL RESPONSIBILITY. IT IS THE PROPERTY OF MERGE ARCHITECTURAL AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF MERGE ARCHITECTURAL. THE ARCHITECT ASSUMES NO LIABILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE USER OF THIS DRAWING SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND REGULATORY APPROVALS FROM ALL APPLICABLE AGENCIES.

SHEET TITLE: BUILDING A ELEVATIONS



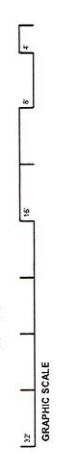
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 1/8" = 1'-0"

BLDGA - EAST ELEVATION
 1/8" = 1'-0"



BLDGA - WEST ELEVATION
 1/8" = 1'-0"

BLDGA - SOUTH ELEVATION
 1/8" = 1'-0"



CITY OF PHOENIX
 DEC 19 2016
 Planning & Development Department

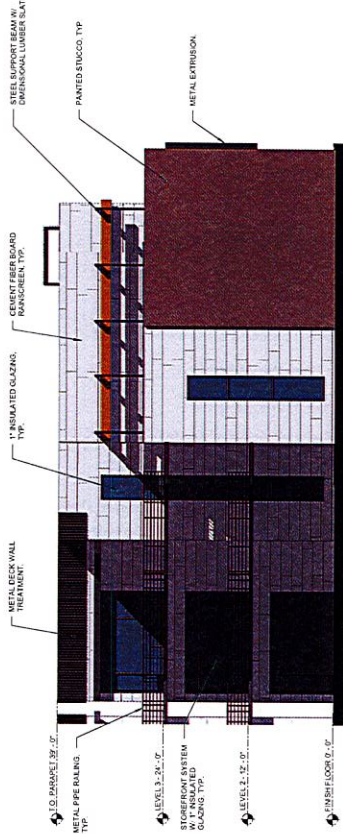


BELL NO.	DATE	DESCRIPTION
PROJECT	DATE	DESCRIPTION
DATE	DESCRIPTION	DATE

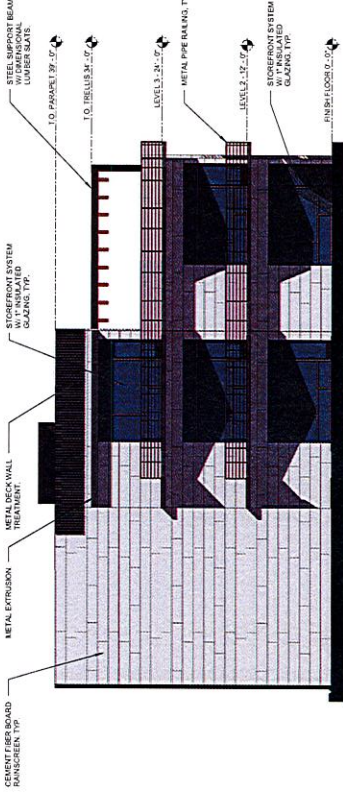
VICINITY MAP

DESIGNER	DATE	DESCRIPTION
PROJECT	DATE	DESCRIPTION
DATE	DESCRIPTION	DATE

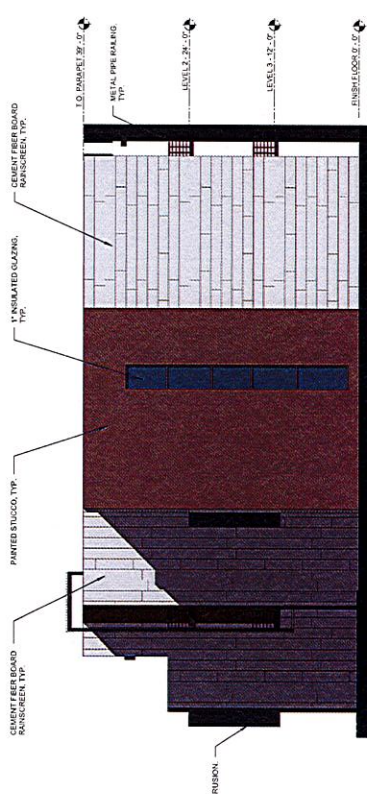
BUILDING B ELEVATIONS
 DATE: 02/21/2016
 SHEET: SD07



