

PHOENIX CITY COUNCIL FORMAL AGENDA



Mayor
Thelda Williams

Vice Mayor
District 2
Jim Waring

District 1
Thelda Williams

District 3
Debra Stark

District 4
Laura Pastor

District 5
Vania Guevara

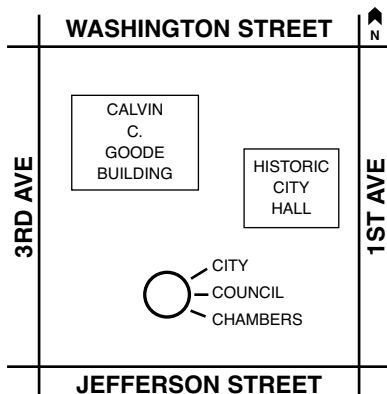
District 6
Sal DiCiccio

District 7
Michael Nowakowski

District 8
Felicita Mendoza

*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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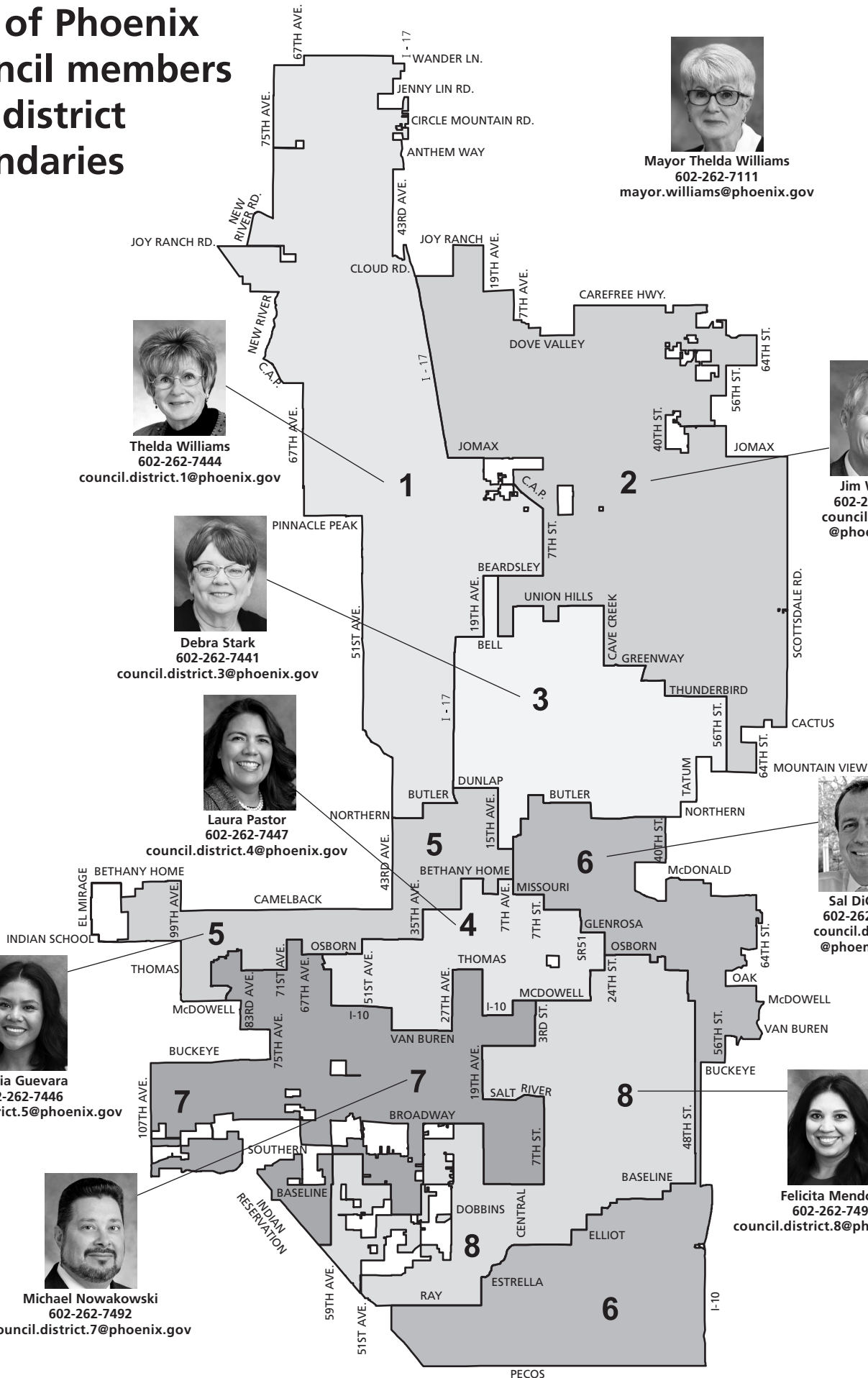
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Agenda

City Council Formal Meeting

Wednesday, November 14, 2018

2:30 PM

phoenix.gov

*****REVISED Nov. 13, 2018*****
Item Revised: 35

CALL TO ORDER AND ROLL CALL

CITIZEN COMMENTS

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-

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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: 11/14/2018, **Item No.** 1

For Approval or Correction, the Minutes of the Formal Meeting on Sept. 19, 2018

Summary

This item transmits the minutes of the Formal Meeting of Sept. 19, 2018, 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 Acting Deputy City Manager Toni Maccarone and the City Clerk Department.



City of Phoenix

City Council Formal Meeting

City Council Report

Agenda Date: 11/14/2018, **Item No.** 2

For Approval or Correction, the Minutes of the Special Meeting on Sept. 26, 2018

Summary

This item transmits the minutes of the Special Meeting of Sept. 26, 2018, 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 Acting Deputy City Manager Toni Maccarone and the City Clerk Department.



Liquor License - Lychee Kitchen

Request for a liquor license. Arizona State License Application 33355.

Summary

Applicant

Jeff Yu, Agent

License Type

Series 12 - Restaurant

Location

23450 N. 19th Ave., Ste. 103

Zoning Classification: C-2 DVAO

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 business is currently under construction with plans to open in December 2018.

The 60-day limit for processing this application is Dec. 1, 2018.

Pursuant to A.R.S. 4-203, a spirituous liquor license shall be issued only after satisfactory showing of the capability, qualifications and reliability of the applicant and that the public convenience and the best interest of the community will be substantially served by the issuance. If an application is filed for the issuance of a license for a location, that on the date the application is filed has a valid license of the same series issued at that location, there shall be a rebuttable presumption that the public convenience and best interest of the community at that location was established at the time the location was previously licensed. The presumption shall not apply once the licensed location has not been in use for more than 180 days.

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 understand the responsibilities and regulation that come with owning a liquor license. I take responsibilities and regulation seriously to ensure that my business is run successfully and professionally."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:
"As the primary purpose of the business is that of a restaurant and the sales of food that liquor is nothing more than a secondary purpose."

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 - Lychee Kitchen

Liquor License Map - Lychee Kitchen

Responsible Department

This item is submitted by Acting Deputy City Manager Toni MacCarone and the City Clerk Department.

Liquor License Data: LYCHEE KITCHEN

Liquor License

Description	Series	1 Mile	1/2 Mile
Producer	1	1	0
Bar	6	2	0
Beer and Wine Bar	7	2	0
Liquor Store	9	1	0
Beer and Wine Store	10	1	0
Hotel	11	3	1
Restaurant	12	1	0
Craft Distiller	18	2	0

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	23.61	10.24	6.68
Violent Crimes	4.03	0.39	0.10

*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

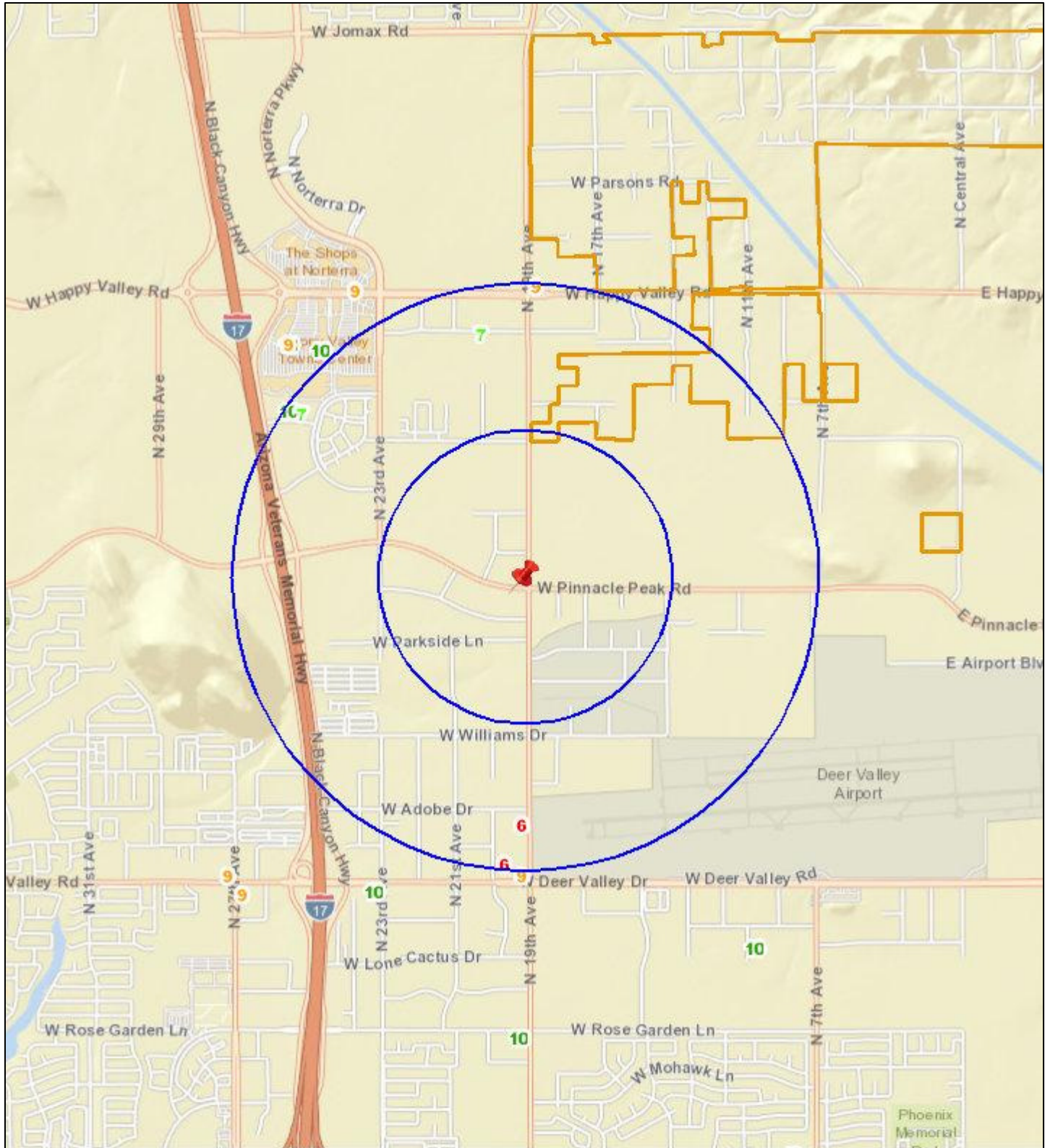
Description	Average	1/2 Mile Average
Parcels w/Violations	66	2
Total Violations	115	4

Census 2010 Data 1/2 Mile Radius

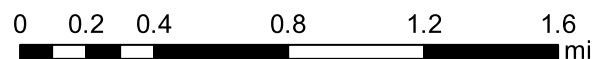
BlockGroup	2010 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
6123001	2199	54 %	6 %	5 %
6147001	287	86 %	29 %	31 %
Average		61 %	13 %	19 %

Liquor License Map: LYCHEE KITCHEN

23450 N 19TH AVE



Date: 10/5/2018



City Clerk Department



Liquor License - Special Event - The Singletons

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

Summary

Applicant

Jody Farley

Location

21001 N. Tatum Blvd.

Council District: 2

Function

Community Event

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

Nov. 18, 2018 - 9:30 a.m. to 12:30 p.m. / 500 attendees

Staff Recommendation

Staff recommends approval of this application.

Responsible Department

This item is submitted by Acting Deputy City Manager Toni Maccarone and the City Clerk Department.



Liquor License - Special Event - The Singletons

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

Summary

Applicant

Jody Farley

Location

21001 N. Tatum Blvd.

Council District: 2

Function

Community Event

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

Dec. 2, 2018 - 9:30 a.m. to 12:30 p.m. / 500 attendees

Staff Recommendation

Staff recommends approval of this application.

Responsible Department

This item is submitted by Acting Deputy City Manager Toni Maccarone and the City Clerk Department.



Liquor License - Special Event - The Singletons

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

Summary

Applicant

Jody Farley

Location

21001 N. Tatum Blvd.

Council District: 2

Function

Community Event

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

Dec. 9, 2018 - 9:30 a.m. to 12:30 p.m. / 500 attendees

Staff Recommendation

Staff recommends approval of this application.

Responsible Department

This item is submitted by Acting Deputy City Manager Toni Maccarone and the City Clerk Department.



Liquor License - Tikka Shack

Request for a liquor license. Arizona State License Application 31852.

Summary

Applicant

Parish Patel, Agent

License Type

Series 12 - Restaurant

Location

21001 N. Tatum Blvd., Ste. 48-1520

Zoning Classification: C-2 DRSP

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 business is currently being remodeled with plans to open in December 2018.

The 60-day limit for processing this application is Nov. 16, 2018.

Pursuant to A.R.S. 4-203, a spirituous liquor license shall be issued only after satisfactory showing of the capability, qualifications and reliability of the applicant and that the public convenience and the best interest of the community will be substantially served by the issuance. If an application is filed for the issuance of a license for a location, that on the date the application is filed has a valid license of the same series issued at that location, there shall be a rebuttable presumption that the public convenience and best interest of the community at that location was established at the time the location was previously licensed. The presumption shall not apply once the licensed location has not been in use for more than 180 days.

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 ran and operated several businesses in the past and have never had any outstanding liabilities or litigation against me or any of the businesses I ran. I have a clean background and have never been convicted of any felonies or misdemeanors. I will be completing liquor license training and I understand the importance of my obligation to promote responsible drinking."

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

"I am bringing a family oriented restaurant business to the family centric neighborhood of Desert Ridge. The business will promote a community gathering place. To enhance their experience we are planning to serve a variety of draft beers, bottle beers and wines."

Staff Recommendation

Staff recommends approval of this application.

Attachments

Liquor License Data - Tikka Shack

Liquor License Map - Tikka Shack

Responsible Department

This item is submitted by Acting Deputy City Manager Toni Maccarone and the City Clerk Department.

Liquor License Data: TIKKA SHACK

Liquor License

Description	Series	1 Mile	1/2 Mile
Bar	6	7	5
Beer and Wine Bar	7	3	2
Liquor Store	9	3	3
Beer and Wine Store	10	4	3
Hotel	11	1	0
Restaurant	12	28	25

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	23	16.98	46.92
Violent Crimes	3.89	1.16	2.97

*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

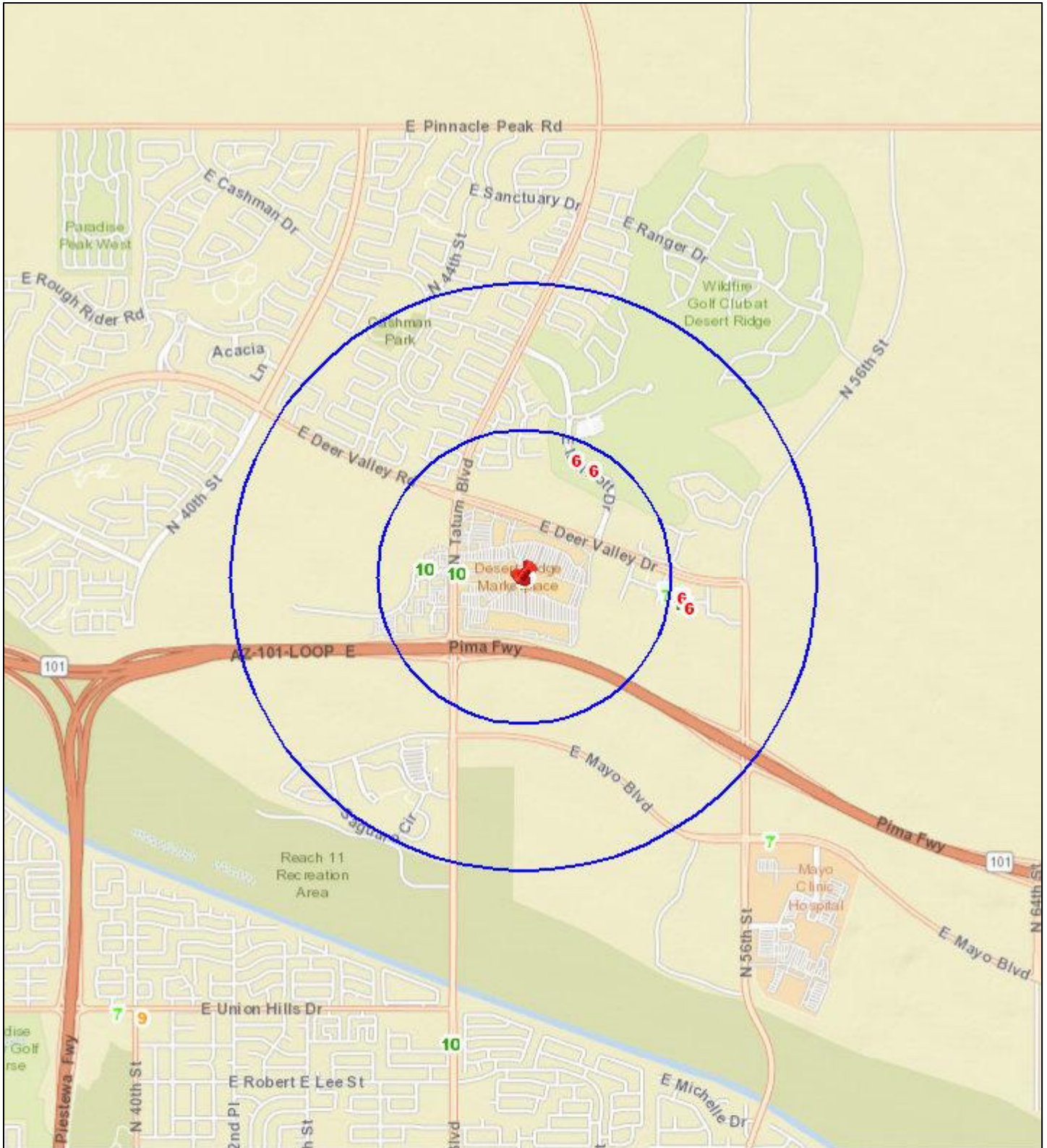
Description	Average	1/2 Mile Average
Parcels w/Violations	66	0
Total Violations	115	

Census 2010 Data 1/2 Mile Radius

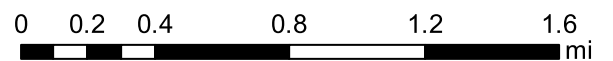
BlockGroup	2010 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
6150003	344	8 %	38 %	5 %
6151001	1444	84 %	18 %	8 %
6152001	1993	8 %	29 %	12 %
6152002	2127	70 %	10 %	4 %
6152003	867	89 %	26 %	2 %
Average		61 %	13 %	19 %

Liquor License Map: TIKKA SHACK

21001 N TATUM BLVD



Date: 9/20/2018





Liquor License - Special Event - First Hungarian Reformed Church in Phoenix

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

Summary

Applicant

Frank Kiraly

Location

1822 W. Vogel Ave.
Council District: 3

Function

Cultural Celebration

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

Dec. 8, 2018 - 11 a.m. to 6 p.m. / 100 attendees

Staff Recommendation

Staff recommends approval of this application.

Responsible Department

This item is submitted by Acting Deputy City Manager Toni Maccarone and the City Clerk Department.



Liquor License - Loft Again

Request for a liquor license. Arizona State License Application 06070618.

Summary

Applicant

James Griffin, Agent

License Type

Series 6 - Bar

Location

15015 N. Cave Creek Road

Zoning Classification: C-2

Council District: 3

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

The 60-day limit for processing this application is Nov. 27, 2018.

Pursuant to A.R.S. 4-203, consideration should be given only to the applicant's personal qualifications.

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: "My husband has held a License since 2005 and has shared his knowledge with me regarding responsibly running a bar. I have and will continue to keep current of all Liquor laws and training classes. Previous exsperience in managing business as I managed a finance company for 20yrs."

Staff Recommendation

Staff recommends approval of this application.

Responsible Department

This item is submitted by Acting Deputy City Manager Toni Maccarone and the City Clerk Department.



Liquor License - Loft Again

Request for a liquor license. Arizona State License Application 06070618.

Summary

Applicant

James Griffin, Agent

License Type

Series 6 - Bar

Location

15002 N. Cave Creek Road

Zoning Classification: C-2

Council District: 3

This request is for a location transfer of a liquor license for a bar. This location was previously licensed for liquor sales and may currently operate with an interim permit.

The 60-day limit for processing this application is Nov. 27, 2018.

Pursuant to A.R.S. 4-203, a spirituous liquor license shall be issued only after satisfactory showing of the capability, qualifications and reliability of the applicant and that the public convenience and the best interest of the community will be substantially served by the issuance. If an application is filed for the issuance of a license for a location, that on the date the application is filed has a valid license of the same series issued at that location, there shall be a rebuttable presumption that the public convenience and best interest of the community at that location was established at the time the location was previously licensed. The presumption shall not apply once the licensed location has not been in use for more than 180 days.

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 held License #06070618 (series #6) since 2005. i have maintained Title 4 liquor training both basic and management of a regular basis."

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

"The Community will be substantially served by moving the Loft Again from 15015 to 15002 N. Cave Creek Rd since we will now offer food as well for our patrons. I Provide a save environment for friends to gather for Live Music and socialization within their own neighborhood."

Staff Recommendation

Staff recommends approval of this application.

Attachments

Liquor License Data - Loft Again

Liquor License Map - Loft Again

Responsible Department

This item is submitted by Acting Deputy City Manager Toni Maccarone and the City Clerk Department.

Liquor License Data: LOFT AGAIN

Liquor License

Description	Series	1 Mile	1/2 Mile
Bar	6	3	3
Liquor Store	9	2	0
Beer and Wine Store	10	5	3
Restaurant	12	3	2
Club	14	1	0

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	23.61	24.01	23.03
Violent Crimes	4.03	5.12	3.92

*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

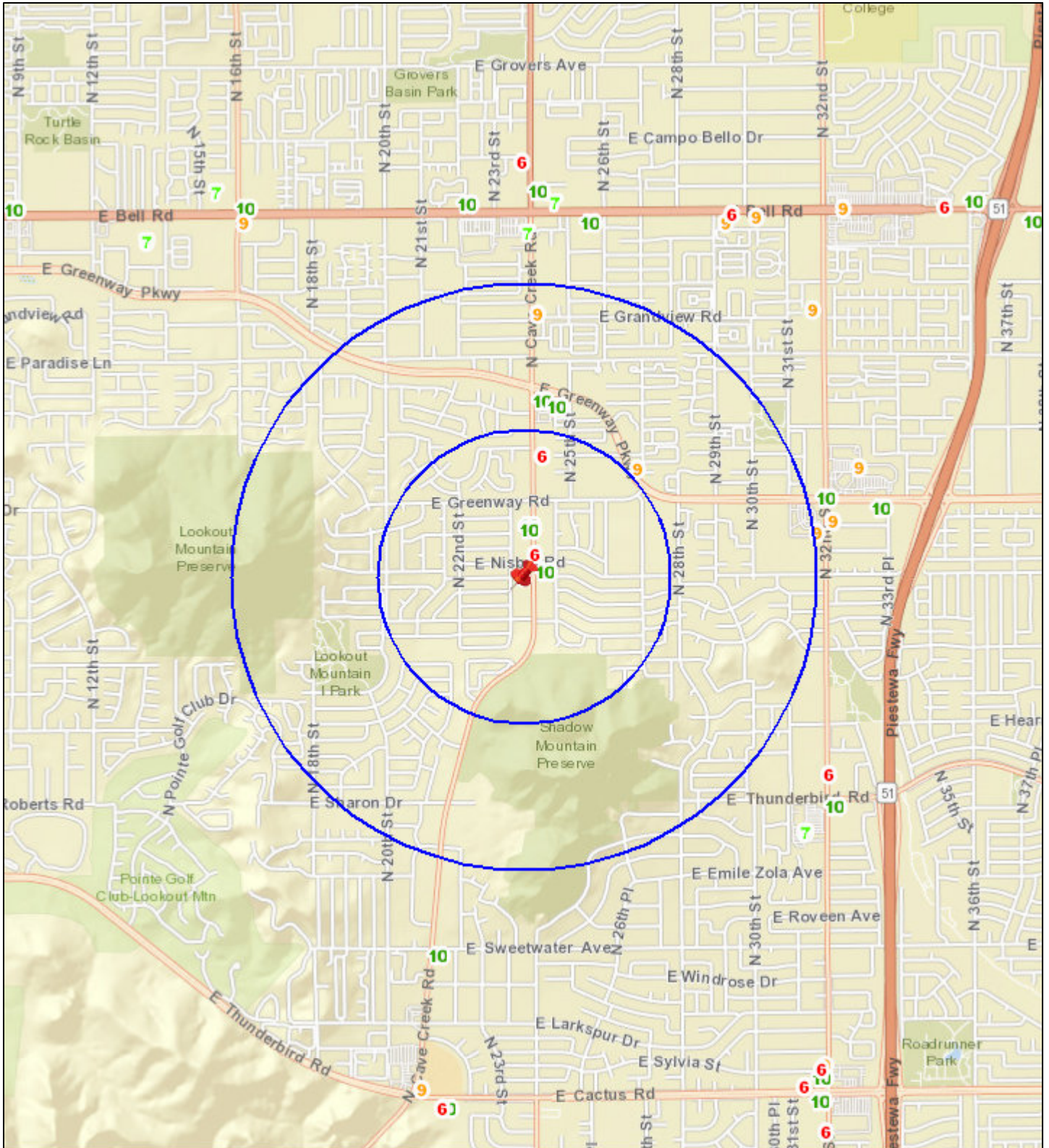
Description	Average	1/2 Mile Average
Parcels w/Violations	66	49
Total Violations	115	96

Census 2010 Data 1/2 Mile Radius

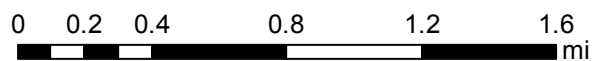
BlockGroup	2010 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1033061	921	18 %	28 %	32 %
1035011	1381	67 %	5 %	23 %
1035012	999	80 %	8 %	26 %
1035024	884	66 %	13 %	5 %
1036061	1067	84 %	15 %	13 %
1036071	1285	83 %	3 %	18 %
1036072	1084	97 %	0 %	2 %
1036073	896	98 %	4 %	1 %
1036074	1299	89 %	0 %	3 %
Average		61 %	13 %	19 %

Liquor License Map: LOFT AGAIN

15002 N CAVE CREEK RD



Date: 10/5/2018





Liquor License - A-1 Liquors

Request for a liquor license. Arizona State License Application 09070482.

Summary

Applicant

John Nano, Agent

License Type

Series 9 - Liquor Store

Location

901 E. Indian School Road

Zoning Classification: C-2

Council District: 4

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

The 60-day limit for processing this application is Nov. 23, 2018.

Pursuant to A.R.S. 4-203, consideration should be given only to the applicant's personal qualifications.

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:
"Iam expert."

Staff Recommendation

Staff recommends approval of this application.

Responsible Department

This item is submitted by Acting Deputy City Manager Toni Maccarone and the City Clerk Department.



Liquor License - St Francis Restaurant

Request for a liquor license. Arizona State License Application 012070002752.

Summary

Applicant

Jared Repinski, Agent

License Type

Series 12 - Restaurant

Location

111 E. Camelback Road
Zoning Classification: C-2 TOD-1
Council District: 4

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 60-day limit for processing this application is Nov. 24, 2018.

Pursuant to A.R.S. 4-203, consideration should be given only to the applicant's personal qualifications.

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 been representing liquor licensed establishments in Arizona for over 15 years."

Staff Recommendation

Staff recommends approval of this application.

Responsible Department

This item is submitted by Acting Deputy 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

Nov. 22, 2018 - 7 p.m. to 2 a.m. / 750 attendees

Staff Recommendation

Staff recommends approval of this application.

Responsible Department

This item is submitted by Acting Deputy 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

Dec. 2, 2018 - 7 p.m. to 2 a.m / 500 attendees

Staff Recommendation

Staff recommends approval of this application.

Responsible Department

This item is submitted by Acting Deputy City Manager Toni Maccarone and the City Clerk Department.



Liquor License - Grand Canyon University Hotel/Canyon 49

Request for a liquor license. Arizona State License Application 11077070.

Summary

Applicant

Jeffrey Miller, Agent

License Type

Series 11 - Hotel/Motel

Location

5050 N. Black Canyon Hwy.

Zoning Classification: PUD

Council District: 5

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

The 60-day limit for processing this application is Nov. 17, 2018.

Pursuant to A.R.S. 4-203, consideration should be given only to the applicant's personal qualifications.

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:
"We had a change in ownership structure and will continue to operate our business as we have in the past. We will ensure our employees will attend the liquor training class."

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.

Responsible Department

This item is submitted by Acting Deputy City Manager Toni Maccarone and the City Clerk Department.



Liquor License - Grand Canyon University Golf Course

Request for a liquor license. Arizona State License Application 06070338.

Summary

Applicant

Jeffrey Miller, Agent

License Type

Series 6 - Bar

Location

5902 W. Indian School Road

Zoning Classification: R1-6

Council District: 5

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

The 60-day limit for processing this application is Nov. 17, 2018.

Pursuant to A.R.S. 4-203, consideration should be given only to the applicant's personal qualifications.

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:
"We had a change in ownership structure and will continue to operate our business as we have in the past. We will ensure our employees handling alcohol will attend the liquor law training course."

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.

Responsible Department

This item is submitted by Acting Deputy City Manager Toni Maccarone and the City Clerk Department.



Liquor License - Special Event - The Be Kind People Project Foundation

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

Summary

Applicant

Marcia Meyer

Location

5601 N. 16th St.
Council District: 6

Function

Dance & Theater Performance

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

Dec. 1, 2018 - 6:30 p.m. to 10:30 p.m. / 400 attendees

Staff Recommendation

Staff recommends approval of this application.

Responsible Department

This item is submitted by Acting Deputy City Manager Toni Maccarone and the City Clerk Department.



Liquor License - Los Taquitos IV

Request for a liquor license. Arizona State License Application 33522.

Summary

Applicant

Jesse Cho, Agent

License Type

Series 12 - Restaurant

Location

3176 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 not previously licensed for liquor sales and does not have an interim permit.

The 60-day limit for processing this application is Dec. 2, 2018.

Pursuant to A.R.S. 4-203, a spirituous liquor license shall be issued only after satisfactory showing of the capability, qualifications and reliability of the applicant and that the public convenience and the best interest of the community will be substantially served by the issuance. If an application is filed for the issuance of a license for a location, that on the date the application is filed has a valid license of the same series issued at that location, there shall be a rebuttable presumption that the public convenience and best interest of the community at that location was established at the time the location was previously licensed. The presumption shall not apply once the licensed location has not been in use for more than 180 days.

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.

Los Taquitos (Series 12)
2855 W. Ray Road, Ste. 1, Chandler
Calls for police service: N/A - not in Phoenix
Liquor license violations: None

Los Taquitos Mexican Grill (Series 12)
7000 N. 16th St., #140, Phoenix
Calls for police service: 108
Liquor license violations: None

Los Taquitos (Series 12)
4747 E. Elliott Road, #17, Phoenix
Calls for police service: 80
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:
"I currently own and operate two other restaurant locations in the city of Phoenix (and one in Chandler), all of which have liquor licenses in good standing and have never had disciplinary actions taken for improper operation or abuse."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:
"The community will have a local, family-owned authentic Mexican restaurant with the option to enjoy beer and margaritas which are a common beverage choice to accompany our food. That being said, we are not a bar and our current locations close at at 9pm (staying open later only to accommodate guests already dining by 9pm)."

Staff Recommendation

Staff recommends approval of this application.

Attachments

Liquor License Data - Los Taquitos IV

Liquor License Map - Los Taquitos IV

Responsible Department

This item is submitted by Acting Deputy City Manager Toni Maccarone and the City Clerk Department.

Liquor License Data: LOS TAQUITOS IV

Liquor License

Description	Series	1 Mile	1/2 Mile
Bar	6	4	1
Beer and Wine Bar	7	3	0
Liquor Store	9	4	0
Beer and Wine Store	10	7	4
Restaurant	12	24	9

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	23.61	50.42	65.18
Violent Crimes	4.03	7.32	9.44

*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

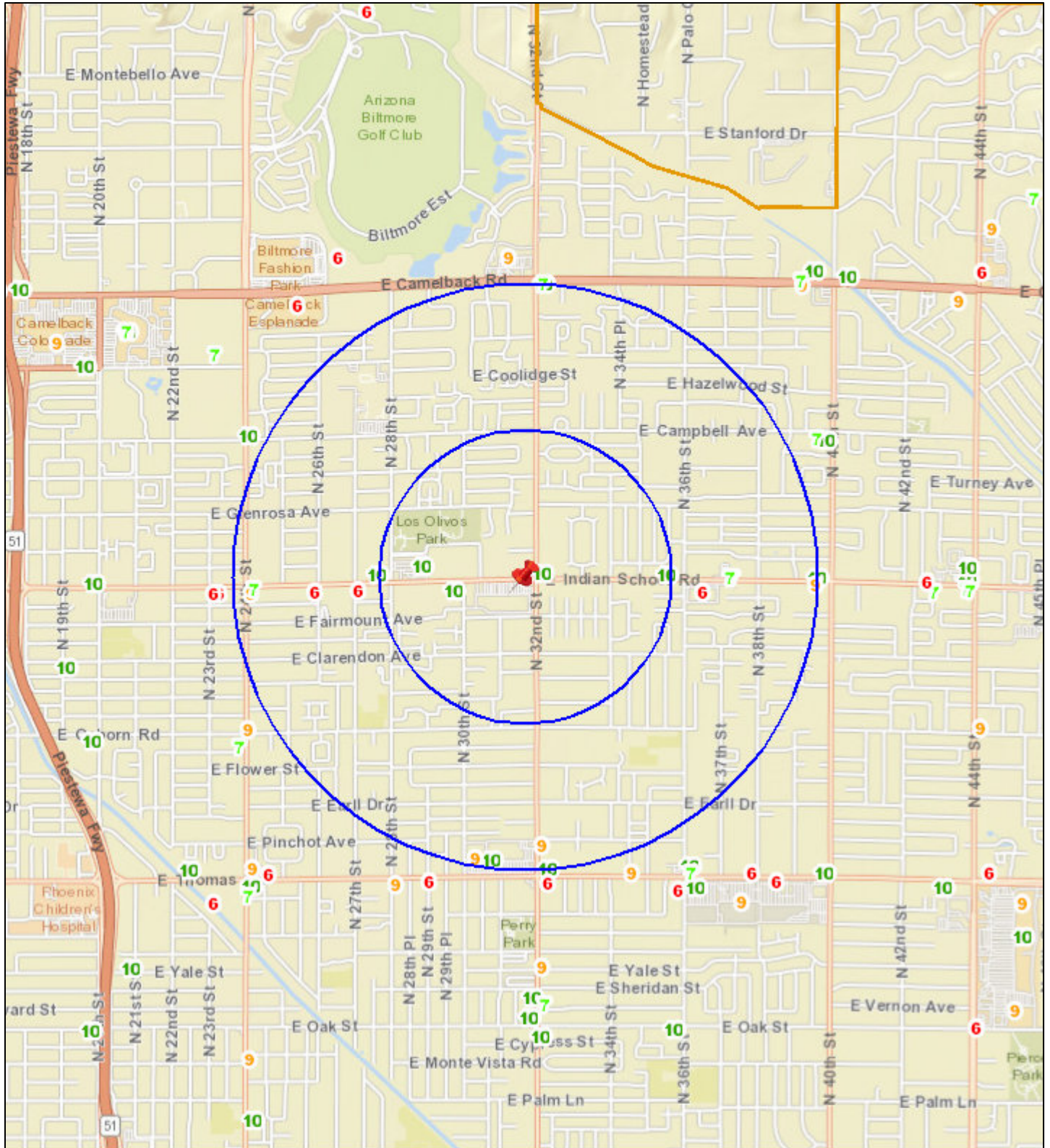
Description	Average	1/2 Mile Average
Parcels w/Violations	66	76
Total Violations	115	121

Census 2010 Data 1/2 Mile Radius

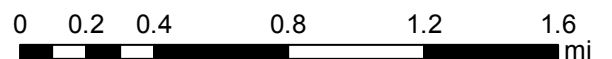
BlockGroup	2010 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1083012	1221	72 %	5 %	1 %
1083021	1229	70 %	16 %	3 %
1084001	718	2 %	38 %	46 %
1084002	673	72 %	16 %	3 %
1084004	1641	65 %	7 %	19 %
1084005	422	16 %	37 %	13 %
1108011	1736	56 %	27 %	40 %
1108012	1115	19 %	30 %	33 %
1108013	1077	47 %	26 %	14 %
1109011	665	96 %	10 %	13 %
Average		61 %	13 %	19 %

Liquor License Map: LOS TAQUITOS IV

3176 E INDIAN SCHOOL RD



Date: 10/8/2018



City Clerk Department



Liquor License - Special Event - Club Futbolito Soccer Club

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

Summary

Applicant

Jesus Cadena

Location

201 W. Washington St.
Council District: 7

Function

Festival

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

Dec. 8, 2018 - 10 a.m. to 6 p.m. / 1,200 attendees

Dec. 9, 2018 - 10 a.m. to 6 p.m. / 1,500 attendees

Staff Recommendation

Staff recommends approval of this application.

Responsible Department

This item is submitted by Acting Deputy City Manager Toni Maccarone and the City Clerk Department.



Liquor License - Gus's New York Pizza

Request for a liquor license. Arizona State License Application 1207A418.

Summary

Applicant

Jared Repinski, Agent

License Type

Series 12 - Restaurant

Location

2755 N. 91st Ave., Ste. 100

Zoning Classification: C-2

Council District: 7

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 60-day limit for processing this application is Nov. 24, 2018.

Pursuant to A.R.S. 4-203, consideration should be given only to the applicant's personal qualifications.

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 been representing liquor licensed establishments in Arizona for over 15 years."

Staff Recommendation

Staff recommends approval of this application.

Responsible Department

This item is submitted by Acting Deputy City Manager Toni Maccarone and the City Clerk Department.



Liquor License - Dodge City Market #2

Request for a liquor license. Arizona State License Application 32172.

Summary

Applicant

Fadi Almansor, Agent

License Type

Series 10 - Beer and Wine Store

Location

2101 W. Adams St.

Zoning Classification: C-1 CMOD

Council District: 7

This request is for a new liquor license for a convenience store that does not sell gas. This location was previously licensed for liquor sales and may currently operate with an interim permit.

The 60-day limit for processing this application is Nov. 19, 2018.

Pursuant to A.R.S. 4-203, a spirituous liquor license shall be issued only after satisfactory showing of the capability, qualifications and reliability of the applicant and that the public convenience and the best interest of the community will be substantially served by the issuance. If an application is filed for the issuance of a license for a location, that on the date the application is filed has a valid license of the same series issued at that location, there shall be a rebuttable presumption that the public convenience and best interest of the community at that location was established at the time the location was previously licensed. The presumption shall not apply once the licensed location has not been in use for more than 180 days.

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.

Dodge City Market (Series 10)

705 E. Main St., Avondale

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: "I hold a certificate for 'The Basic Liquor Law Training'. This training provided me the opportunity of learning the importance and significance of obtaining a beer and wine license. I am assured to uphold the laws and regulations about beer and wine license. I have run and own convenience stores for a long time where beer and wine were present in the store. I have not had any issue related to liquor. I am a mature and responsible family man with a wife and child in addition to elderly parents to take care. My family responsibilities are always my priority which keeps me as a law abiding productive individual. I have never been involved in any criminal activity, no record of getting in trouble with law and authorities."

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

"This store will provide a safe and secure place for the neighborhood to buy beer and wine. The location will be convenient for the people in neighborhood who may not have access to transportation. Adding the long time experience of the owner with running a store while upholding all the laws and regulations, the store will be a safe, secure and convenience place for the customers to purchase quality liquor."

Staff Recommendation

Staff recommends approval of this application.

Attachments

Liquor License Data - Dodge City Market #2

Liquor License Map - Dodge City Market #2

Responsible Department

This item is submitted by Acting Deputy City Manager Toni Maccarone and the City Clerk Department.