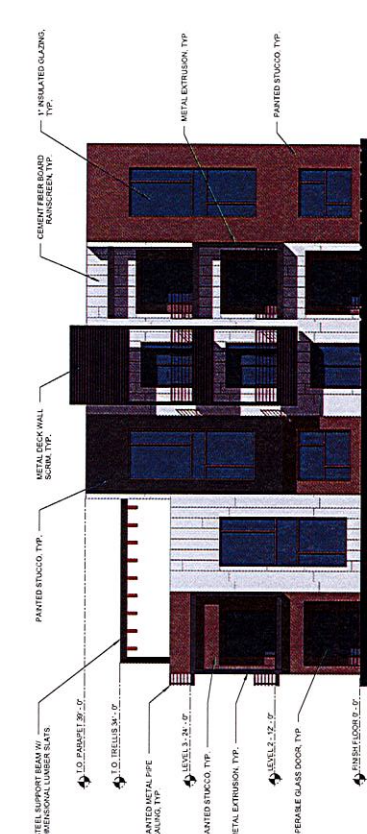
BLDG B - EAST ELEVATION
 ① 1/8" = 1'-0"



BLDG B - NORTH ELEVATION
 ② 1/8" = 1'-0"



BLDG B - SOUTH ELEVATION
 ③ 1/8" = 1'-0"



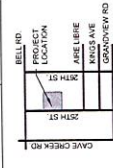
BLDG B - WEST ELEVATION
 ④ 1/8" = 1'-0"



CITY OF PHOENIX
 DEC 19 2016
 Planning & Development
 Department



CPLC LAND BANK LLC
 PROJECT: **TONATERRA DEVELOPMENT**
 1699 N 25TH STREET
 PHOENIX AZ 85032

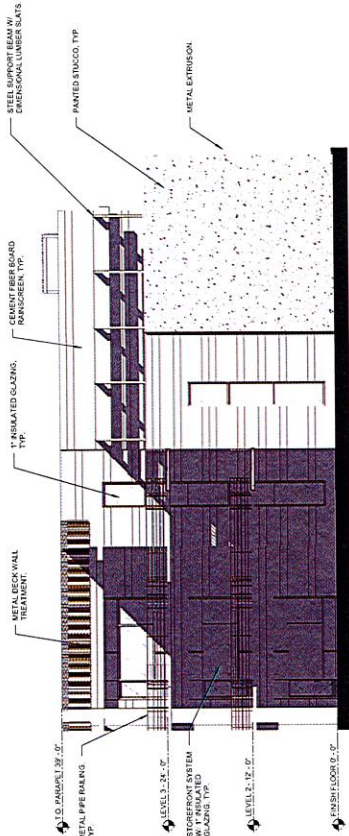


VICINITY MAP

REVISION	DATE	DESCRIPTION

SHEET NO. 106.003
 PROJECT NO. 2016
 DESIGNED BY CAM
 CHECKED BY CAM
 DATE: 09/21/2016

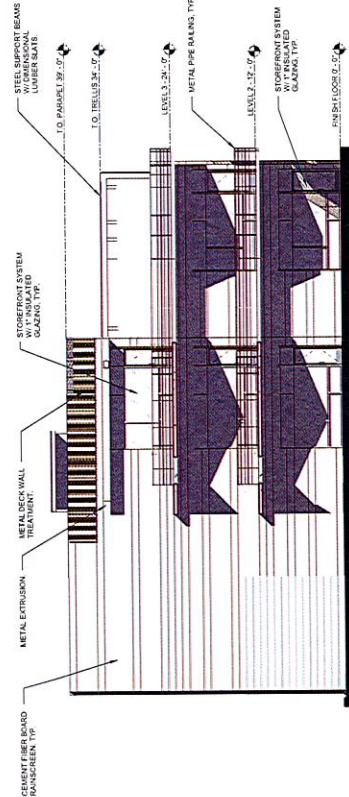
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 DATE: 09/21/2016
 REF: **SD07**



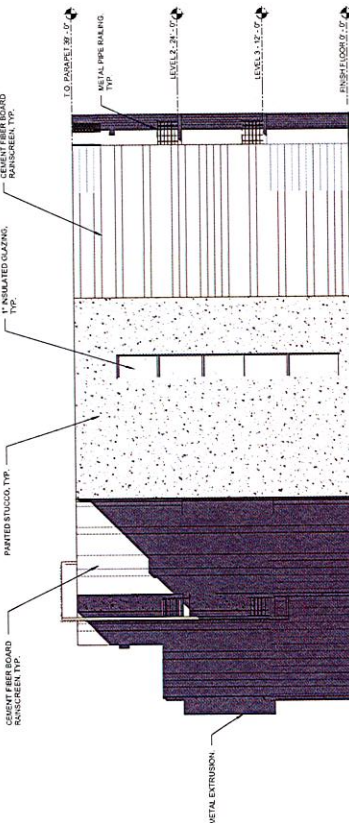
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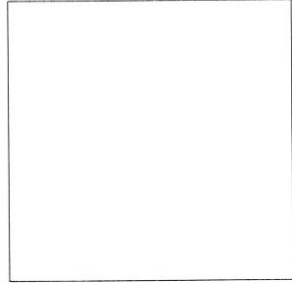
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 1/8" = 1'-0"