Liquor License Data: DODGE CITY MARKET #2

Liquor License

Description	Series	1 Mile	1/2 Mile
Wholesaler	4	3	0
Bar	6	1	0
Liquor Store	9	2	0
Beer and Wine Store	10	13	6
Restaurant	12	3	1

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	23	43.02	31.42
Violent Crimes	3.89	14.38	12.31

*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

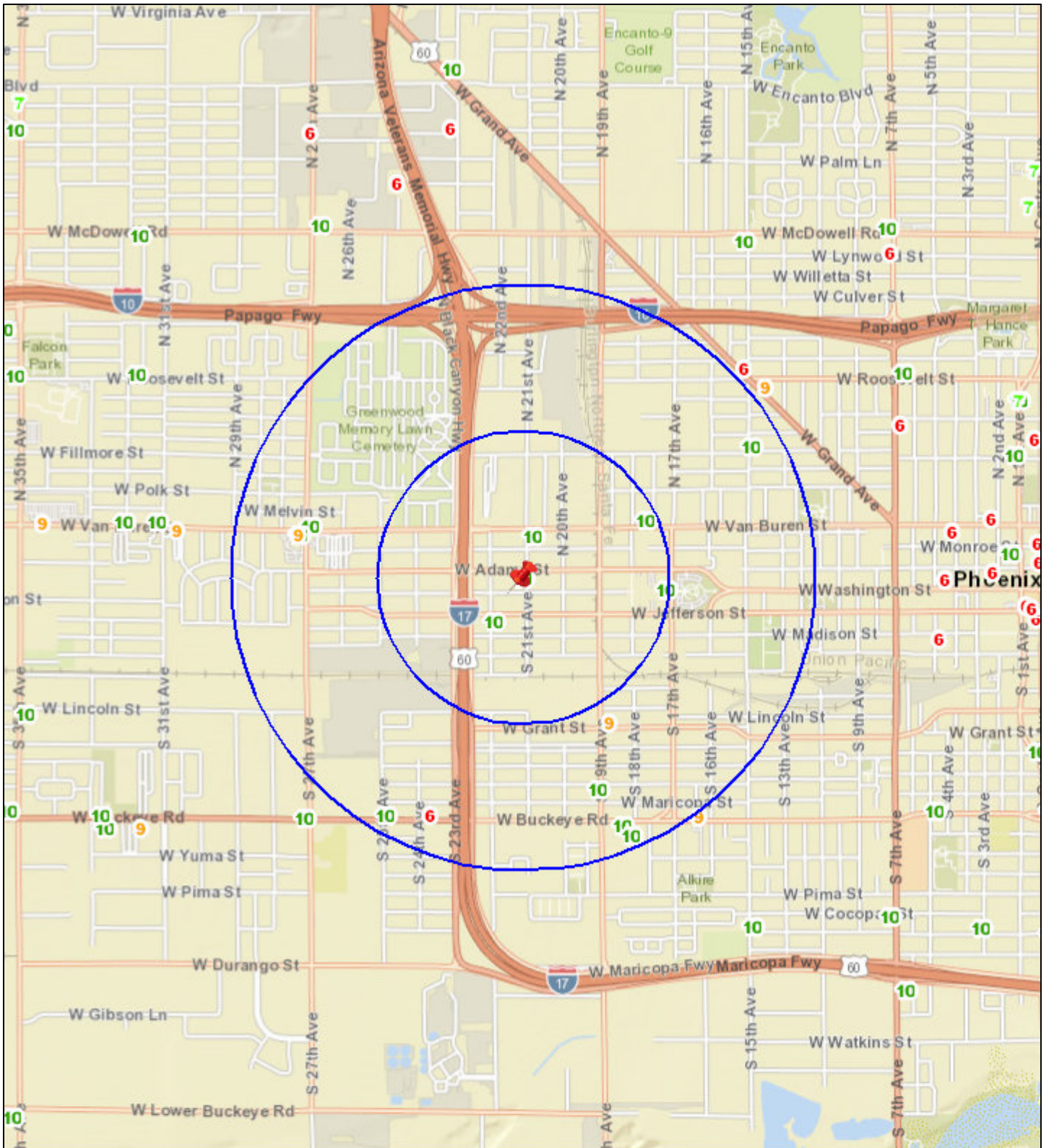
Description	Average	1/2 Mile Average
Parcels w/Violations	66	94
Total Violations	115	208

Census 2010 Data 1/2 Mile Radius

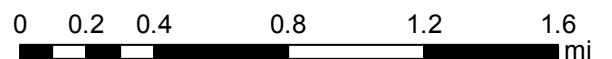
BlockGroup	2010 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1129004	1325	47 %	24 %	52 %
1143011	1389	22 %	15 %	57 %
1143021	788	20 %	17 %	66 %
1144011	1953	47 %	11 %	38 %
1144021	759	35 %	18 %	56 %
1144022	1301	41 %	20 %	44 %
1168001	1178	33 %	22 %	40 %
Average		61 %	13 %	19 %

Liquor License Map: DODGE CITY MARKET #2

2101 W ADAMS ST



Date: 10/1/2018





Liquor License - Special Event - Horses Help Foundation

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

Summary

Applicant

Gregg Goodman

Location

455 N. 3rd St.

Council District: 8

Function

Wine Tasting

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

Dec. 8, 2018 - 11 a.m. to 7 p.m. / 1,250 attendees

Dec. 9, 2018 - 11 a.m. to 5 p.m. / 750 attendees

Staff Recommendation

Staff recommends approval of this application.

Responsible Department

This item is submitted by Acting Deputy City Manager Toni Maccarone and the City Clerk Department.



Liquor License - Special Event - Phoenix Chinese Week

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

Summary

Applicant

Eva Li

Location

1202 N. 3rd St.

Council District: 8

Function

Cultural Event

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

Feb. 9, 2019 - 10 a.m. to 5 p.m. / 5,000 attendees

Feb. 10, 2019 - 10 a.m. to 5 p.m. / 5,000 attendees

Staff Recommendation

Staff recommends approval of this application.

Responsible Department

This item is submitted by Acting Deputy City Manager Toni MacCarone and the City Clerk Department.



Liquor License - Country Boys Restaurant

Request for a liquor license. Arizona State License Application 33469.

Summary

Applicant

David Spahr Jr., Agent

License Type

Series 12 - Restaurant

Location

1820 S. 7th St.

Zoning Classification: A-1

Council District: 8

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

The 60-day limit for processing this application is Dec. 1, 2018.

Pursuant to A.R.S. 4-203, a spirituous liquor license shall be issued only after satisfactory showing of the capability, qualifications and reliability of the applicant and that the public convenience and the best interest of the community will be substantially served by the issuance. If an application is filed for the issuance of a license for a location, that on the date the application is filed has a valid license of the same series issued at that location, there shall be a rebuttable presumption that the public convenience and best interest of the community at that location was established at the time the location was previously licensed. The presumption shall not apply once the licensed location has not been in use for more than 180 days.

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 committed to upholding high standards for business and maintaining compliance with applicable laws. Managers are trained in legal and responsible alcohol sales and service."

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

"I would like to give our 21 and older patrons the opportunity to order alcoholic beverages with their meal if they so choose."

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 - Country Boys Restaurant

Liquor License Map - Country Boys Restaurant

Responsible Department

This item is submitted by Acting Deputy City Manager Toni Maccarone and the City Clerk Department.

Liquor License Data: COUNTRY BOYS RESTAURANT

Liquor License

Description	Series	1 Mile	1/2 Mile
Government	5	1	0
Bar	6	2	0
Beer and Wine Bar	7	2	1
Liquor Store	9	2	2
Beer and Wine Store	10	9	1
Restaurant	12	6	2
Club	14	1	0

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	23.61	22.79	31.74
Violent Crimes	4.03	5.97	9.23

*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

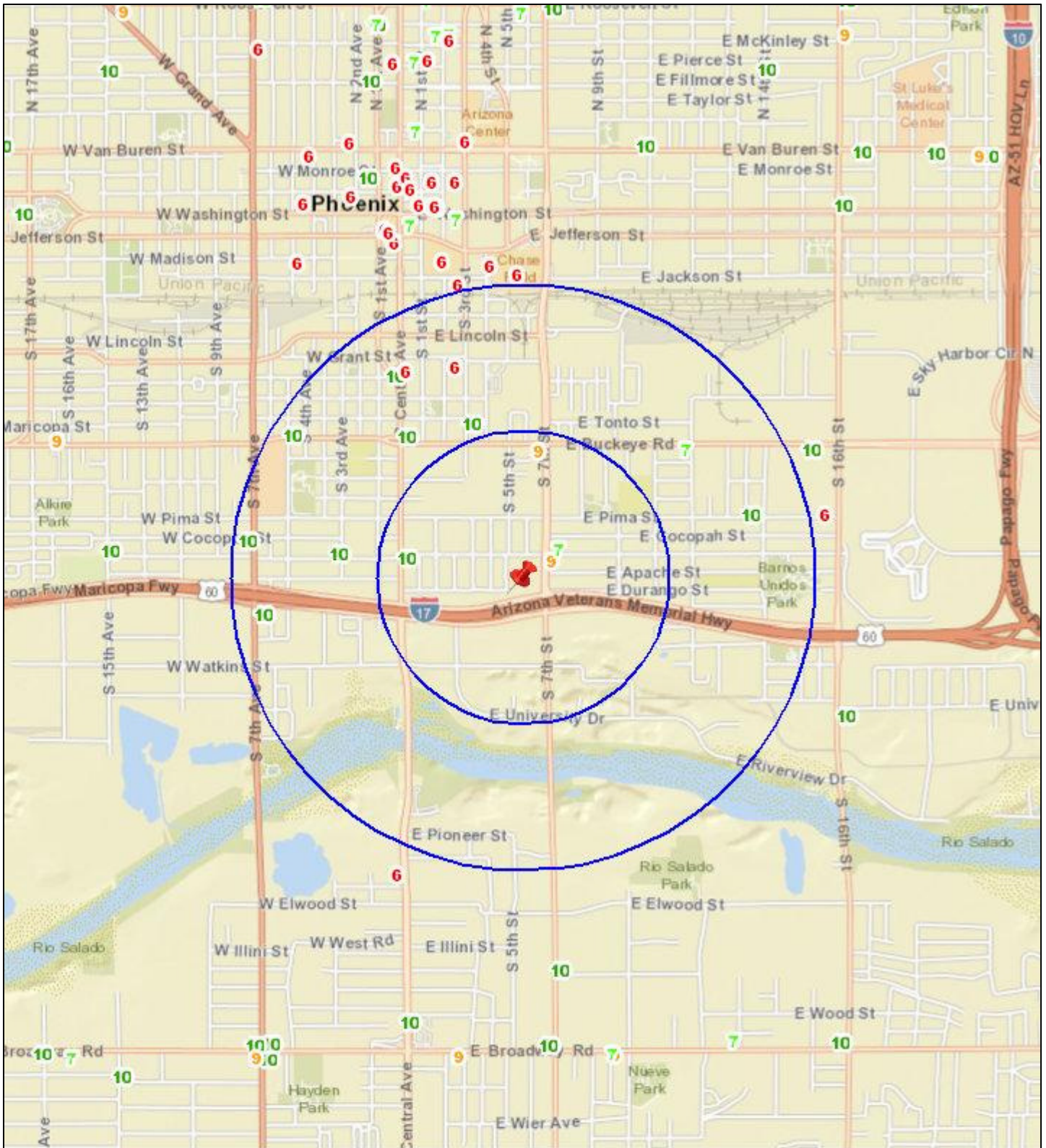
Description	Average	1/2 Mile Average
Parcels w/Violations	66	70
Total Violations	115	143

Census 2010 Data 1/2 Mile Radius

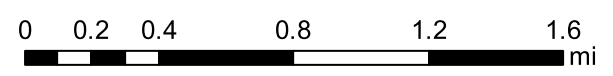
BlockGroup	2010 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1140002	78	77 %	0 %	32 %
1142001	1321	36 %	22 %	50 %
1149001	798	28 %	13 %	57 %
1149002	1742	11 %	3 %	68 %
1172001	823	25 %	17 %	70 %
1172002	851	25 %	28 %	20 %
Average		61 %	13 %	19 %

Liquor License Map: COUNTRY BOYS RESTAURANT

1820 S 7TH ST



Date: 10/8/2018





Liquor License - First Stop Smoke Shop

Request for a liquor license. Arizona State License Application 29735.

Summary

Applicant

David Platt Jr., Agent

License Type

Series 10 - Beer and Wine Store

Location

2610 W. Baseline Road, Ste. 100

Zoning Classification: C-1

Council District: 8

This request is for a new liquor license for a smoke shop. This location was not previously licensed for liquor sales and does not have an interim permit. This location requires a Use Permit to allow package liquor sales.

The 60-day limit for processing this application was Oct. 28, 2018. However, the applicant submitted a written request for more time.

Pursuant to A.R.S. 4-203, a spirituous liquor license shall be issued only after satisfactory showing of the capability, qualifications and reliability of the applicant and that the public convenience and the best interest of the community will be substantially served by the issuance. If an application is filed for the issuance of a license for a location, that on the date the application is filed has a valid license of the same series issued at that location, there shall be a rebuttable presumption that the public convenience and best interest of the community at that location was established at the time the location was previously licensed. The presumption shall not apply once the licensed location has not been in use for more than 180 days.

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 been a Licensed Pharmacist for 38 years and I believe in responsible control of alcohol and tobacco products. My staff will also carry this out. This would be a family run business."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:
"Our customers have said that they would appreciate the convenience of purchasing beer and wine while they are in the store. Our goal is to make a convenience store model for tobacco, food items and hopefully, beer and wine."

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 - First Stop Smoke Shop
Liquor License Map - First Stop Smoke Shop

Responsible Department

This item is submitted by Acting Deputy City Manager Toni Maccarone and the City Clerk Department.

Liquor License Data: FIRST STOP SMOKE SHOP

Liquor License

Description	Series	1 Mile	1/2 Mile
Bar	6	1	1
Liquor Store	9	1	0
Beer and Wine Store	10	1	0

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	21.79	17.56	16.66
Violent Crimes	3.65	2.17	2.12

*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

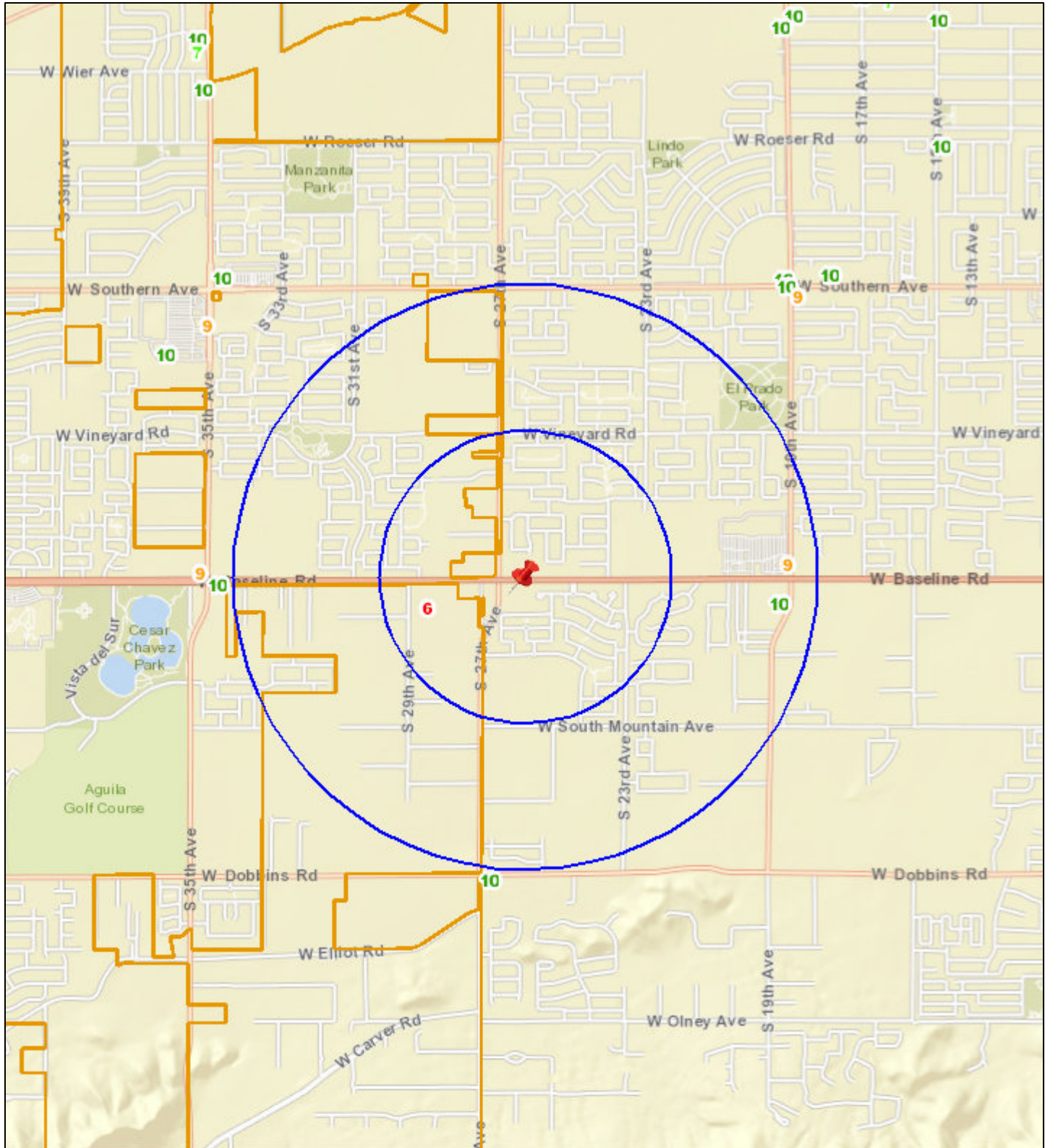
Description	Average	1/2 Mile Average
Parcels w/Violations	66	27
Total Violations	114	31

Census 2010 Data 1/2 Mile Radius

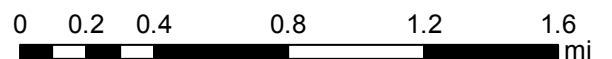
BlockGroup	2010 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1166122	1483	77 %	0 %	17 %
1166123	1051	98 %	0 %	17 %
1166131	1193	81 %	0 %	1 %
1166132	1388	49 %	0 %	31 %
1166133	1862	95 %	14 %	9 %
Average		61 %	13 %	19 %

Liquor License Map: FIRST STOP SMOKE SHOP

2610 W BASELINE RD



Date: 9/7/2018



City Clerk Department



Liquor License - The Tavern

Request for a liquor license. Arizona State License Application 07070480.

Summary

Applicant

Thomas Roming, Agent

License Type

Series 7 - Beer and Wine Bar

Location

3400 E. Sky Harbor Blvd., T3S F6

Zoning Classification: A-1

Council District: 8

This request is for an ownership and location transfer of a liquor license for a bar. This location was not previously licensed for liquor sales and does not have an interim permit. This business is currently under construction with plans to open in December 2018.

The 60-day limit for processing this application is Nov. 27, 2018.

Pursuant to A.R.S. 4-203, a spirituous liquor license shall be issued only after satisfactory showing of the capability, qualifications and reliability of the applicant and that the public convenience and the best interest of the community will be substantially served by the issuance. If an application is filed for the issuance of a license for a location, that on the date the application is filed has a valid license of the same series issued at that location, there shall be a rebuttable presumption that the public convenience and best interest of the community at that location was established at the time the location was previously licensed. The presumption shall not apply once the licensed location has not been in use for more than 180 days.

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 have been in the Food and Beverage Concession industry since 1972. I owned a wine store/restaurant for eight (8) years. I have held different responsibilities in managing six (6) companies, including SSP America, in operatin food and beverage concessions."

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

"The Tavern will be able to provide the general public demand for a variety of adult adult beverages to choose from to pair with their ordered meals. This will be a convenient service to the visitors, airport employees and passengers at Phoenix Sky Harbor International Airport - similar to other major airports in the United States. Adding a Series 7 license to the Series 12 at The Tavern will further serve the public with the ability to have off-sale of bottles of wine."

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 - The Tavern

Liquor License Map - The Tavern

Responsible Department

This item is submitted by Acting Deputy City Manager Toni Maccarone and the City Clerk Department.

Liquor License Data: THE TAVERN

Liquor License

Description	Series	1 Mile	1/2 Mile
Bar	6	5	2
Conveyance	8	7	4
Beer and Wine Store	10	2	0
Restaurant	12	16	3
Club	14	4	3

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	23	21.68	34.81
Violent Crimes	3.89	1.06	0.95

*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

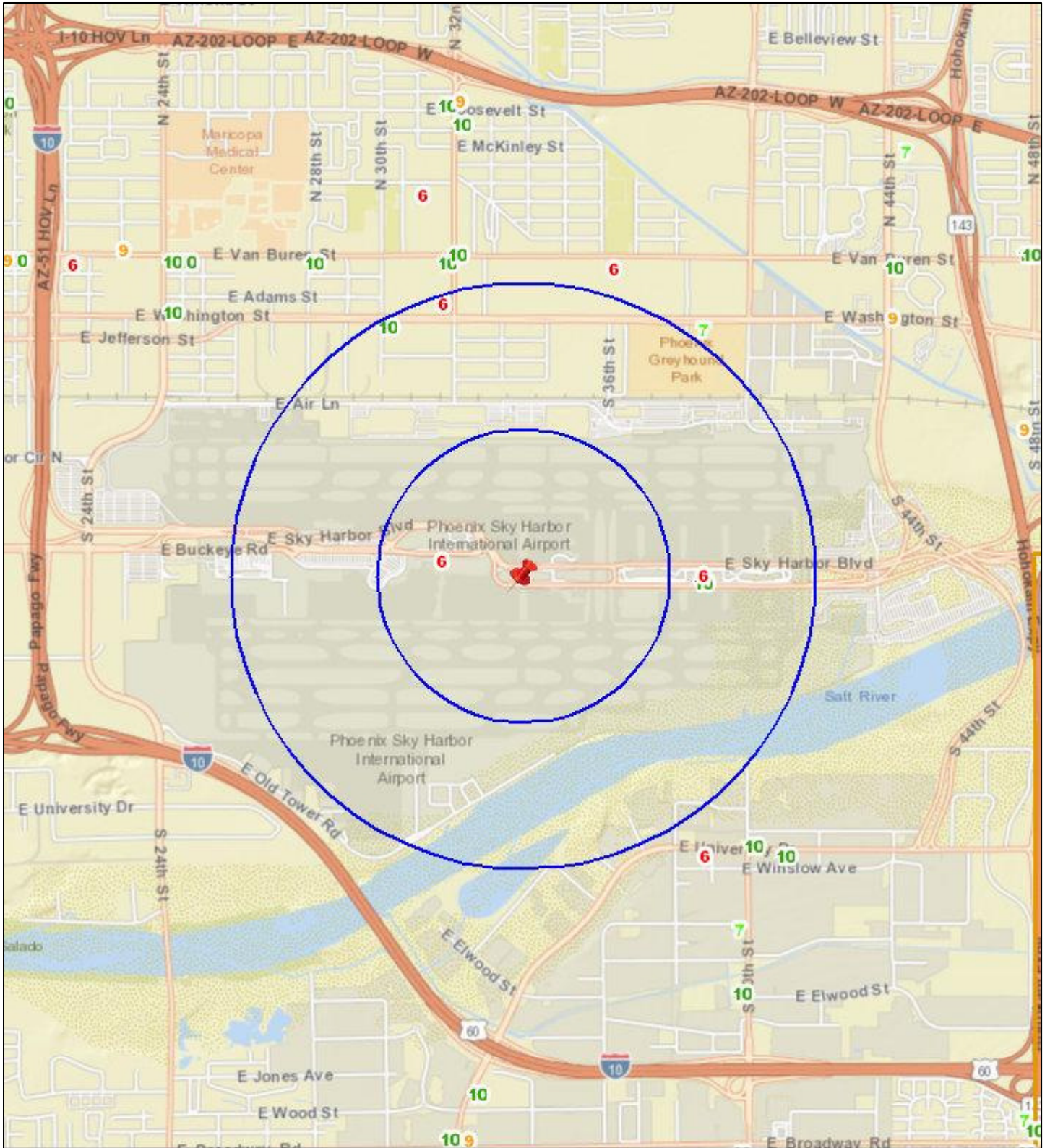
Description	Average	1/2 Mile Average
Parcels w/Violations	66	0
Total Violations	115	

Census 2010 Data 1/2 Mile Radius

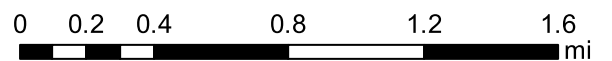
BlockGroup	2010 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1138021	0	0 %	0 %	0 %
Average		61 %	13 %	19 %

Liquor License Map: THE TAVERN

3400 E SKY HARBOR BLVD



Date: 10/4/2018





PAYMENT ORDINANCE (Items 27-34) (Ordinance S-45132)

Ordinance S-45132 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.

27 ZetX, Inc.

For \$21,000.00 in payment authority for a new contract, entered on or about Dec. 1, 2018, for a term of three years, to purchase the TRAX Analytical Suite for the Police Department. The TRAX Analytical Suite is utilized by investigators to load thousands of lines from call detail records to map mobile communication devices such as phones, computers, tablets and Global Positioning Systems. The software reduces the time it takes an investigator to examine the data, reducing investigative time on data input. Manual manipulation can take several hours, even days, and this software returns the data in a mapped format in less than five minutes.

28 Settlement of Claim Bond v. City of Phoenix

To make payment of \$75,000.00 in settlement of claim in *Bond v. City of Phoenix*, Maricopa County Superior Court, Cause No. CV2016-005311, 15-0394-001 GL BI, for the Finance Department pursuant to Phoenix City Code Chapter 42.

29 Settlement of Claim Tribken v. City of Phoenix

To make payment of \$50,000.00 in settlement of claim in *Tribken v. City of Phoenix*, Maricopa County Superior Court, Cause No. CV2018-009930, 17-0258-002 GL BI, for the Finance Department

pursuant to Phoenix City Code Chapter 42.

30 **Settlement of Claim Cogswell v. City of Phoenix**

To make payment of \$50,000.00 in settlement of claim in *Cogswell v. City of Phoenix*, Maricopa County Superior Court, Cause No. CV2017-052932,16-0317-001 GL BI, for the Finance Department pursuant to Phoenix City Code Chapter 42.

31 **Sentinel Technologies, Inc.**

For \$50,000.00 in payment authority for a new contract, entered on or about Dec. 1, 2018, for a term of five years, to provide maintenance services including all labor and replacement parts necessary to repair specialized printers and return equipment to standard operating condition. The contract is used by departments citywide.

32 **Jaken Medical, Inc.**

For \$20,000.00 in payment authority to purchase an exercise cardiac stress treadmill system, known as the Electrocardiogram (ECG) Quinton Q-Stress TM55, for the Phoenix Fire Department Health & Wellness Center. This equipment is utilized to perform mandatory annual 12-lead ECG stress testing for firefighters. The exercise cardiac stress test is a crucial diagnostic portion of a firefighters annual mandatory Occupational Safety and Health Administration physical fitness exam. It evaluates cardiac performance, detects early signs of heart disease and allows the department to track vital information needed for clinicians to help maintain firefighter's health.

33 **Vizcom Contracting, LLC**

For \$12,280.00 in payment authority to pay Vizcom Contracting, LLC for providing lead hazard control services for the Neighborhood Services Department. In accordance with the terms of the Lead Hazard Control Program Grant, Environmental Protection Agency-certified contractors address lead health and safety hazards through rehabilitation projects in privately owned, single- and multi-family residences for low-income families with children under the age of six. These projects are funded by the U.S. Department of Housing and Urban Development and do not impact the General Fund.

34 EnergyCAP, LLC

For \$20,000.00 in additional payment authority for Contract 137798 to provide secure multi-department access to verify, monitor and analyze departmental energy usage and rates. The contract also provides a means for the City to accurately monitor, analyze and report its progress toward its commitment to reduce energy consumption 20 percent by 2020, reduce Greenhouse Gas emissions and develop effective energy conservation initiatives. The Public Works Department requests a contract extension for an additional year and pay authority to allow sufficient time to solicit a new contract for these services without service interruption on behalf of the City Manager's Office of Sustainability.



*****REVISED ITEM (SEE ATTACHED CORRECTION MEMO)*** JPMorgan Chase AdvancingCities Challenge Grant**

This report requests City Council approval to support Local Initiatives Support Corporation (LISC) Phoenix in applying for a JPMorgan Chase AdvancingCities Challenge Grant.

Summary

The JPMorgan Chase AdvancingCities Challenge Grant is a \$500 million, five-year initiative to advance lasting solutions for small business growth and economically vibrant neighborhoods in U.S. cities. Successful applicants will be eligible for a three-year grant of up to \$3 million. JPMorgan Chase expects to award four to six grants annually, and the lead applicant must be a 501(c)(3) organization with formal support from the local municipality.

The focus area for the application is the stretch of McDowell Road known as "The Miracle Mile," 7th Street east to Arizona State Route 51. This area aligns with the requirements of the grant, including focusing on a low- to moderate-income area with an existing coalition of non-profits, businesses, government, and other stakeholders already addressing the economic challenges and disparity among residents. The application will focus on small business expansion and investment and neighborhood revitalization with partners to be determined. LISC will work in coordination with the Community and Economic Development and Neighborhood Services departments.

Concurrence/Previous Council Action

This item was recommended for City Council approval by the Planning and Economic Development Subcommittee on Nov. 6, 2018, by a vote of 4-0.

Location

McDowell Road known as "The Miracle Mile," 7th Street east to Arizona State Route 51.
Council Districts: 4 and 8

Responsible Department

This item is submitted by Deputy City Manager Karen Peters and the Chief Service Officer.



City of Phoenix

To: Karen Peters
Deputy City Manager

Date: November 13, 2018

From: Michael Hammett
Chief Service Officer

Subject: CORRECTION TO ITEM 35 ON THE NOV. 14, 2018, FORMAL AGENDA –
JPMORGAN CHASE ADVANCINGCITIES CHALLENGE GRANT

The purpose of this memo is to correct a typographical error on Item 35 on the Nov. 14, 2018 Formal agenda. The Concurrence/Previous Council Action section of the report should read "This item was recommended for City Council approval by the Planning and Economic Development Subcommittee on Nov. 6, 2018, by a vote of 4-0."

Approved by:



Karen Peters, Deputy City Manager



Utilize National Purchasing Partners Cooperative Contract for Tasers (Ordinance S-45140)

Request to authorize the City Manager, or his designee, to allow the use of the National Purchasing Partners (NPP) Cooperative Contract VH11630 with Axon Enterprise, Inc. for the supply of conducted electrical weapons (Tasers). Further request authorization for the City Controller to disburse all funds related to this item. The aggregate contract value is \$875,084.

Summary

The Police Department's Property Management Bureau supplies new and replacement X2 Tasers, parts and accessories to new recruits and existing personnel. The Tasers provide a non-lethal alternative to police officers in high-risk situations to subdue fleeing, belligerent or potentially dangerous subjects. The Tasers are required for all on-duty uniformed officers and are a critical part of the Police Department's continuing effort to provide public safety services to the citizens of Phoenix.

This is a short-term contract to allow the department to continue to obtain X2 Tasers, parts and accessories while Axon releases the next generation of Tasers.

Procurement Information

In accordance with Administrative Regulation 3.10, a participating agreement is required when the City uses a cooperative agreement from another public agency. The contract was awarded through a competitive process consistent with the City's procurement process, as set forth in the Phoenix City Code, chapter 43. The NPP contract covers the purchase of conducted electrical weapons (Tasers) for the officers of the Police Department. The NPP contract was awarded on Oct. 28, 2015. The use of this cooperative will provide the City national discounts on these products.

Contract Term

The contract term will begin on or about Dec. 1, 2018, through Nov. 30, 2019, with the option to extend for an additional year through Nov. 30, 2020.

Financial Impact

The aggregate contract value will not exceed \$875,084. 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.



Printer Supplies - State of Arizona Cooperative Contract - ADSPO 14-061108 (Ordinance S-45146)

Request to authorize the City Manager, or his designee, to extend contract 143873 with Vision Business Products of Arizona Inc., for a month-to-month extension, up to six months, through May 31, 2019 allowing the State of Arizona to complete its procurement process. Further request authorization for the City Controller to disburse all funds in an amount not to exceed \$100,000 related to this item.

Summary

Vision Business Products of Arizona, Inc. will continue to provide original equipment manufacturer (OEM) printer supplies for a broad range of inkjet, laser printers, and plotter equipment such as parts, accessories, ink, toner and repair kits on an as-needed basis. This contract is used by all City departments. This extension and additional funds will allow the avoidance of any disruption to City operations and cooperative price and volume discounts while the State of Arizona completes a new competitive procurement process, which is currently underway.

Contract Term

The contract term will be on month to month through May 31, 2019.

Financial Impact

The aggregate extension will not exceed \$100,000. The revised aggregate value will be \$2,002,195. Funds are available in various departments' budgets.

Concurrence/Previous Council Action

This contract is a result of a Cooperative Agreement with the State of Arizona's contract ADSPO14-061108 and originally approved by Formal Council Action on Dec. 2, 2013.

Responsible Department

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



Aircraft Parts and Services - Requirements Contract - IFB 18-137 (Ordinance S-45150)

Request to authorize the City Manager, or his designee, to enter into a contract with Able Aerospace Services, AgustaWestland Philadelphia Corporation, Airbus Helicopters, Inc., Precision Heli-Support, LLC and Westwind Aviation, Inc. to provide the Police Department's Air Support Unit with aircraft parts and services in an amount not to exceed \$3,500,000. Further request authorization for the City Controller to disburse all funds related to this item.

Summary

The Police Department's Air Support Unit utilizes various aircraft parts and services to operate and maintain fixed-wing and rotary aircraft. The helicopters are critical to the Police Department in order to support patrol officers, provide crime suppression and conduct mountain rescue services. The Federal Aviation Administration (FAA) mandates routine maintenance and overhauls be performed to ensure the safe operation of the aircraft fleet.

Procurement Information

IFB 18-137, Aircraft Parts and Services was conducted in accordance with Administrative Regulation 3.10. The solicitation was emailed to 103 vendors and was posted on the City's website. Six offers were received by the Procurement Division on September 14, 2018. This is a multiple-award contract with the following five vendors recommended for award.

- Able Aerospace Services
- AgustaWestland Philadelphia Corporation
- Airbus Helicopters, Inc.
- Precision Heli-Support, LLC
- Westwind Aviation, Inc.

The Deputy Finance Director recommends the offers for the above vendors be accepted as lowest priced, responsive and responsible offers.

Contract Term

The contract term will begin on or about Dec. 1, 2018, and end on or about Nov. 30, 2023, with the option to extend up to five years, in one-year increments.

Financial Impact

Expenditures against this contract shall not exceed the aggregate amount of \$3,500,000. 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.



2018-19 HOME Investment Partnerships Program Call for Interest

Request for City Council approval of the Housing Department's Affordable Housing Loan Program (AHLP) Call for Interest (CFI) and Community Priorities for the 2018-19 HOME Investment Partnerships (HOME) Program competitive funding round, and the associated revisions to the AHLP's Underwriting Guidelines. Further request authorization for the City Manager, or designee, to issue the Call for Interest for the 2018-19 HOME Program competitive funding round. There is no impact to the General Fund.

Summary

On Nov. 2, 2016, City Council approved the AHLP's Community Priorities (Priorities) and Underwriting Guidelines that allow the City to be proactive in communicating housing needs to developers of affordable and/or special needs housing. In August 2018, the Housing Department facilitated two feedback sessions with affordable housing developers to solicit input and ideas on improving the CFI process. From these sessions, the Housing Department is recommending changes to the CFI process, evaluation criteria and Underwriting Guidelines. The Housing Department is also recommending that the CFI special needs population definition include households earning 40 percent or less than the Area Median Income (AMI) to better align with the Arizona Department of Housing's Qualified Allocation Plan.

The Priorities for this CFI are:

1. Acquisition, rehabilitation and/or new construction of properties that focus on homeless or special needs populations and that provide appropriate services to assist and sustain these populations.
2. Acquisition, rehabilitation and/or new construction of properties where the developer qualifies as a Community Development Housing Organization (CHDO) as defined by the HOME Program.

The total allocation available for the 2018-19 CFI is approximately \$4.9 million in HOME funding, of which \$620,000 must be awarded to CHDOs. The remaining funds will allow for an estimated four to five affordable housing project awards with a maximum award of \$1 million.

Procurement Information

The CFI will be available through the City's website in November 2018. A selection committee will convene to evaluate proposed projects for the CFI-identified Priorities, based on the criteria below. The committee will be made up of representatives from City departments and community partners with housing development expertise who are not competing for the funding. Formal recommendation for the CFI award(s) will be presented to the Planning and Economic Development Subcommittee and City Council for approval.

This year, applicants must meet the following threshold criteria prior to moving forward to evaluation and scoring by the selection committee.

Threshold Criteria:

1. Application submitted before deadline.
2. Development team is not on the HUD Debarment List.
3. Compliance with existing city loans.
4. Complete Application as specified in the CFI.

Those applications that do not meet the threshold criteria will be rejected and not move forward to evaluation.

Evaluation criteria for selection will include the following:

Developer Experience (130 pts) - Capacity and prior experience of the organization; its staff member and consultant experience in planning and completing projects similar to the proposed project; and property management experience of those who will manage the proposed property, including compliance with federally-subsidized units.

Project Merits (215 pts) - Project need, proximity to services; sustainability as demonstrated in energy efficient design; location near transportation; amenities included in the project design; site plans and elevations; accessibility; experience of the General Contractor; and project readiness and timeline.

Financial Feasibility (130 pts) - Includes development financing plan; funding commitments; mitigation of identified risks; and leverage of City funds.

Project Impact (25 pts) - How likely the project is to succeed and accomplish its goals; serve the intended population; and demonstration of financial feasibility and project readiness.

Underwriting Guidelines Revisions:

The City first adopted the Underwriting Guidelines (Guidelines) in October 2005. Since then the Guidelines have been periodically updated to reflect current City priorities, federal funding regulations and changes in lending practices. The Guidelines were last updated in October 2016. The goals of the Guidelines are to:

1. Provide long-term housing affordability.
2. Outline clear guidelines for quality, well-constructed or rehabilitated housing.
3. Create predictable, clear underwriting and approval process.
4. Manage risk and encourage high performing projects.

Proposed revisions to the Guidelines include the following:

1. Revised special needs population to include households earning 40 percent or less than the AMI.
2. Revised threshold and evaluation criteria to coincide with the above requirements.

Financial Impact

There is no impact to the General Fund. HOME is a federally-funded program.

Concurrence/Previous Council Action

This item was heard at the Planning and Economic Development Subcommittee on Nov. 6, 2018, and recommended for approval by a vote of 4-0.

Responsible Department

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



Request to Accept Pulliam Foundation Funds to Assist During the Holiday Season (Ordinance S-45148)

Request to authorize the City Manager, or his designee, to accept a grant award of up to \$22,800 from the Nina Mason Pulliam Charitable Trust. Further request authorization for the City Treasurer to accept, and for the City Controller to disburse, all funds related to this item. There is no impact to the General Fund.

Summary

The Pulliam Charitable Trust donation will be used to assist low-income families and individuals by removing barriers through housing assistance and eviction prevention services. This donation will allow the Human Services Department to assist approximately 45 families and individuals to remain housed during the holiday season.

Financial Impact

No General Funds are required to receive this funding.

Responsible Department

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



Authorization to Amend Agreement and Accept Additional Department of Economic Security Funding (Ordinance S-45149)

Request to authorize the City Manager, or his designee, to amend Intergovernmental Agreement (IGA) 140755 with the Department of Economic Security to accept additional funding in the amount of \$1,234,292 in Low Income Energy Assistance funding for a contract total of \$10,323,443 for the period between July 1, 2018, to June 30, 2019. Further request authorization for the City Treasurer to accept and City Controller to disburse all funds related to this item. There is no impact to the General Fund.

Summary

Funds provided to the City of Phoenix through this agreement will be used to assist low-income families and individuals in removing barriers to self-sufficiency through employment and/or education, housing and emergency assistance and to provide ongoing supportive services through case management or community coordination. This funding will allow the City of Phoenix to provide approximately 2,198 additional emergency utility and rental assistance services for a total of 17,118 households served annually for all services provided.

Contract Term

This is an amendment to the IGA for fiscal year July 1, 2018, through June 30, 2019. The entire term of the existing IGA is July 1, 2015, through June 20, 2020.

Financial Impact

There is no impact to the General fund. There are no matching fund requirements.

Responsible Department

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



Professional Development Training for Head Start Birth to Five Program - Qualified Vendors List (Ordinance S-45151)

Request to authorize the City Manager, or his designee, to approve adding responsive offerors to the existing Qualified Vendors List (QVL) and enter into contracts to provide professional development training services for the Head Start Birth to Five Program. Further request authorization for the City Controller to disburse all funds related to this item for the life of the contract. The aggregate value of all contracts will not exceed \$500,000 over the life of the QVL. There is no impact to the General Fund.

Summary

The Head Start program delivers services to children and families in core areas of early learning, health and family well-being while engaging parents as partners. The program has an ongoing need to provide information and professional development opportunities for parents, staff and community partners through professional speakers and trainers.

On Jan. 11, 2018, the Human Services Department issued Request for Qualifications, RFQu-17-EDU-9 for Professional Development Services for the Head Start Birth to Five Program Training and Conferences. Fourteen offerors were determined to be responsive and placed on the QVL.

On Aug. 31, 2018, RFQu-18-EDU-24 was issued to solicit additional qualified trainers to expand HSD's offerings for professional development. This is the second opening of this QVL.

The Human Services Department (HSD) is seeking to add the responsive offerors to the established QVL.

Procurement Information

RFQu-18-EDU-24, was conducted in accordance with City of Phoenix Administrative Regulations 3.10. HSD received a total of 10 offers on Sept. 28, 2018. Nine of the offers were determined to be responsive to the solicitation requirements.