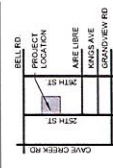
BLDG B - EAST ELEVATION
 1/8" = 1'-0"



BLDG B - SOUTH ELEVATION
 1/8" = 1'-0"



CITY OF PHOENIX
 DEC 19 2016
 Planning & Development
 Department



VICINITY MAP

NO.	DATE	REVISION

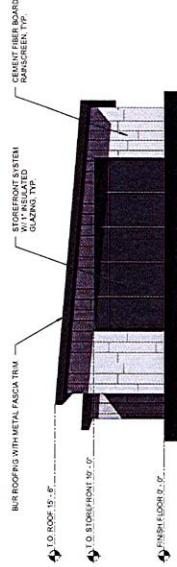
NO.	DATE	REVISION

CONTRACTOR:
 MERGE ARCHITECTURAL GROUP
 600 N 4TH ST, SUITE 112
 PHOENIX ARIZONA 85004
 P (602) 635-1581
 F (602) 635-1581
 www.mergeag.com
 cde@mergeag.com

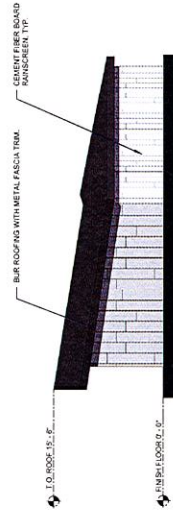
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BUILDING C ELEVATIONS

DATE:
 05/17/2016

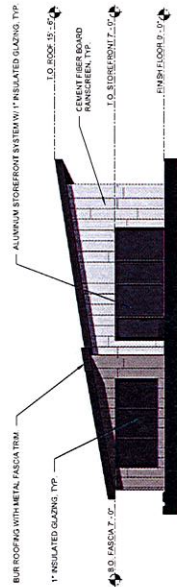
SHEET NO.:
 SD08



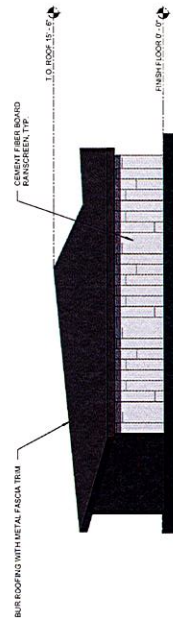
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 ② 1/8" = 1'-0"



BLDG C - WEST ELEVATION
 ① 1/8" = 1'-0"



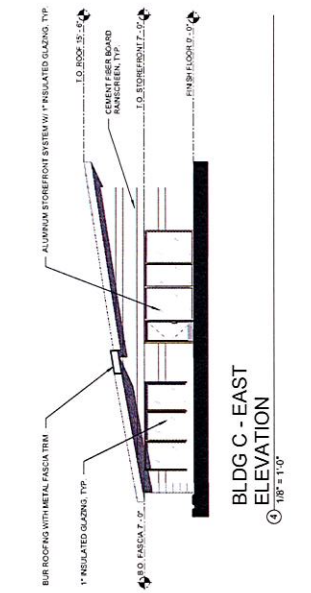
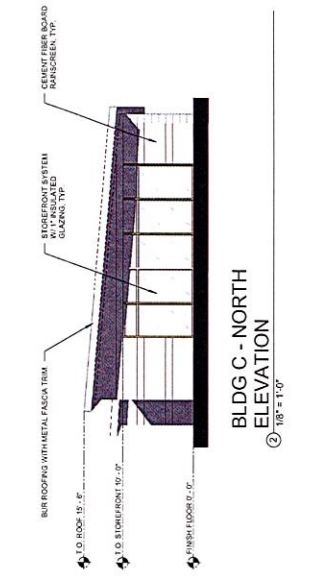
BLDG C - EAST ELEVATION
 ③ 1/8" = 1'-0"



BLDG C - SOUTH ELEVATION
 ④ 1/8" = 1'-0"



CITY OF PHOENIX
 DEC 19 2016
 Planning & Development
 Department



CPLC LAND BANK LLC
 OWNER REPRESENTATIVE
 TONATERRA DEVELOPMENT
 16801 N 25TH STREET
 PHOENIX AZ 85032

VICINITY MAP

REVISION	DATE	DESCRIPTION

BUILDING C ELEVATIONS
 DATE: 06/21/2016
 SHEET: SD08

CITY OF PHOENIX
 DEC 19 2016
 Planning & Development
 Department



**THIS IS A DRAFT COPY ONLY AND IS NOT AN OFFICIAL COPY OF THE FINAL,
ADOPTED ORDINANCE**

ORDINANCE G-

AN ORDINANCE AMENDING THE CODE OF THE CITY OF PHOENIX, ARIZONA, PART II, CHAPTER 41, THE ZONING ORDINANCE OF THE CITY OF PHOENIX, BY AMENDING SECTION 601, THE ZONING MAP OF THE CITY OF PHOENIX, CHANGING THE ZONING DISTRICT CLASSIFICATION FOR THE PARCEL DESCRIBED HEREIN (Z-94-16-2) FROM C-3 (GENERAL COMMERCIAL) TO R-3A (MULTIFAMILY RESIDENCE DISTRICT).

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF PHOENIX, as follows:

SECTION 1. The zoning of an approximately 2.39 acre property located approximately 300 feet south of the southeast corner of 25th Street and Bell Road in a portion of Section 2, Township 3 North, Range 3 East, as described more specifically in Exhibit "A", is hereby changed from "C-3" (General Commercial) to "R-3A" (Multifamily Residence District).

SECTION 2. The Planning and Development Director is instructed to modify the Zoning Map of the City of Phoenix to reflect this use district classification change as shown in Exhibit "B".

SECTION 3. Due to the site's specific physical conditions and the use district applied for by the applicant, this rezoning is subject to the following stipulations,

violation of which shall be treated in the same manner as a violation of the City of

Phoenix Zoning Ordinance:

1. The landscape setback along 25th Street, shall be planted with a minimum 50% 2-inch caliper trees, minimum 50% 3-inch caliper trees, to be placed 20-feet on center or in equivalent groupings, as approved by the Planning and Development Department.
2. A minimum building setback of 30 feet shall be required along the south and east property lines, as approved by the Planning and Development Department.
3. The maximum building height shall be 40 feet.
4. Pedestrian access shall be provided at both entrances along 25th Street, as approved by the Planning and Development Department.
5. The developer shall update all existing off-site street improvements (sidewalks, curb ramps and driveways) to current ADA guidelines.
6. The developer shall record a Notice to Prospective Purchasers of Proximity to Airport in order to disclose the existence and operational characteristics of Phoenix Deer Valley Airport (DVT) to future owners or tenants of the property.

SECTION 4: If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions hereof.

PASSED by the Council of the City of Phoenix this 22nd day of March, 2017.

MAYOR

ATTEST:

_____ City Clerk

APPROVED AS TO FORM:

_____ City Attorney

REVIEWED BY:

_____ City Manager

Exhibits:

A – Legal Description (1 Page)

B – Ordinance Location Map (1 Page)

DRAFT

EXHIBIT A

LEGAL DESCRIPTION FOR Z-94-16-2

THE WEST HALF OF LOT 5, BLOCK A, KAY ACRES UNIT 2, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 38 OF MAPS, PAGE 33. LOCATED IN SECTION 2, TOWNSHIP 3 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY ARIZONA.

EXCEPT THE NORTH 9.00 FEET THEREOF.