The Procurement Officer evaluated all offers for Pass/Fail criterion on the following minimum qualifications:

- Five years of experience.
- Professional license.
- Certificate, credential, degree in area of expertise or authored a publication.
- Provided a minimum of one professional development event or five hours of technical assistance each year for three years.
- Positive reference checks.
- No active exclusions found on the System for Award Management.
- Good standing with the Arizona Corporation Commission.

The following offerors met all solicitation criteria and are recommended to be included on the QVL:

American Lung Association
Association for Supportive Child Care, Inc.
Gurian Institute, LLC
Habits & Lifestyles, LLC
Native American Fatherhood and Families Association
Poggi Designs, Inc.
Prevent Child Abuse Arizona
Scholastic, Inc.
SOS Technology, LLC dba SOS Consulting

Contract Term

The term of the QVL will be in effect through April 4, 2023, with no options to extend.

Financial Impact

Contracts will be executed on an as-needed basis and the aggregate value of all contracts will not exceed \$500,000 over the life of the QVL. Funding is available from the U.S. Department of Health and Human Services. No additional General Funds are required. The new vendors will be paid with the funds authorized in Ordinance S-44441.

Concurrence/Previous Council Action

The City Council adopted Ordinance S-44441 on April 4, 2018.

Responsible Department

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



Accept and Disburse Funds from Federal Emergency Management Agency for AZ-TF1 Urban Search & Rescue Efforts Associated with Tropical Storm Olivia and Hurricane Florence (Ordinance S-45152)

Request authorization for the City Manager, or his designee, to accept emergency funds totaling \$1,219,800 from the Federal Emergency Management Agency (FEMA) for Arizona Task Force One (AZ-TF1) Urban Search & Rescue (US&R) efforts associated with their deployments to Tropical Storm Olivia and Hurricane Florence. Further request to accept additional monies that may become available from FEMA for these efforts. Authorization is also requested for the City Controller to disburse all associated funds.

Summary

FEMA was established in 1991 to respond to national disasters. In 1992, FEMA selected the Phoenix Fire Department to participate as one of the seven initial task force response teams by establishing AZ-TF1. The City of Phoenix Fire Department is the sponsoring agency for AZ-TF1, one of 28 FEMA National US&R Response System task forces. AZ-TF1 has rapidly deployed skilled personnel and state-of-the-art equipment to sites of natural disasters, terrorist attacks and building collapses such as Oklahoma City, 9/11, Hurricanes Rita, Ike, and Gustav. In addition to search and rescue, task force members provide immediate medical treatment to survivors, and hazardous materials (HazMat) monitoring and stabilization capabilities. Each US&R task force is deployable 24 hours a day/seven days per week, and is required to maintain a condition of continued preparedness and operational readiness.

On Sept. 7, 2018, one member of the FEMA Urban Search and Rescue Incident Support Team received activation orders to deploy to Honolulu, Hawaii to serve as the Information Officer for Tropical Storm Olivia. He facilitated communications between federal, state and local officials, gave on-air interviews, and managed social media posts. He returned to Phoenix on Sept. 14, 2018.

On Sept. 10, 2018, 45 members of AZ-TF1 received activation orders from FEMA to deploy to Raleigh, North Carolina to stand by for search and rescue efforts prior to Hurricane Florence making landfall. The team included 39 Phoenix firefighters, two Phoenix police officers, two City of Phoenix mechanics, a structural specialist, and a

physician. AZ-TF1 is equipped with semi-trucks, logical/rescue equipment, structural collapse/water rescue gear, boat trailers and boats/motors, and generators and fuel. Personnel included highly trained specialists in structural rescue and hazardous materials experts. The deployment was extended after the initial impact of the Category 4 hurricane left serious flooding in the region. AZ-TF1 assisted in the evacuation of 82 people and 16 pets during the deployment, which ended Sept. 30, 2018.

Financial Impact

This request is to accept and disburse emergency funds from FEMA for reimbursement to the City of Phoenix for costs associated with AZ-TF1's deployment to Tropical Storm Olivia and Hurricane Florence.

FEMA funds for Tropical Storm Olivia: \$19,800
FEMA funds for Hurricane Florence: \$1,200,000
TOTAL: \$1,219,800

Location

Out of city.

Responsible Department

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



Authorization to Accept Donation of Accelerant Detection Canine and Training from State Farm Arson Dog Program (Ordinance S-45153)

Request authorization for the City Manager, or his designee, to retroactively apply for, and accept, an accelerant detection canine and related training from the State Farm Arson Dog Program. The donation, if awarded, is valued at \$25,000. Further request authorization for the City Treasurer to accept, and for the City Controller to disburse, all funds related to this item. If not approved, the donation will be turned down.

Summary

The Phoenix Fire Department Fire Investigations Unit utilizes accelerant detection canines during fire investigations to aid in the identification of locations of substances that may have been used during an act of arson. Samples are taken from the identified locations, and the samples are sent to a laboratory for confirmation of the existence of accelerants. Accelerant detection canines are also utilized to rule out arson, allowing a case to close or the insurance claim process to move forward faster.

To help combat arson fraud and increase community awareness of arson, State Farm, in conjunction with the Maine Criminal Justice Academy and Maine Specialty Dogs, trains 10 accelerant detection canines and their handlers per year. The State Farm Arson Dog Program scholarship includes the canine, training fees, room and board during training, certification by a chemist and evaluation by the Maine Criminal Justice Academy, and reimbursement of transportation for initial training.

In late June 2018, staff was notified that the Phoenix Fire Department was eligible to apply for the State Farm Arson Dog Program scholarship. The scholarship application period closed on Aug. 1, during summer recess. Donations will be awarded by Nov. 30, 2018.

Financial Impact

If awarded, the Fire Department would receive an accelerant detection canine and related training for both the canine and its handler at no cost to the City. The Fire Department has budgeted \$10,000 per year for the working life of the canine, which includes ongoing training, care and maintenance, vaccinations, medications, and annual recertification.

Concurrence/Previous Council Action

This item was recommended for City Council approval by the Public Safety and Veterans Subcommittee by a 4-0 vote on Oct. 17, 2018.

Responsible Department

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



Request to Apply for and Accept Federal Fiscal Year 2018 Assistant to Firefighters Grant Program Funds (Ordinance S-45154)

Request to authorize the City Manager, or his designee, to retroactively apply for, and accept, if awarded, up to \$1,050,000 from federal fiscal year (FFY) 2018 Assistance to Firefighters Grant (AFG) Program to fund three projects: Incident Safety Officer System (ISOS) Training, Peer Support Team (PST) Training, and Firefighter Physical Therapy Project for the Fire Department. Further request authorization for the City Treasurer to accept, and for the City Controller to disburse, all funds related to this item. If not approved, the grant, if awarded, would be turned down.

Summary

The AFG Program, administered through the Federal Emergency Management Agency (FEMA), is intended to help the nation's fire service by providing vital funds to local fire departments across the country. The primary goal of the program is to meet the firefighting and emergency response needs of fire departments, nonaffiliated emergency medical service organizations, and State Fire Training Academies. Since 2001, AFG has helped firefighters and other first responders obtain critically needed equipment, protective gear, emergency vehicles, training, and other resources necessary to protect the public and emergency personnel from fire and related hazards.

ISOS Training

This training enhances first responder safety by mastering skill sets in risk management, hazard identification, hazard mitigation, Incident Command System and communication. This would be a regional grant request for \$794,014 and would fund ISOS training for 100 Phoenix Fire Department firefighters and 20-50 firefighters from other fire departments in the Phoenix region.

PST Training

The Peer Support Team request for \$80,568 is a continuation of the 2016 PST program. This program, which is certified by the International Association of Fire Fighters (IAFF), has had a positive effect on firefighter wellness and safety with regard to life-threatening situations such as PTSD, substance abuse and suicide. Funding for this program would improve the lives of firefighters and increase the number of lives,

careers, and relationships that could be saved. Funding through the 2018 AFG would facilitate the ability for the Fire Department to train and maintain the entire Peer Support Team. Funding for this project would continue these efforts through the end of 2019.

Firefighter Physical Therapy Project

This project request for \$175,418 would be used to upgrade worn and outdated equipment in the Phoenix Fire Department Health Center. The equipment would modernize and enhance the quality of care provided, improve annual firefighter physical exams, and update technology to modern standards. The equipment includes advanced treadmills and rehabilitation equipment for firefighter health and wellness.

Since 2008, the Fire Department has received more than \$5 million in AFG funding. These grants were used to purchase portable radios, thermal imaging cameras, Incident Safety Officer System training, Automatic Chest Compression devices, and Peer Support Team Training.

Procurement Information

The Fire Department will administer the grant in accordance with Administrative Regulation 3.10.

Contract Term

The one-year grant Period of Performance is projected to begin on or around June 1, 2019.

Financial Impact

The grant is anticipated to have a 15 percent required cost match; funds are available in the Fire Department's operating budget.

Concurrence/Previous Council Action

This item was recommended for City Council approval by the Public Safety and Veterans Subcommittee by a vote of 4-0 on Oct. 17, 2018.

Responsible Department

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



Authorization to Purchase Versus Headsets and Technical Support for the Police Department (Ordinance S-45136)

Request to authorize the City Manager, or his designee, to enter into a contract with Sherlin Consulting, LLC for the Police Department to purchase 20 Versus five-sensor dry electrode wireless EEG headsets, 20 iPods, 20 Versus subscriptions for the training program through the iOS application, 880 neuro-performance assessments, tech support and a weekly 90-minute group review of the neuro-performance assessments and strategies to improve performance through Sherlin Consulting, LLC. The aggregate contract value will not exceed \$60,028. Further request authorization for the City Controller to disburse all funds related to this item.

Summary

This equipment, training and assessment will focus on officers' critical thinking skills to better address their performance during violent encounters. Decision making is a critical component during these types of incidents and can have a major impact on the community and officers' mental health. This technology will teach officers to strengthen, control and develop their own brain physiology to improve performance in high stress situations by making better decisions during violent encounters and critical incidents. It will also be used for improving the mental health of officers after high-risk incidents. Officers' brain activity will be measured against a database of brain activity from some of the highest rated peak performers in the world.

This item has been reviewed and approved by the Information Technology Services Department.

Procurement Information

In accordance with Administrative Regulation 3.10, normal competition was waived as a result of an approved determination memo citing the specialized brain physiology experience Sherlin Consulting, LLC has with access to peer review data of peak performers for 5,000 people to compare against our users to assess for better performance. No other company has peer review data for comparison, can provide for multiple users or can measure the activity of the brain during performance.

Contract Term

The one-year contract term will begin on or about Dec. 11, 2018. Provisions of the contract may include an option to extend for one additional year.

Financial Impact

The aggregate value of this contract will not exceed \$60,028. 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.



Paint and Rubber Removal from Pavement Surfaces - Requirements Contract - IFB 19-004 (Ordinance S-45139)

Request to authorize the City Manager, or his designee, to enter into a contract with Cyclone Technology, LLC to provide paint removal and rubber removal from runways, taxiways, ramp/gate areas, and roadways for Phoenix Sky Harbor International Airport, Phoenix Deer Valley Airport and Phoenix Goodyear Airport in an amount not to exceed \$1 million for a five-year aggregate contract term. Further request authorization for the City Controller to disburse all funds related to this item.

Summary

The City of Phoenix Aviation Department requires a contractor to assist in the removal of paint and rubber build-up on airfield surfaces at Phoenix Sky Harbor International Airport, Phoenix Deer Valley Airport and Phoenix Goodyear Airport. Under this contract, Cyclone Technology, LLC will provide the Aviation Department with assistance with the removal of paint and rubber build-up on airfield surfaces. The Federal Aviation Administration (FAA) requires airfield surfaces to stay within appropriate friction levels to allow for the safe operation of aircraft. The contractor will supply labor and equipment necessary for paint and rubber removal on cement concrete pavement around the airfield on an as-needed or emergency basis to ensure the safety of passengers and compliance with FAA regulations.

Procurement Information

Invitation for Bid (IFB) 19-004 was conducted in accordance with Administrative Regulation 3.10. One offer was received and was evaluated based on price, responsiveness, terms and conditions, and responsibility to provide required services. Cyclone Technology, LLC's offer was deemed to be fair and reasonable based on the market and previous contract pricing.

Contract Term

The initial three-year term of the contract will begin on or about Dec. 1, 2018, with two one-year options to extend for a five-year aggregate contract term.

Financial Impact

The contract value will not exceed \$1 million for the five-year aggregate term. Funds are available in the Aviation Department budget.

Location

Phoenix Sky Harbor International Airport, 3400 E. Sky Harbor Blvd.; Deer Valley Airport, 702 W. Deer Valley Road; and Goodyear Airport, 1658 S. Litchfield Road, Goodyear, Ariz.

Council Districts: 1, 8, Out of City

Responsible Department

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



Phoenix Sky Harbor International Airport Terminal 4 Garage Lighting Replacement - Design-Bid-Build Services - AV15000052 (Ordinance S-45147)

Request to authorize the City Manager, or his designee, to accept Kimbrell Electric, Inc. as the lowest-priced, responsive and responsible bidder, and to enter into an agreement with Kimbrell Electric, Inc. for Design-Bid-Build Services for the Phoenix Sky Harbor International Airport Terminal 4 Garage Lighting Replacement project. Further request to authorize the City Controller to disburse all funds related to this item. The fee for services will not exceed \$3,769,503.26.

Summary

The purpose of this project is to replace the approximately 3,000 existing High Pressure Sodium (HPS) luminaires in the Terminal 4 Parking Garage, stairwells, and roof with new Light Emitting Diode (LED) luminaires.

Kimbrell Electric Inc.'s services include, but are not limited to: replacing the existing HPS luminaires in the Terminal 4 Parking Garage, stairwells and roof with new LED luminaires; most fixture types 'LP' are to be replaced with NEMA I7-15P; garage stairwells will utilize wall and ceiling mounted luminaries; roof work includes removal and replacement of the heads of the pole fixtures, all conductors from the handhole to the head and electrostatically paint existing poles to match color of new fixture heads and other work as required for this project. Approved alternate work will include, but not limited to: replacing existing wall mount luminaires located in the Terminal 4 Parking Garage helices with new LED wall mount luminaires and wireless controls.

Procurement Information

The selection was made using an Invitation for Bids procurement process set forth in section 34-201 of the Arizona Revised Statutes. Seven bids were received on Sept. 25, 2018, and were sent to the Equal Opportunity Department (EOD) for review to determine subcontractor eligibility and contractor responsiveness in demonstrating responsiveness to Small Business Enterprise (SBE).

The Engineer's Estimate and the three lowest responsive, responsible bidders are listed below:

Engineer's Estimate: \$4,718,473.00
Kimbrell Electric, Inc.: \$3,769,503.26
Hawkeye Electric, Inc.: \$3,817,406.26
LOR Construction, Inc.: \$4,333,550.00

Bidders who were deemed non-responsive are listed below, in alphabetical order:
Brycon Corporation
Fluoresco Services, LLC

The bid award amount is within the total budget for this project.

Contract Term

The term of the agreement is 192 calendar days from issuance of the Notice to Proceed. Work scope identified and incorporated into the agreement prior to the end of the term may be agreed to by the parties, and work may extend past the termination of the agreement. No additional changes may be executed after the end of the term.

Financial Impact

The agreement value will not exceed \$3,769,503.26, including all subcontractor and reimbursable costs.

Funding is available in the Aviation Department's Capital Improvement Program budget. The Budget and Research Department will separately review and approve funding availability prior to execution of any amendments. Payments may be made up to agreement limits for all rendered agreement services, which may extend past the agreement termination.

Location

3400 E. Sky Harbor Blvd.
Council District: 8

Responsible Department

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



Solid Waste Scale Management System - Requirements Contract - RFP 19-SW-005 (Ordinance S-45134)

Request to authorize the City Manager, or his designee, to enter into a new contract with Paradigm Software, LLC to provide software and support of a new solid waste scale management system for the Public Works Department. Further request authorization for the City Controller to disburse all funds related to this item. The total amount will not exceed \$1,500,000 for the term of the contract.

Summary

A solid waste scale management system is necessary for the scalehouse operations at the City's open landfill and two transfer stations to document transaction information including commodity, net tonnage and fees. The data collected in the solid waste scale management system is used for compliance with intergovernmental agreements with Arizona Department of Environmental Quality and Arizona Department of Weights and Measures.

The current system was implemented in 2003 and has exceeded its useful life. The current system does not provide business solutions or system enhancements to align with evolving operations to maintain industry standards. This item has been reviewed and approved by the Information Technology Services Department.

Procurement Information

In accordance with Administrative Regulation 3.10, the Public Works Department issued a Request for Proposals (RFP) 19-SW-005 to seek an entity to provide scale management software and support at the City's two transfer stations and one open landfill. Two proposals were received on May 23, 2018 and then evaluated by a panel that included representation from the Public Works and Finance departments. The evaluation panel individually scored the proposals on the following criteria: Business and Technical Capabilities, Method of Approach and Pricing with 1,000 maximum possible points.

The evaluation panel recommends Paradigm Software, LLC for the contract award as the best value to the City based on the following consensus scores.

Paradigm Software, LLC: 907 Points
AMCS Group Inc.: 818 Points

Contract Term

The term of this contract will commence on Jan. 1, 2019 with an initial three-year contract term. Provisions of the contract may include an option to extend the term up to six additional years in increments of two years, which may be exercised by the City Manager or designee.

Financial Impact

The contract value will not exceed \$1,500,000 for the nine-year contract term including extensions. Funds are available in the Public Works Capital Improvement Program and Operating budgets.

Location

North Gateway Transfer Station, 30205 N. Black Canyon Hwy.
27th Avenue Transfer Station, 3060 S. 27th Ave.
State Route 85 (SR85) Landfill, 28361 W. Patterson Road
Council Districts: 2, 7 and Out of City

Responsible Department

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



Facility Site Assessments for Citywide Buildings - RFQu 19-FMD-020 (Ordinance S-45135)

Request to authorize the City Manager, or his designee, to establish a qualified vendor list (QVL) for Abacus Project Management, Inc., AECOM Technical Services, Inc., Ameresco, Inc., APMI, Inc., Arrington Watkins Architects, LLC, C&S Engineers, Inc., Cannon/Parkin, Inc., Clampett Industries, LLC dba EMG, Faithful & Gould, Inc., Kitchell/CEM, Inc., and Wood Environment and Infrastructure Solutions, Inc. to conduct facility site assessments for Citywide buildings. The aggregate value for the first two years of the contract is estimated at \$6,100,000. Funds are available in the Public Works, Phoenix Convention Center, Public Transit, Water Services, and Aviation departments' budgets. Further request authorization for the City Controller to disburse all funds related to this item.

Summary

Facility site assessments are essential to monitor and maintain healthy and safe environments for approximately 1,000 City buildings. Qualified vendors identified for the QVL will provide comprehensive, professional property condition and needs assessments to provide facility maintenance recommendations. The site assessments will assist the City with capital planning, repair and maintenance plans as well as identify functional or economic facility obsolescence. The assessments will be performed in compliance with requirements set forth in the American Society for Testing and Materials (ASTM) Designation: E2018 - 15, Standard Guide for Property Condition Assessments. This QVL will be available to Citywide departments including Public Works, Phoenix Convention Center, Public Transit, Water Services, and Aviation.

Procurement Information

Request for Qualifications (RFQu) 19-FMD-020 facility site assessments - Citywide Buildings was conducted in accordance with Administrative Regulation 3.10. On Aug. 3, 2018 Public Works issued an RFQu seeking qualified vendors to conduct facility site assessments for Citywide buildings. The solicitation was distributed to 95 vendors and was posted on the City's website. Fifteen offers were received by the Public Works Procurement Division on Aug. 29, 2018.

An evaluation panel that included staff from the Public Works, Aviation, Street Transportation, Parks and Recreation, and Fire departments reviewed the responses. The evaluation was based on the following criteria: general information, experience of the firm, experience of key personnel and subconsultants, project understanding and approach, and the firm's ability to provide the required services. Vendors receiving at least 800 points out of a possible 1,000 points are eligible for inclusion in the QVL. The evaluation panel scores for vendors receiving at least 800 points are as follows:

Faithful & Gould, Inc.: 929 points
Cannon/Parkin, Inc.: 902 points
Kitchell/CEM, Inc.: 898 points
Arrington Watkins Architects, LLC: 898 points
EMG (Clampett Industries, LLC dba EMG): 890 points
Wood Environment and Infrastructure Solutions, Inc.: 888 points
AECOM Technical Services, Inc.: 860 points
APMI, Inc.: 851 points
Ameresco, Inc.: 848 points
Abacus Project Management, Inc.: 838 points
C&S Engineers, Inc.: 832 points

The Public Works Director recommends the offers from Abacus Project Management, Inc., AECOM Technical Services, Inc., Ameresco, Inc., APMI, Inc., Arrington Watkins Architects, LLC, C&S Engineers, Inc., Cannon/Parkin, Inc., Clampett Industries, LLC dba EMG, Faithful & Gould, Inc., Kitchell/CEM, Inc., and Wood Environment and Infrastructure Solutions, Inc. to be accepted for the qualified vendor list.