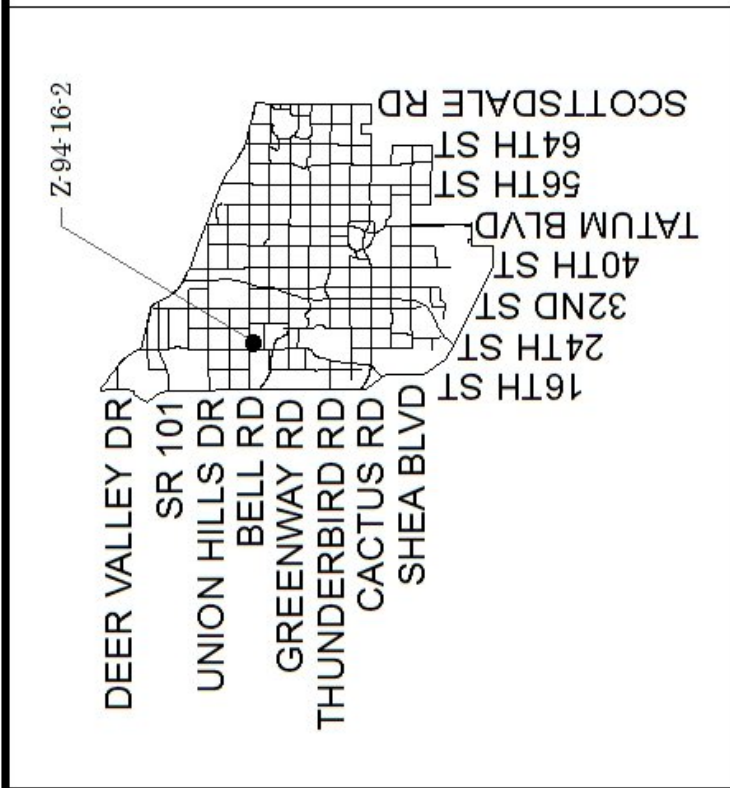
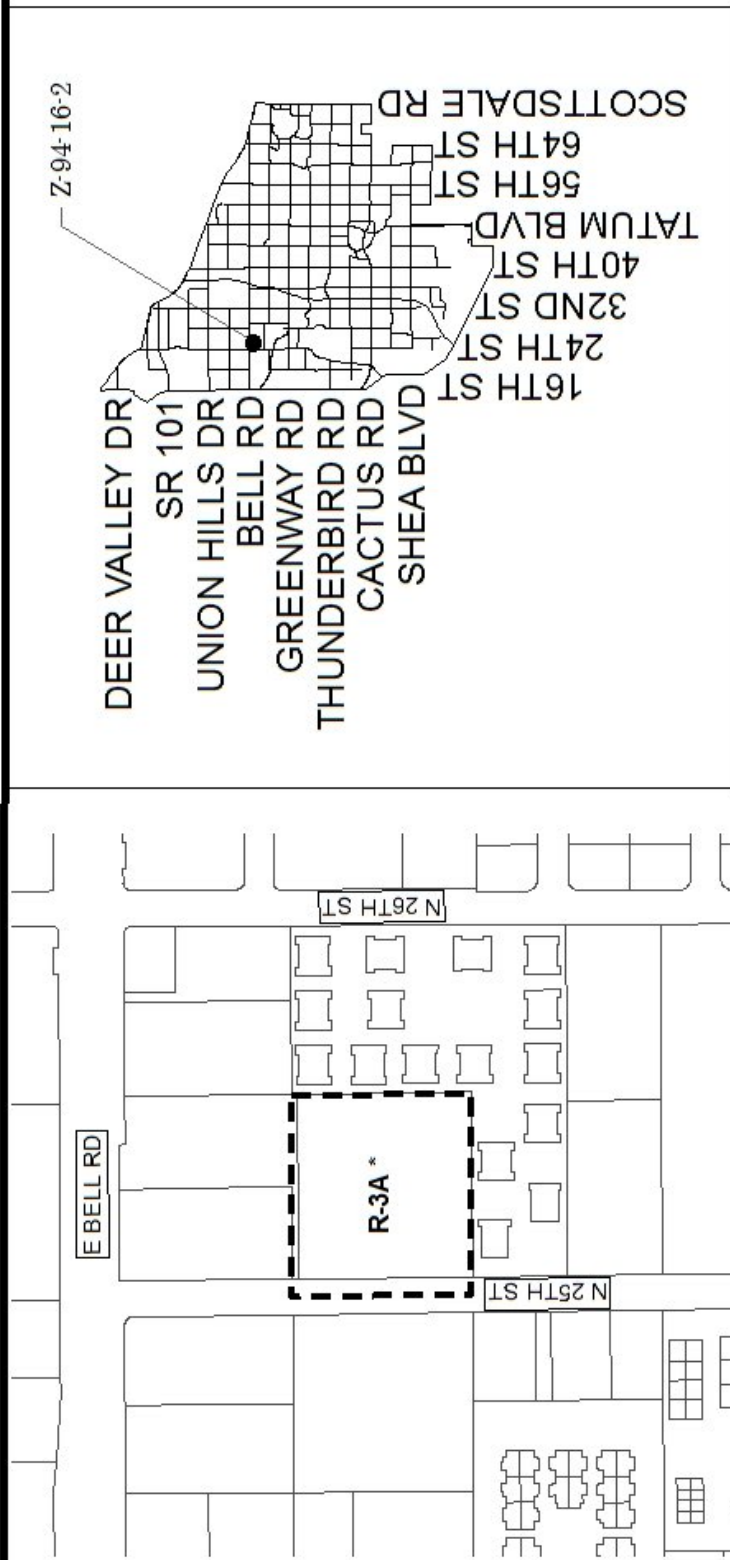
DRAFT