Contract Term

The initial one-year contract term shall begin on or about begin Dec. 1, 2018, with the option to extend for four years in increments of up to one year, with a total contract option term of five years.

Financial Impact

The aggregate value for the first two years of the contract is estimated at \$6,100,000. Funds are available in the Public Works, Phoenix Convention Center, Public Transit, Water Services, and Aviation departments' budgets.

Responsible Department

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



Vehicle Locksmith Services - Contract Recommendation (Ordinance S-45141)

Request to authorize the City Manager, or his designee, to enter into a contract with Avador, Inc., doing business as Acme Locksmith, and Aardvark Affordable Locksmithing, to provide vehicle locksmith services. The estimated aggregate amount for this contract is \$50,000. Further request authorization for the City Controller to disburse all funds related to this item.

Summary

The Public Works Department is responsible for maintaining 6,500 vehicles within the City's fleet. This contract will allow Public Works to have third party vendors duplicate keys, program keys, repair door locks and replace ignition switches, etc., as well as assist with vehicle lockouts. This mobile service will allow faster turnaround times to get units back in service in a matter of hours rather than days, without having to send it to a dealership. Additionally, this service will reduce the cost of a vehicle locksmith, as an Original Equipment Manufacturer (OEM) dealer will not need to be used.

Procurement Information

Request for Quotes (RFQ) 19-FSD-025 was conducted in accordance with Administrative Regulation 3.10. The Public Works Department, Procurement Section, received two quotes, with both vendors being recommended due to the volume of the service outlined in the RFQ. The following quotes were received for hourly labor rate for vehicle locksmith services:

Aardvark Affordable Locksmithing: \$60 per hour labor rate

Acme Locksmith: \$69 per hour labor rate

Contract Term

This contract will begin on or about Dec. 1, 2018 with an initial one-year term, and four option years in increments of up to one year, with a total contract option term of five years.

Financial Impact

This contract will have an estimated annual expenditure of \$10,000, with a total aggregate amount not to exceed \$50,000 over the life of the contract. Funds are available in the Public Works Department's budget.

Responsible Department

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



Environmental, Natural-Cultural Resources, and National Environmental Policy Act On-Call Services (Ordinance S-45137)

Request to authorize the City Manager, or his designee, to enter into separate agreements with the 10 consultants listed in **Attachment A** to provide Environmental, Natural-Cultural Resources and National Environmental Policy Act (NEPA) On-Call services for the Street Transportation Department. Further request to authorize execution of amendments to the agreements as necessary within the Council-approved expenditure authority as provided below, and for the City Controller to disburse all funds related to this item. The fee for services will not exceed \$600,000 for each agreement. The total fee for all services will not exceed \$6 million.

Additionally, request to authorize the City Manager, or his designee, to take all action deemed necessary 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 On-Call consultants will be responsible for providing on-call environmental, technical and/or regulatory assistance services for various disciplines, that include, but are not limited to: Archaeology, Historic preservation, Biology and natural resources, Clean Water Act Sections 404, 401, and 402, National Environmental Policy Act documentation and related supporting technical analyses and reports, Clean Air Act permitting, monitoring, modeling, source testing, reporting, and document preparation.

Procurement Information

The selections were made using a qualifications-based selection process set forth in section 34-604 of the Arizona Revised Statutes (A.R.S.). In accordance with A.R.S. section 34-604(H), the City may not publicly release information on proposals received or the scoring results until an agreement is awarded. Fifteen firms submitted proposals, 10 firms were selected and are listed in **Attachment A**.

Contract Term

The term of each agreement is three years, or up to \$600,000, whichever occurs first. Work scope identified and incorporated into the agreement prior to the end of the term may be agreed to by the parties, and work may extend past the termination of the agreement. No additional changes may be executed after the end of the term.

Financial Impact

The agreement values for each of the On-Call consultants will not exceed \$600,000, including all subconsultant and reimbursable costs. The total fee for all services will not exceed \$6 million.

Funding is available in the Street Transportation Department's Capital Improvement Program and Operating budgets. For any on-call task orders of \$100,000 or more, the Budget and Research Department will review and approve funding availability. Payments may be made up to agreement limits for all rendered agreement services, which may extend past the agreement termination.

Responsible Department

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

ATTACHMENT A

Selected Firms

Rank 1: Archaeological Consulting Services, Ltd.

Rank 2: HDR Engineering, Inc.

Rank 3: Jacobs Engineering Group, Inc.

Rank 4: WestLand Resources, Inc.

Rank 5: AZTEC Engineering Group, Inc.

Rank 6: Tetra Tech, Inc.

Rank 7: SWCA Environmental Consultants

Rank 8: AECOM Technical Services, Inc.

Rank 9: Kimley-Horn and Associates, Inc.

Rank 10: Pinyon Environmental, Inc.

Additional Proposers

Rank 11: Desert Archaeology, Inc.

Rank 12: Terracon Consultants, Inc.

Rank 13: Tierra Right of Way Services, Ltd.

Rank 14: Del Sol Group, LLC

Rank 15: Sandra Campbell Consulting



Citywide Engineering/Consulting On-Call Services for Calendar Years 2019 and 2020 (Ordinance S-45138)

Request to authorize the City Manager, or his designee, to enter into separate agreements with the 74 consultants listed in **Attachment A** to provide Engineering/Consulting On-Call services citywide. Further request to authorize execution of amendments to the agreements as necessary within the Council-approved expenditure authority as provided below, and for the City Controller to disburse all funds related to this item. The fee for services will not exceed \$1.2 million for each agreement.

Additionally, request to authorize the City Manager, or his designee, to take all action deemed necessary 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 On-Call consultants will be responsible for providing On-Call Engineering/Consulting services to various City departments, including but not limited to: Aviation, Convention Center, Fire, Parks & Recreation, Public Works, Street Transportation, and Water Services. The scope of work for the on-call projects may include studies, plan review, special inspections, programming, master plans, design, construction document development (plans, specifications and cost estimates), and construction administration and inspection services.

Procurement Information

The selections were made using a qualifications-based selection process set forth in section 34-604 of the Arizona Revised Statutes (A.R.S.). In accordance with A.R.S. section 34-604(H), the City may not publicly release information on proposals received or the scoring results until an agreement is awarded. One hundred nineteen firms submitted proposals, 74 firms were selected and are listed in **Attachment A**.

Contract Term

The term of each agreement is two years, or up to \$1.2 million, whichever occurs first. Work scope identified and incorporated into the agreement prior to the end of the term may be agreed to by the parties, and work may extend past the termination of the agreement. No additional changes may be executed after the end of the term.

Financial Impact

The agreement values for each of the On-Call consultants will not exceed \$1.2 million, including all subconsultant and reimbursable costs. The total fee for all services will not exceed \$88.8 million.

Funding is available in the Street Transportation Department's Capital Improvement Program and Operating budgets. For any on-call task orders of \$100,000 or more, the Budget and Research Department will review and approve funding availability. Payments may be made up to agreement limits for all rendered agreement services, which may extend past the agreement termination.

Responsible Department

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

ATTACHMENT A

Selected Firms by Category

Construction and Project Management Four Firms Selected:

- Rank 1: Consultant Engineering, Inc.
- Rank 2: Rider Levett Bucknall, Ltd.
- Rank 3: Kitchell Corporation
- Rank 4: Tristar Engineering and Management, Inc.

Data Sciences One Firm Selected:

- Rank 1: McKinstry Essention, LLC

Electrical / Energy Four Firms Selected:

- Rank 1: Wright Engineering Corporation
- Rank 2: GLHN Architects and Engineers, Inc.
- Rank 3: C R Engineers, Inc.
- Rank 4: Pearson Engineering Associates, Inc.

Fire / Life Safety Three Firms Selected:

- Rank 1: Jensen Hughes, Inc.
- Rank 2: Fisher Engineering, Inc.
- Rank 3: Mo Mon Tai, Inc. dba TERPConsulting

General Civil Twenty (20) Firms Selected:

- Rank 1: Gannett Fleming, Inc.
- Rank 2: Trace Consulting, LLC
- Rank 3: Dibble Engineering
- Rank 4: Kimley-Horn and Associates, Inc.
- Rank 5: Strand Associates, Inc.
- Rank 6: Entellus, Inc.
- Rank 7: Michael Baker International, Inc.
- Rank 8: AECOM Technical Services, Inc.
- Rank 9: The CK Group, Inc.
- Rank 10: Stantec Consulting Services, Inc.

Rank 11: Morrison-Maierle, Inc.
Rank 12: Stanley Consultants, Inc.
Rank 13: Point Engineers, LLC
Rank 14: Burgess & Niple, Inc.
Rank 15: Wood Environment and Infrastructure Solutions, Inc.
Rank 16: Engineering and Environmental Consultants, Inc.
Rank 17: Olsson Associates, Inc.
Rank 18: Wilson & Company, Inc., Engineers & Architects
Rank 19: Hoskin-Ryan Consultants, Inc.
Rank 20: Y.S. Mantri & Associates, LLC

Landscape Architecture Five Firms Selected:

Rank 1: Thomas + Crowley, LLC
Rank 2: Gavan & Barker, Inc.
Rank 3: J2 Engineering & Environmental Design, LLC
Rank 4: Environmental Planning Group, LLC
Rank 5: Waibel & Associates Landscape Architecture, LLC

Mechanical / Plumbing Four Firms Selected:

Rank 1: LSW Engineers Arizona, Inc.
Rank 2: Energy Systems Design, Inc.
Rank 3: Affiliated Engineers, Inc.
Rank 4: IMEG Corp.

Public Information Two Firms Selected:

Rank 1: Inroads Info., Inc.
Rank 2: HDR Engineering, Inc.

Structural Five Firms Selected:

Rank 1: Caruso Turley Scott, Inc.
Rank 2: T.Y. Lin International, Inc.
Rank 3: Parsons Transportation Group, Inc.
Rank 4: WSP USA, Inc.
Rank 5: Structural Grace, Inc.

Survey Four Firms Selected:

Rank 1: Premier Engineering Corporation

Rank 2: Wood, Patel & Associates, Inc.
Rank 3: Ritoch-Powell & Associates Consulting Engineers, Inc.
Rank 4: Cardno, Inc.

Traffic Engineering Four Firms Selected:

Rank 1: Lee Holdings, Inc. dba Lee Engineering, LLC
Rank 2: AZTEC Engineering Group, Inc.
Rank 3: Greenlight Traffic Engineering, LLC
Rank 4: Civtech, Inc.

Water / Wastewater Eighteen (18) Firms Selected:

Rank 1: Wilson Engineers, LLC
Rank 2: Black & Veatch Corporation
Rank 3: Carollo Engineers, Inc.
Rank 4: Oz Engineering, LLC
Rank 5: Brown and Caldwell, Inc.
Rank 6: EIC Engineers, LLC
Rank 7: Water Works Engineers, LLC
Rank 8: Arcadis U.S., Inc.
Rank 9: GHD, Inc.
Rank 10: Hazen and Sawyer, P.C.
Rank 11: Narasimhan Consulting Services, Inc.
Rank 12: Garver, LLC
Rank 13: CDM Smith, Inc.
Rank 14: Project Engineering Consultants, Ltd.
Rank 15: Jacobs Engineering Group, Inc.
Rank 16: Greeley and Hansen, LLC
Rank 17: Leonard Rice Consulting Water Engineers, Inc.
Rank 18: Primatech, LLC

Additional Proposers

Rank 75: EPS Group, Inc. Engineers, Planners & Surveyors
Rank 76: Coe and Van Loo Consultants, Inc.
Rank 77: Engineering Alliance, Inc.
Rank 78: Hilgartwilson, LLC
Rank 79: Strategic Surveying, LLC
Rank 80: Henderson Engineers, Inc.

Rank 81: Spectrum Engineers, Inc.
Rank 82: Advanced Science and Engineering dba Advanced Structural Engineering, Inc.
Rank 83: Southland Engineering, A Division of Southland Industries
Rank 84: Adams and Associates Engineers, PLLC
Rank 85: Nfra, Inc.
Rank 86: Ethos Engineering, LLC
Rank 87: C&S Engineers, Inc.
Rank 88: Kittelson and Associates, Inc.
Rank 89: Y2K Engineering, LLC
Rank 90: Abacus Project Management, Inc.
Rank 91: Civil and Environmental Consultants, Inc.
Rank 92: CA Group Arizona, A CA Group, Inc. Company
Rank 93: Sunrise Engineering, Inc.
Rank 94: Norris Design AZ, LLC
Rank 95: Wendel Energy Services, LLC
Rank 96: Rick, Collar, & Wagoner Engineering, Inc. dba Rick Engineering Company
Rank 97: PK Associates, LLC
Rank 98: Huitt-Zollars, Inc.
Rank 99: R.G. Vanderweil Engineers, LLP
Rank 100: PMA Consultants, LLC
Rank 101: Iteris, Inc.
Rank 102: Floor Associates, Inc.
Rank 103: Tetra Tech, Inc.
Rank 104: Harrington Planning & Design, LLC
Rank 105: Vanir Construction Management, Inc.
Rank 106: Geo-Logic Associates, Inc.
Rank 107: Rossi Transportation Group, Inc.
Rank 108: Sustainability Engineering Group, LLC
Rank 109: Hoque and Associates, Inc.
Rank 110: WestLand Resources, Inc.
Rank 111: Mead and Hunt, Inc.
Rank 112: Amtech Associates, LLC
Rank 113: Ninyo & Moore, Geotechnical Consultants, Inc.
Rank 114: EPS Engineering & Design, Inc.
Rank 115: Sherman Design Studios

Rank 116: Verde Valley Consulting Engineers, PLLC

Rank 117: Quantum Engineering, Inc.

Rank 118: Phoenix National Laboratories, Inc.

Rank 119: In2It Studio, LLC



Phoenix Sky Harbor International Airport Terminal 2 Building Demolition, Apron Reconstruction, Mural Relocation, and Garage Demolition - Engineering Services - AV08000082 and AV02000033 (Ordinance S-45142)

Request to authorize the City Manager, or his designee, to enter into an agreement with Stantec Consulting Services, Inc. to provide Engineering Services that include design and possible construction administration and inspection (CA&I) services for the Phoenix Sky Harbor International Airport (PSHIA) Terminal 2 Building Demolition, Apron Reconstruction, Mural Relocation, and Garage Demolition project. Further request to authorize execution of amendments to the agreement as necessary within the Council-approved expenditure authority as provided below, and for the City Controller to disburse all funds related to this item. The fee for services will not exceed \$4,011,553.

Additionally, request to authorize the City Manager, or his designee, to take all action deemed necessary to execute all utilities-related design and construction agreements, licenses, permits, and requests for utility services related to the development, design, demolition and construction of the project and to include disbursement of funds. Utility services include, but are not limited to: electrical, water, sewer, natural gas, telecommunication, cable television, railroads and other modes of transportation. This authorization excludes any transaction involving an interest in real property.

Summary

Terminal 2 (T2), the apron, and associated systems were constructed over 60 years ago and have reached their useful life. The Terminal 3 (T3) improvements were undertaken to provide gates for the airlines operating at T2. This allows T2 to be demolished without an impact to capacity and operations.

The project is subject to the requirements of 49 Code of Federal Regulations Part 26 and the U.S. Department of Transportation Disadvantaged Business Enterprise (DBE) Program and will be completed under Federal Guidelines.

The purpose of this project under the first phase, project number AV08000082-FAA, is to demolish the PSHIA T2 concourse and reconstruct the apron. This will provide dual taxi lanes and improved operational safety. Phase 1 of the project will have Federal

Aviation Administration (FAA) funds associated with the work consistent with the phasing and grant availability.

The purpose of this project under the second phase, project number AV02000033, is to demolish the PSHIA T2 terminal building (processor) and possibly the T2 garage at a future date once a separate detailed scoping is completed and funding becomes available. Phase 2 will demolish the T2 processor, include relocation of the art mural to a new airport location with public access prior to demolition, and possibly the T2 parking garage in accordance with the airport's plan for development. The second phase is not eligible for federal funds.

Stantec Consulting Services, Inc.'s Phase 1 services include, but are not limited to: evaluate the future Sky Train extension alignment to determine the limits of the apron and concourse building demolition; design the removal of existing T2 concourse structure (foundations, slabs, superstructure, passenger boarding bridge foundations and all finishes to the south wall of the terminal processor building); maintain all electrical, mechanical, plumbing, fire protection and special systems; design the removal of the existing concrete T2 apron and replace with airfield structural pavement section similar to the T3 apron; perform geotechnical engineering investigations to validate structural pavement and subgrade; investigate utility conflicts; updated plan/profile design and drainage plans; complete the Engineers Report required for FAA and AIP grant compliance; provide for solution once the building and apron are removed (i.e. landscaping, pavement, etc.); and other services as required for a complete design.

Stantec Consulting Services, Inc.'s Phase 2 services include, but are not limited to: relocate the mural in the T2 building processor to the Rental Car Center; design demolition of the T2 building processor and the T2 garage structure; provide for solution once the building and garage are removed (i.e. landscaping, pavement, etc.), and other services as required for a complete design.

Procurement Information

The selection was made using a qualifications-based selection process set forth in section 34-603 of the Arizona Revised Statutes (A.R.S.). In accordance with A.R.S. section 34-603(H), the City may not publicly release information on proposals received or the scoring results until an agreement is awarded. Five firms submitted proposals and are listed below.

Selected Firm

Rank 1: Stantec Consulting Services, Inc.

Additional Proposers

Rank 2: Kimley-Horn and Associates, Inc.

Rank 3: AECOM Technical Services, Inc.

Rank 4: Dibble & Associates Consulting Engineering, Inc.

Rank 5: C&S Engineers, Inc.

Contract Term

The combined term of the agreement including both phases is 450 calendar days from the issuance of the Notice to Proceed for Phase 1. Work scope identified and incorporated into the agreement prior to the end of the term may be agreed to by the parties, and work may extend past the termination of the agreement. No additional changes may be executed after the end of the term.

Financial Impact

The agreement value for Stantec Consulting Services, Inc. will not exceed \$4,011,553, including all subconsultant and reimbursable costs.

Funding is available in the Aviation Department's Capital Improvement Program budget. The Budget and Research Department will separately review and approve funding availability prior to execution of any amendments. Payments may be made up to agreement limits for all rendered agreement services, which may extend past the agreement termination.

Location

3400 E. Sky Harbor Blvd.

Council District: 8

Responsible Department

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



16-Inch Paradise Valley Zone 3C Improvements - Construction Manager at Risk Preconstruction Services - WS85500418 (Ordinance S-45143)

Request to authorize the City Manager, or his designee, to enter into an agreement with Hunter Contracting Co. (Hunter) to provide Construction Manager at Risk (CMAR) Preconstruction Services for the 16-Inch Paradise Valley Zone 3C Improvements project. Further request to authorize execution of amendments to the agreement as necessary within the Council-approved expenditure authority as provided below, and for the City Controller to disburse all funds related to this item. The fee for services will not exceed \$150,000.

Summary

The purpose of this project is to construct approximately 21,500 linear feet of 16-inch Ductile Iron Pipe transmission main within Pressure Zone 3C in the Town of Paradise Valley, and a new Pressure Reducing Valve Station (PRV) proposed to be located within Pressure Zone 4A on an existing City of Phoenix retention basin property on the southwest corner of Shea Boulevard and 45th Place. This will relieve Booster Station 3C-B1 and Well 235, which are located southwest of Invergordon and Doubletree Ranch roads. The new 16-inch transmission main will connect to the existing 16-inch transmission main within Shea Boulevard.

Hunter will begin in an agency support role for CMAR Preconstruction Services. Hunter will assume the risk of delivering the project through a Guaranteed Maximum Price (GMP) agreement.

Hunter's services include, but are not limited to: advising the City on ways to gain efficiencies in project delivery, provide construction phasing and scheduling that will minimize interruptions to City operations, be responsible for construction means and methods, and solicit bids from prequalified subcontractors to perform work. A Small Business Enterprise goal will be established for this project upon substantial completion of Preconstruction Services and prior to the start of construction.

Procurement Information

The selection was made using a qualifications-based selection process set forth in section 34-603 of the Arizona Revised Statutes (A.R.S.). In accordance with A.R.S.

section 34-603(H), the City may not publicly release information on proposals received or the scoring results until an agreement is awarded. Four firms submitted proposals and are listed below.

Selected Firm

Rank 1: Hunter Contracting Co.

Additional Proposers

Rank 2: Achen-Gardner Construction, LLC

Rank 3: Garney Companies, Inc.

Rank 4: DCS Contracting, Inc.

Contract Term

The term of the agreement is two years from issuance of the Notice to Proceed. Work scope identified and incorporated into the agreement prior to the end of the term may be agreed to by the parties, and work may extend past the termination of the agreement. No additional changes may be executed after the end of the term.