ORDINANCE LOCATION MAP

EXHIBIT B

Zoning Case Number: Z-94-16-2
Zoning Overlay: N/A
Planning Village: Paradise Valley

ZONING SUBJECT TO STIPULATIONS: *
SUBJECT AREA: - - - - -



NOT TO SCALE



Drawn Date: 2/10/2017

R:\IS_Team\Core_Functions\Zoning\SupplMaps_OrdMaps\2017_Ord\3_22_17\Z-94-16-2.mxd

Attachment C: City Council Report

CITY COUNCIL REPORT

TO: Mario Paniagua
Deputy City Manager

FROM: Alan Stephenson
Planning & Development Director

SUBJECT: BACKUP INFORMATION TO ITEM 126 PUBLIC HEARING/ORDINANCE ADOPTION – (Z-94-16-2) ON THE MARCH 22, 2017, FORMAL AGENDA – APPROXIMATELY 300 FEET SOUTH OF THE SOUTHEAST CORNER OF 25TH STREET AND BELL ROAD

This report provides backup information on Item 126 - Public Hearing/Ordinance Adoption to Z-94-16-2 located approximately 300 feet south of the southeast corner of 25th Street and Bell Road on the March 22, 2017 Formal Agenda.

THE ISSUE

A rezoning application has been submitted for approval to the City Council for a parcel located approximately 300 feet south of the southeast corner of 25th Street and Bell Road. The application is being made by Tiffany and Bosco, PA.

OTHER INFORMATION

Rezoning case Z-94-16-2 is a request to rezone 2.39 acres from C-3 (General Commercial) to R-3A (Multifamily Residence District) to allow multifamily residential.

The Paradise Village Planning Committee heard the request on Feb. 6, 2017, and it was approved per staff's stipulations. Vote: 13-0.

The Planning Commission will hear this case on Mar. 2, 2017.

Exhibits:

- 1 – Staff Report Z-94-16-2
- 2 – Village Planning Committee Meeting Summary
- 3 – Planning Commission Summary



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

To: Mario Paniagua
Deputy City Manager

Date: February 22, 2017

From: Alan Stephenson
Planning and Development Director

Subject: ITEM 126 ON THE MARCH 22, 2017 FORMAL AGENDA – PUBLIC HEARING/ORDINANCE ADOPTION OF Z-94-16-2 (G-6295) – APPROXIMATELY 300 FEET SOUTH OF THE SOUTHEAST CORNER OF 25TH STREET AND BELL ROAD

Item 126 rezoning application Z-94-16-2 and Ordinance G-6295 is a request to rezone a 2.39 acre property located approximately 300 feet south of the southeast corner of 25th Street and Bell Road from C-3 (General Commercial) to R-3A (Multifamily Residence District) to allow a mix of uses including a self-storage facility.

This application is on an expedited hearing schedule and there is not sufficient time from the Planning Commission Hearing on March 2, 2017 to the City Council hearing on March 22, 2017 to post the request for public hearing if the case were to be appealed; therefore, this case will be automatically placed on the public hearing portion of the City Council agenda regardless if appealed.

The modifications and additional stipulations are listed below:

1. The landscape setback along 25th Street, shall be planted with a minimum 50% 2-inch caliper trees, minimum 50% 3-inch caliper trees, to be placed 20-feet on center or in equivalent groupings, as approved by the Planning and Development Department.
2. A minimum building setback of 30 feet shall be required along the south and east property lines, as approved by the Planning and Development Department.
3. The maximum building height shall be 40 feet.
4. Pedestrian access shall be provided at both entrances along 25th Street, as approved by the Planning and Development Department.
5. The developer shall update all existing off-site street improvements (sidewalks, curb ramps and driveways) to current ADA guidelines.
6. The developer shall record a Notice to Prospective Purchasers of Proximity to Airport in order to disclose the existence and operational characteristics of Phoenix Deer Valley Airport (DVT) to future owners or tenants of the property.