Financial Impact

The agreement value for Hunter will not exceed \$150,000, including all subcontractor and reimbursable costs.

Funding is available in the Water Services Department's Capital Improvement Program budget. The Budget and Research Department will separately review and approve funding availability prior to execution of any amendments. Payments may be made up to agreement limits for all rendered services, which may extend past the agreement termination.

Location

- Shea Boulevard from 45th Place to Tatum Boulevard.
- Tatum Boulevard from Shea Boulevard to Doubletree Ranch Road.
- Doubletree Ranch Road from Tatum Boulevard to 56th Street.
- 56th Street from Doubletree Ranch Road to Mockingbird Lane.
- Mockingbird Lane from 56th Street to Invergordon Road.

Council Districts: 3 and Out of City

Responsible Department

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



16-Inch Paradise Valley Zone 3C Improvements - Engineering Services - WS85500418 (Ordinance S-45144)

Request to authorize the City Manager, or his designee, to enter into an agreement with Entellus, Inc. to provide Engineering Services that include design and possible construction administration and inspection (CA&I) services for the 16-Inch Paradise Valley Zone 3C Improvements project. Further request to authorize execution of amendments to the agreement as necessary within the Council-approved expenditure authority as provided below, and for the City Controller to disburse all funds related to this item. The fee for services will not exceed \$1.3 million.

Additionally, request to authorize the City Manager, or his designee, to take all action deemed necessary to execute all utilities-related design and construction agreements, licenses, permits, and requests for utility services related 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, telecommunication, cable television, railroads and other modes of transportation. This authorization excludes any transaction involving an interest in real property.

Summary

The purpose of this project is to design approximately 21,500 linear feet of 16-inch Ductile Iron Pipe transmission main within Pressure Zone 3C in the Town of Paradise Valley, and a new Pressure Reducing Valve Station (PRV) proposed to be located within Pressure Zone 4A on an existing City of Phoenix retention basin property on the southwest corner of Shea Boulevard and 45th Place. This will relieve Booster Station 3C-B1 and Well 235, which are located southwest of Invergordon and Doubletree Ranch roads. The new 16-inch transmission main will connect to the existing 16-inch transmission main within Shea Boulevard.

Entellus, Inc.'s services include, but are not limited to: working as a team with the Town of Paradise Valley; finalizing the 16-inch transmission main alignment and connection points to the distribution/transmission main to determine the exact location for the PRV Station; and providing construction documents and specifications for the design of approximately 21,500 linear feet of 16-inch transmission main.

Procurement Information

The selection was made using a qualifications-based selection process set forth in section 34-603 of the Arizona Revised Statutes (A.R.S.). In accordance with A.R.S. section 34-603(H), the City may not publicly release information on proposals received or the scoring results until an agreement is awarded. Ten firms submitted proposals and are listed below:

Selected Firm

Rank 1: Entellus, Inc.

Additional Proposers

Rank 2: Michael Baker International, Inc.

Rank 3: Ritoch-Powell & Associates

Rank 4: Dibble & Associates Consulting Engineers, Inc.

Rank 5: Coe and Van Loo II, LLC

Rank 6: Burgess & Niple, Inc.

Rank 7: Premier Engineering Corporation

Rank 8: Primatech, LLC

Rank 9: Valentine Environmental Engineers, LLC

Rank 10: Garver, LLC

Contract Term

The term of the agreement is four years from the issuance of the Notice to Proceed. Work scope identified and incorporated into the agreement prior to the end of the term may be agreed to by the parties, and work may extend past the termination of the agreement. No additional changes may be executed after the end of the term.

Financial Impact

The agreement value for Entellus, Inc. will not exceed \$1.3 million, including all subconsultant and reimbursable costs.

Funding is available in the Water Services Department's Capital Improvement Program budget. The Budget and Research Department will separately review and approve funding availability prior to execution of any amendments. Payments may be made up to agreement limits for all rendered agreement services, which may extend past the agreement termination.

Location

- Shea Boulevard from 45th Place to Tatum Boulevard.
- Tatum Boulevard from Shea Boulevard to Doubletree Ranch Road.

- Doubletree Ranch Road from Tatum Boulevard to 56th Street.
- 56th Street from Doubletree Ranch Road to Mockingbird Lane.
- Mockingbird Lane from 56th Street to Invergordon Road.

Council Districts: 3 and Out of City

Responsible Department

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



Rejection of Construction Bids - Marcos de Niza Senior Center Site Improvements - Design-Bid-Build - ND30010025 (Ordinance S-45145)

Request to authorize the City Manager, or his designee, to reject all bids for the Marcos de Niza Senior Center Site Improvements project. All bidders were deemed non-responsive, and this project will need to be re-bid.

Summary

The purpose of this project is to utilize Community Development Block Grant (CDBG) funds to make minor modifications to the existing building as follows: installation of new aluminum storefront system at the east entrance and corresponding new security hardware to operate the entrance; all required building modifications to accommodate the indicated new features; modification of existing multi-purpose room exterior wall and installation of a new storefront window system; installation of a new pre-fabricated shade canopy, with concrete foundations, on the south side of the building; and associated minor site improvements and sidewalk paths.

Procurement Information

The Invitation for Bids procurement process utilized is set forth in section 34-201 of the Arizona Revised Statutes. Three bids were received on Sept. 25, 2018. All three bidders were deemed non-responsive due to them not submitting all required documents at time of bid. This project will be re-bid.

The Engineer's Estimate is listed below:

Engineer's Estimate: \$79,623

Bidders who were deemed non-responsive are listed below, in alphabetical order:

- Diamond Ridge Development
- LOR Construction, Inc.
- Simpson Walker Contracting Corporation

Location

305 W. Pima St.
Council District: 8

Responsible Department

This item is submitted by Deputy City Managers Deanna Jonovich and Mario Paniagua, the Neighborhood Services Department and Human Services departments, and the City Engineer.



Final Plat - Fire Station 55 - 180112 - Northwest Corner of 27th Avenue and Jomax Road

Plat: 180112
Project: 18-1515
Name of Plat: Fire Station 55
Owner(s): City of Phoenix
Engineer(s): Dibble Engineering
Request: A 1 Lot Commercial Plat
Reviewed by Staff: Oct.17, 2018
Final Plat requires Formal Action Only

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 V180041F.

Location

Generally located at the northwest corner of 27th Avenue and Jomax Road.
Council District: 2

Responsible Department

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



Final Plat - Encanto Moon Valley - 180014 - North of Roberts Road and West of 8th Place

Plat: 180014
Project: 06-2774
Name of Plat: Encanto Moon Valley
Owner(s): Berkana on 7th Street, LLC
Engineer(s): Flahart Brothers Companies, Inc.
Request: A 5 Lot Residential Plat
Reviewed by Staff: Oct. 25, 2018
Final Plat requires Formal Action Only

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 north of Roberts Road, and west of 8th Place.
Council District: 3

Responsible Department

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



Final Plat - The Common - 170084 - East of 32nd Street North of Indian School Road

Plat: 170084
Project: 16-179
Name of Plat: The Common
Owner(s): PRI Glenrosa, LLC
Engineer(s): Alliance Land Surveying, LLC
Request: A 1 Lot Commercial Subdivision Plat
Reviewed by Staff: Oct. 16, 2018
Final Plat requires Formal Action Only

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 V180008.

Location

Generally located east of 32nd Street, north of Indian School Road.
Council District: 6

Responsible Department

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



Final Plat - McKinley Court Apartments - 180050 - 3rd Avenue and McKinley Street

Plat: 180050

Project: 16-3551

Name of Plat: McKinley Court Apartments

Owner(s): McKinley Land Development LLC

Engineer(s): Joshua S. Moyses, Registered Land Surveyor

Request: A 1-Lot Commercial Plat

Reviewed by Staff: Nov. 2, 2018

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

3rd Avenue and McKinley Street

Council District: 7

Responsible Department

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



Abandonment of Right-of-Way - V180041F - 26700 N. 27th Ave. (Resolution 21695)

Abandonment: V180041F

Project: 18-1515

Applicants: City of Phoenix; Jaime Garrido

Request: To abandon the Federal Patent Easement located to the north, east and west of parcel number, APN: 205-04-017A, addressed 26700 N. 27th Ave.

Date of Hearing: Aug.14, 2018

Summary

The resolution of the abandonment and the plat "Fire Station 55", Plat 180112, 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 is recorded second.

Location

26700 N. 27th Ave.

Council District: 2

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 - V180042A - 16220 N. 7th St. (Resolution 21693)

Abandonment: V180042A

Project: 01-21918

Applicant: William E. Lally

Request: To abandon a portion of the recreational easement along the wash on the northeast side of Vaseo Apartments.

Date of Decision: Aug. 13, 2018

Location

16220 N. 7th St.

Council District: 3

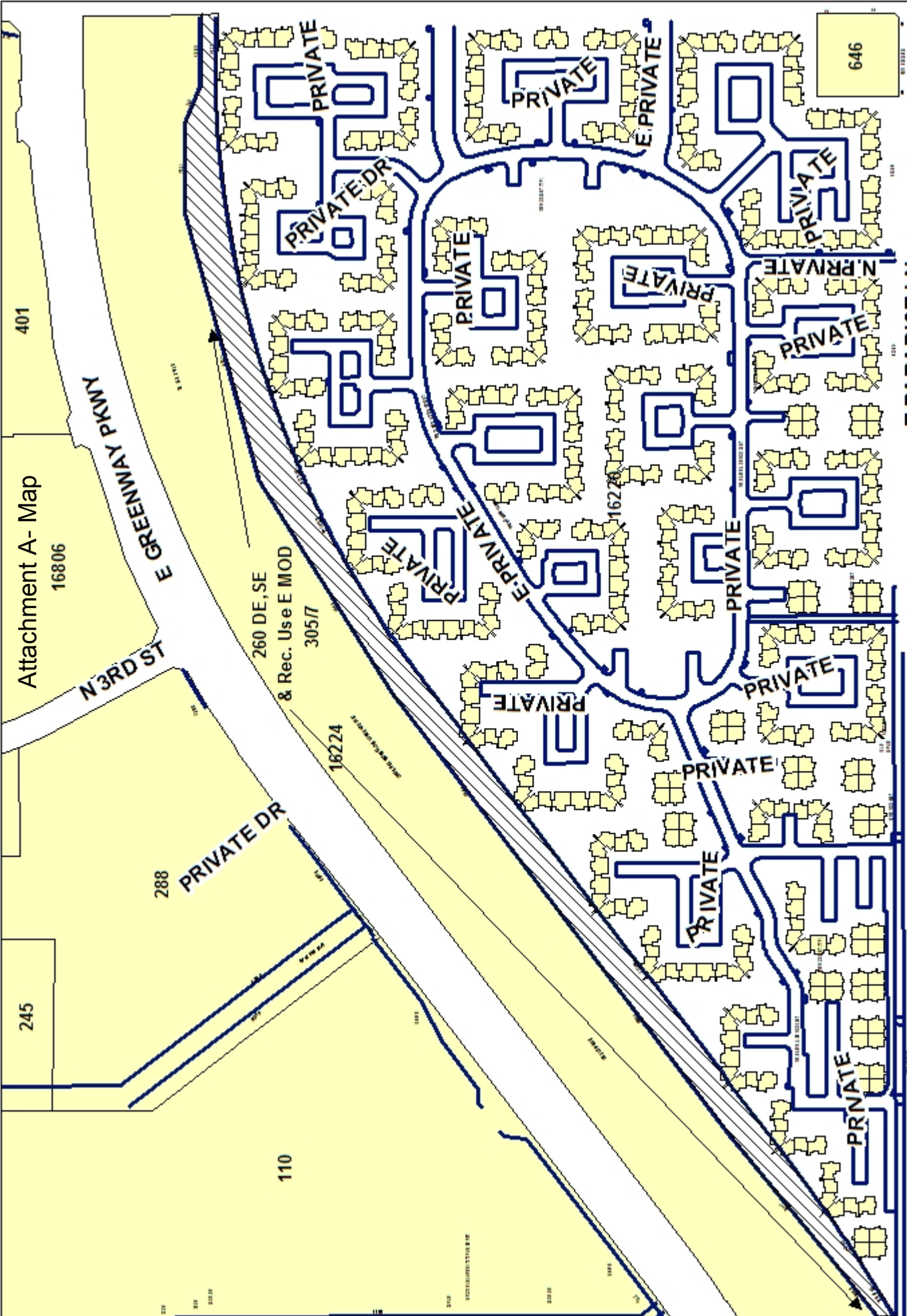
Financial Impact

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

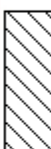
This item is submitted by Deputy City Manager Mario Paniagua and the Planning and Development Department.

Attachment A- Map
16806



625	
219	618
609	610

ABANDONMENT AREA



QUARTER SECTION: 36-28
ANNEX INFO & NUM: 20 Apr 1965
G644 68

APPLICANT: William E Lally
APPLICATION NO: V180042A
DATE: 28-Jun-2018

Planning & Development Department

City of Phoenix



**Abandonment of Right-of-Way - V180008A - 4215 and 4151 N. 32nd St.
(Resolution 21694)**

Abandonment: V180008A

Project: 16-179

Applicants: PRI Glenrosa Limited Liability Corporation; Erin Dehmlow

Request: To abandon the 25 foot right-of-way dedicated per Ordinance S-3334 (Docket 5556, Page 468, Maricopa County Recorder) adjacent to the parcel addressed 4215 N. 32nd St. (APN 170-29-078A) along with the 25 foot right-of-way dedicated per Ordinance S-6395 (Docket 9544, Page 948, Maricopa County Recorder) adjacent to the parcel addressed 4151 N. 32nd St. (APN 170-29-076A).

Date of Hearing: April 10, 2018

Summary

The resolution of the abandonment and the commercial subdivision plat "The Common," Plat 170084, 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 is recorded second.

Location

4215 and 4151 N. 32nd St.

Council District: 6

Financial Impact

A fee was also collected as part of this abandonment in the amount of \$28,080.

Responsible Department

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



Street Name Change From Merrell Street to Muhammad Ali Way (Ordinance S-45133)

Request to authorize the City Manager, or his designee, to rename the segment of Merrell Street from Central Avenue to 1st Avenue to "Muhammad Ali Way", based on a request by Dignity Health/St. Joseph's Hospital and Medical Center.

Summary

Dignity Health/St. Joseph's Hospital and Medical Center is requesting that the Phoenix City Council change the street name from "Merrell Street" to "Muhammad Ali Way" from Central Avenue to 1st Avenue. Previously, Merrell Street was abandoned between 1st Avenue and 3rd Avenue and ownership of the street was vested to St. Joseph's Hospital and Medical Center. This private drive from 1st Avenue to 3rd Avenue will now be identified as "Muhammad Ali Way" as well.

The Muhammad Ali Parkinson Center, located within the Dignity Health/St. Joseph's Hospital and Medical Center, is a comprehensive resource center for patients and family members dealing with Parkinson's disease and other movement disorders. The Muhammad Ali Parkinson Center is located at 240 W. Thomas Road, and directly adjacent to what would be the new "Muhammad Ali Way".

The portion of street being requested to rename is a segment of Merrell Street that lies between the west right-of-way line of Central Avenue extending west to the east right-of-way line of 1st Avenue. This street was dedicated on the LAFAYETTE SQUARE subdivision, that was recorded on March 18, 1925, in Book 14 of Maps, Page 23 in the official records of Maricopa County, Arizona. This street assignment is in accordance with the "Address and Street Name Assignment Policy" and requirements established by the Maricopa County Association of Governments and the City of Phoenix. All impacted property owners have agreed to this street renaming.

Location

Merrell Street from Central Avenue to 1st Avenue.
Council District: 4

Responsible Department

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

ATTACHMENT A

**THIS IS A DRAFT COPY ONLY AND IS NOT AN OFFICIAL COPY OF THE FINAL,
ADOPTED ORDINANCE**

ORDINANCE S-

AN ORDINANCE CHANGING THE NAME OF MERRELL STREET FROM CENTRAL AVENUE TO 1ST AVENUE BETWEEN THE WEST RIGHT-OF-WAY LINE OF CENTRAL AVENUE EXTENDING WEST TO THE EAST RIGHT-OF-WAY LINE OF 1ST AVENUE TO MUHAMMAD ALI WAY.

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

SECTION 1. The Merrell Street from Central Avenue to 1st Avenue, between the west right-of-way line of Central Avenue extending west to the east right-of-way line of 1st Avenue as shown in Attachment B, which is attached hereto and by this reference made a part of hereof, is changed to Muhammad Ali Way.

PASSED by the Council of the City of Phoenix this 14th day of November, 2018.

MAYOR

ATTEST:

City Clerk

APPROVED AS TO FORM:

_____ City Attorney

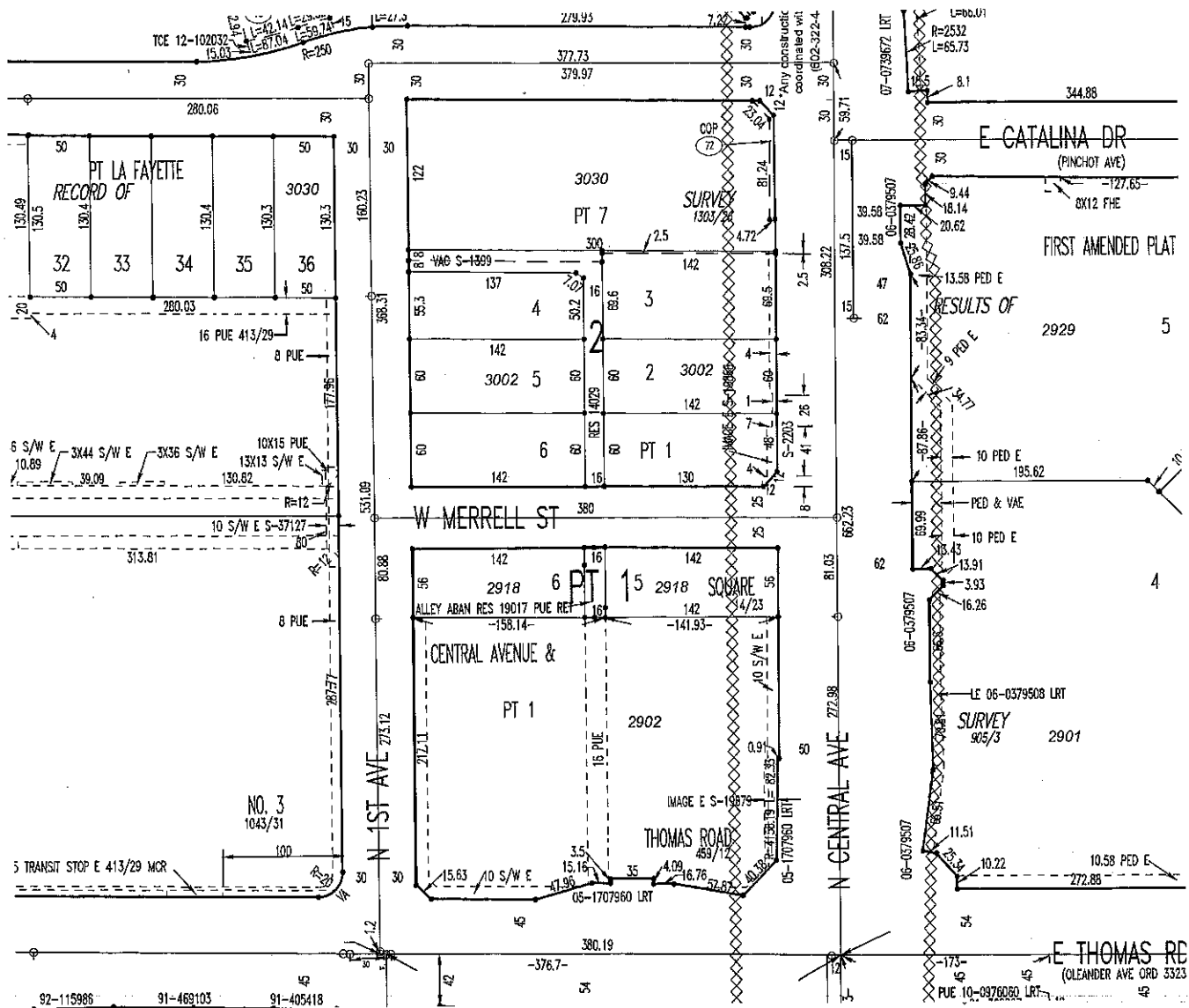
REVIEWED BY:


_____ City Manager

Attachments

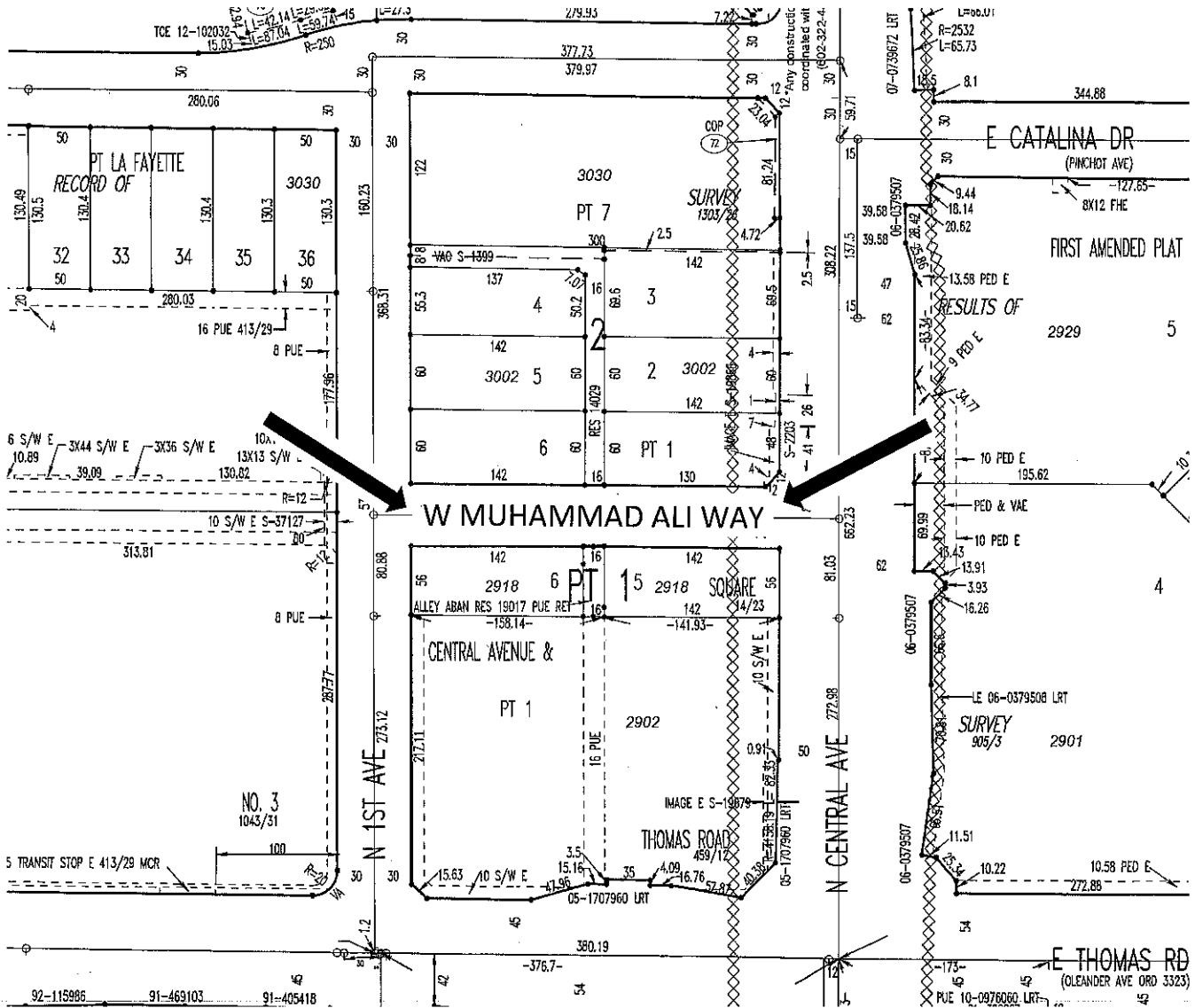
Attachment A – Existing and Proposed Maps

EXISTING



PLANNING AND DEVELOPMENT DEPARTMENT	<input type="text"/>	STREET NAME CHANGE
NORTH 	APPLICANT: Planning and Development Department	
SCALE: None	DATE <u>5 / 29 / 2018</u>	
	APPLICATION NO. 180092	Q-SECTION: 15-27

PROPOSED



PLANNING AND DEVELOPMENT DEPARTMENT	<input style="width: 100%; height: 20px;" type="text"/>	STREET NAME CHANGE
NORTH	APPLICANT: Planning and Development Department	
SCALE: None	DATE <u>5 / 29 / 2018</u>	
APPLICATION NO. 180092	Q-SECTION: 15-27	



(CONTINUED FROM NOV. 7, 2018) - Amend City Code - Ordinance Adoption - Rezoning Application Z-SP-3-18-7 - Approximately 300 Feet East of the Northeast Corner of Jesse Owens Parkway and Baseline Road (Ordinance G-6523)

Request to amend the Phoenix Zoning Ordinance, Section 601, the Zoning Map of the City of Phoenix, by adopting Rezoning Application Z-SP-3-18-7 and rezone the site from C-2 to C-2 SP for a special permit to allow self-service storage, household moving center (truck rental) and all underlying C-2 uses.

Summary

Current Zoning: C-2 BAOD

Proposed Zoning: C-2 SP BAOD

Acreage: 10.27

Proposed Use: Special permit to allow self-service storage, household moving center (truck rental) and all underlying C-2 uses.

Owner: Amerco Real Estate Company

Applicant: Amerco Real Estate Company

Representative: Moses Eason, Amerco Real Estate Company

Staff Recommendation: Approval, subject to stipulations.

VPC Action: The South Mountain Village Planning Committee heard this case on Sept. 11, 2018, and recommended approval with a modification and an additional stipulation by a 12-3 vote.

PC Action: The Planning Commission heard this case on Oct. 4, 2018, and recommended approval per the South Mountain Village Planning Committee recommendation with an additional stipulation by a 6-0 vote.

Location

Approximately 300 feet east of the northeast corner of Jesse Owens Parkway and Baseline Road.

Council District: 7

Parcel Address: 336 and 340 E. Baseline Road

Responsible Department

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

ATTACHMENT A

**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-SP-3-18-7) FROM C-2 BAOD (INTERMEDIATE COMMERCIAL, BASELINE AREA OVERLAY DISTRICT) TO C-2 SP BAOD (INTERMEDIATE COMMERCIAL, SPECIAL PERMIT, BASELINE AREA OVERLAY DISTRICT) TO ALLOW SELF-SERVICE STORAGE, HOUSEHOLD MOVING CENTER (TRUCK RENTAL) AND ALL UNDERLYING C-2 USES.

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

SECTION 1. The zoning of an approximately 10.27-acre property located approximately 300 feet east of the northeast corner of Jesse Owens Parkway and Baseline Road in a portion of Section 32, Township 1 North, Range 3 East, as described more specifically in Exhibit "A", is hereby changed from "C-2 BAOD" (Intermediate Commercial, Baseline Area Overlay District), to "C-2 SP BAOD" (Intermediate Commercial, Special Permit, Baseline Area Overlay District) for a special permit to allow self-service storage, household moving center (truck rental) and all underlying C-2 uses.

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. A minimum 50-foot landscaped setback measured from the property line shall be provided adjacent to Baseline Road.
2. Walkways shall be provided between all buildings and between the buildings and the perimeter streets. The walkways shall be of contrasting materials such as brick or concrete pavers where the walkway crosses a vehicular path.
3. Fifteen percent of surface parking lots, exclusive of the required perimeter landscaping and front setbacks, shall be landscaped and maintained. Landscaping shall be dispersed throughout the parking area with the interior width of all planting islands to be no less than eight feet in width and a minimum of one hundred twenty square feet in area.
4. All building elevations, including those facing or visible from the Western Canal, shall contain multiple exterior accent materials, architectural embellishments, and/or detailing such as green screens, textural changes, pilasters, offsets, recesses, variation in window size and location, and/or other overhang canopies, as approved by the Planning and Development Department.
5. Pitched roof elements shall be incorporated in all new buildings and building additions constructed after the date of City Council approval of this case, as approved by the Planning and Development Department.
6. All buildings containing self-service storage units shall maintain a minimum building setback of 175 feet from the south property line, as approved by the Planning and Development Department.
7. No bay or loading doors shall be visible from public rights-of-way, as approved by the Planning and Development Department.

8. The developer shall provide a landscaped entry area along Baseline Road that shall be a minimum of 1,000 square feet in area and be planted and maintained with a variety of at least three plant materials including a series of annuals that will each maintain a constant bloom throughout the year, as approved by the Planning and Development Department.
9. The existing oleander hedge along the Western Canal shall be removed and replaced with plantings in conformance with the Baseline Area Master Plan Plant List with specific regard to maximizing shade and thermal comfort for pedestrians and active users along the canal, as approved by the Planning and Development Department.
10. Any solid portion of a perimeter wall adjacent to the Western Canal shall not exceed a maximum height of three feet, as approved by the Planning and Development Department.
11. The developer shall provide a pedestrian walkway constructed of porous, interlocking, or open-grid pavers or another alternative surface material, which provides connectivity between Baseline Road and the Western Canal, as depicted on the Preliminary Landscape Plan date stamped August 1, 2018 and as approved by the Planning and Development Department.
12. The developer shall provide a minimum 3,000 square feet of public open space, to be located along the northern property line adjacent to the Western Canal, which shall be finished with turf or an alternative surface material and contain the following amenities and open public access to the amenities, as approved by the Planning and Development Department:
 - a. Minimum one amenity for equestrian users. Amenities may include, but are not limited to: corral area and hitching posts.
 - b. Shaded seating area with benches and/or ramada.
 - c. Minimum five bicycle parking spaces consisting of inverted-U bicycle racks and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance.
 - d. Bicycle repair station as depicted on the Conceptual Amenities Plan date stamped August 1, 2018, and/or as approved by the Planning and Development Department.
13. The developer shall provide bicycle parking areas containing a minimum of five spaces adjacent to each building on the subject site, consisting of inverted-U bicycle racks and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department.

14. The developer shall dedicate a 30-foot wide multi-use trail easement (MUTE) along the north side of Baseline Road and construct a minimum 10-foot wide multi-use trail (MUT) within the easement, in accordance with the MAG supplemental detail, or as otherwise approved by the Parks and Recreation and Planning and Development Departments.
15. The property owner shall record documents that disclose the existence, and operational characteristics of Phoenix Sky Harbor International Airport (PHX) to future owners or tenants of the property. The form and content of such documents shall be according to the templates and instructions provided which have been reviewed and approved by the City Attorney.
16. In the event archaeological materials are encountered during construction, the developer shall immediately cease all ground-disturbing activities within a 33-foot radius of the discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.
17. 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 7th day of November, 2018.

MAYOR

ATTEST:

_____ City Clerk

APPROVED AS TO FORM:

_____ City Attorney

REVIEWED BY:

_____ City Manager

Exhibits:

A – Legal Description (3 Pages)

B – Ordinance Location Map (1 Page)

DRAFT

EXHIBIT A

LEGAL DESCRIPTION FOR Z-SP-3-18-8

THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH ONE-QUARTER CORNER OF SAID SECTION 32; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG THE SOUTH LINE OF SAID SECTION 32, A DISTANCE OF 1193.80 TO A POINT WHICH IS AT THE MONUMENT LINE INTERSECTION OF BASELINE ROAD AND JESSE OWENS PARKWAY;

THENCE NORTH 14 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG THE MONUMENT LINE OF JESSE OWENS PARKWAY, A DISTANCE OF 56.68 FEET TO A POINT;

THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 46.07 FEET TO A POINT WHICH IS 55 FEET NORTH OF SAID SECTION LINE;

THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST PARALLEL TO AND 55 FEET NORTH OF SAID SOUTH SECTION LINE, A DISTANCE OF 285.42 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 177.00 FEET TO A POINT;

THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 251.28 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF JESSE OWENS PARKWAY;

THENCE NORTH 14 DEGREES 00 MINUTES 00 SECONDS EAST ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 92.34 FEET TO A POINT AT THE BEGINNING OF A CIRCULAR CURVE TO THE LEFT HAVING A RADIUS OF 855.00 FEET;

THENCE ALONG SAID RIGHT OF WAY, AND ARC OF THE CIRCULAR CURVE THROUGH A CENTRAL ANGLE OF 17 DEGREES 48 MINUTES 50 SECONDS, A DISTANCE OF 265.83 FEET, TO A POINT OF TANGENCY;

THENCE CONTINUING ALONG SAID RIGHT OF WAY, NORTH 03 DEGREES 48 MINUTES 50 SECONDS WEST, A DISTANCE OF 142.34 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF THE WESTERN CANAL;

THENCE DEPARTING FROM THE RIGHT OF WAY OF JESSE OWENS PARKWAY, ALONG THE SOUTH RIGHT OF WAY LINE OF THE WESTERN CANAL, NORTH 84 DEGREES 07 MINUTES 20 SECONDS EAST, A DISTANCE OF 31 .00 FEET TO A POINT;

THENCE CONTINUING ALONG SAID CANAL RIGHT OF WAY,

NORTH 88 DEGREES 43 MINUTES 22 SECONDS EAST, A
DISTANCE OF 400.00 FEET TO A POINT;

THENCE CONTINUING ALONG SAID CENTRAL RIGHT OF WAY, SOUTH 88
DEGREES 01 MINUTES 07 SECONDS EAST, A DISTANCE OF 184.72 FEET TO A
POINT;

THENCE DEPARTING FROM SAID CANAL RIGHT OF WAY, SOUTH
00 DEGREES 01 MINUTES 20 SECONDS EAST, A DISTANCE OF
404.04 FEET TO A POINT;
THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF
136.00 FEET TO A POINT;

THENCE SOUTH 00 DEGREES 01 MINUTES 20 SECONDS EAST A DISTANCE
OF 274.00 FEET TO A POINT WHICH IS 55 FEET NORTH OF SAID SOUTH
SECTION LINE;

THENCE PARALLEL TO AND 55 FEET NORTH OF SAID SOUTH SECTION LINE,
NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF
264.70 FEET TO THE POINT OF BEGINNING.

THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 1
NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH ONE-QUARTER CORNER OF SAID SECTION 32;

THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG THE
SOUTH LINE OF SAID SECTION 32, A DISTANCE OF 1193.80 TO A POINT WHICH
IS AT THE MONUMENT LINE INTERSECTION OF BASELINE ROAD AND JESSE
OWENS PARKWAY;

THENCE NORTH 14 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG THE
MONUMENT LINE OF JESSE OWENS PARKWAY, A DISTANCE OF 46.07 FEET
TO A POINT WHICH IS-55 FEET NORTH OF SAID SOUTH SECTION LINE;

THENCE PARALLEL WITH SAID SOUTH SECTION LINE, NORTH 90 DEGREES
00 MINUTES 00 SECONDS EAST, A DISTANCE OF 550.12 FEET TO THE TRUE
POINT OF BEGINNING;

THENCE NORTH 00 DEGREES 01 MINUTES 20 SECONDS WEST, A DISTANCE
OF 274.00 FEET TO A POINT; THENCE NORTH 90 DEGREES 00 MINUTES 00
SECONDS EAST, A DISTANCE OF 136.00 FEET TO A POINT;

THENCE SOUTH 00 DEGREES 01 MINUTES 20 SECONDS EAST, A DISTANCE OF 274.00 FEET TO A POINT WHICH IS 55 FEET NORTH OF SAID SOUTH SECTION LINE;

THENCE PARALLEL TO SAID SOUTH SECTION LINE, SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 136.00 FEET TO THE POINT OF BEGINNING.

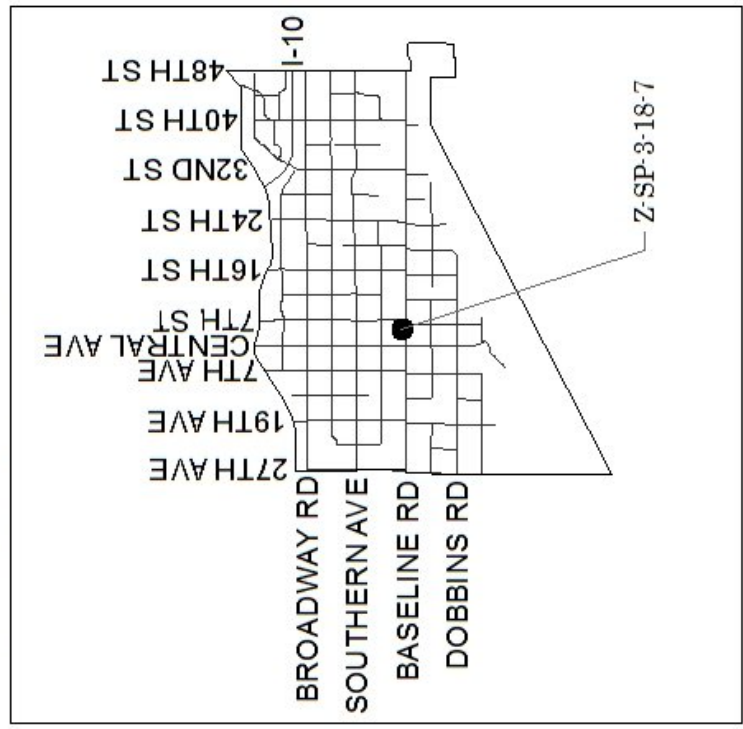
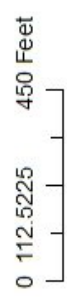
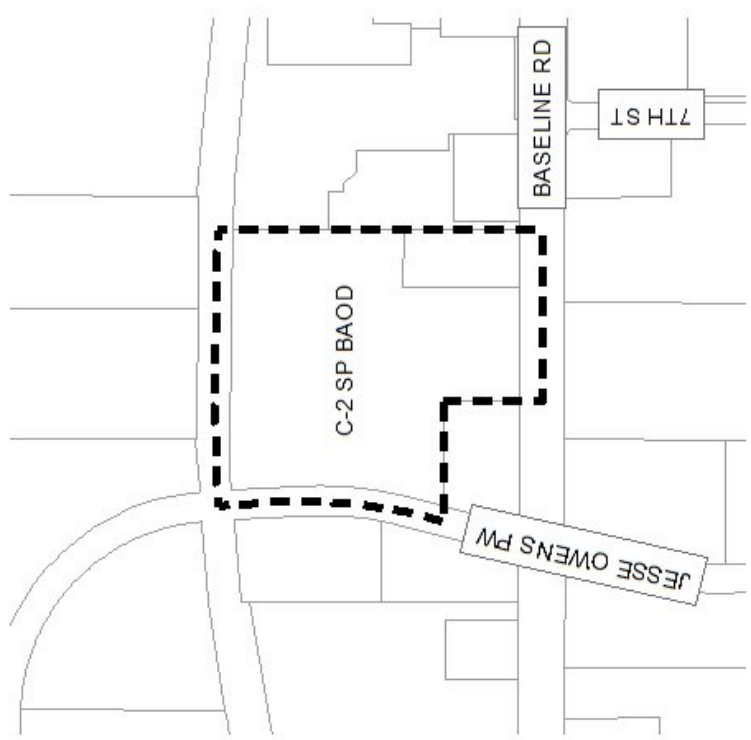
DRAFT

EXHIBIT B

ORDINANCE LOCATION MAP

Zoning Case Number: Z-SP-3-18-7
Zoning Overlay: Baseline Area Plan and Overlay District
Planning Village: South Mountain

ZONING SUBJECT TO STIPULATIONS: *
SUBJECT AREA: - - - - -



NOT TO SCALE

Drawn Date: 10/3/2018

\\one\pdd\Shared\Department Share\Information Systems\PL GIS\IS_Team\Core_Functions\Zoning\SuppMaps\2018_Ord\11-7-18\Z-SP-3-18-7.mxd

Attachment B- Staff Report



City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

Staff Report Z-SP-3-18-7
September 7, 2018

South Mountain [Village Planning Committee](#) Meeting Date: September 11, 2018
[Planning Commission](#) Hearing Date: October 4, 2018

Request From: [C-2 BAOD](#) (10.27 acres)
Request To: [C-2 SP BAOD](#) (10.27 acres)
Proposed Use Special permit to allow self-service storage, household moving center (truck rental), and all underlying C-2 uses

Location Approximately 300 feet east of the northeast corner of Jesse Owens Parkway and Baseline Road

Owner/Applicant Representative Amerco Real Estate Company
Moses Eason, Amerco Real Estate Company

Staff Recommendation Approval, subject to stipulations

General Plan Conformity			
General Plan Land Use Map Designation		Commercial	
Street Map Classification	Baseline Road	Major Arterial Scenic Drive	55-foot north half street
	Jesse Owens Parkway	Local	35-foot east half street
<p>CONNECT PEOPLE AND PLACES CORE VALUE; CORES, CENTERS, & CORRIDORS; DESIGN PRINCIPLE: Encourage centers to provide a pedestrian environment with plazas, common open space, shaded walkways, separation of pedestrian and vehicular traffic, bicycle parking, and vehicle parking in architecturally disguised structures or underground where feasible.</p>			

As stipulated, the proposal includes multiple features that promote walkability, active uses, and connectivity. The provision of a protected cycle track along Jesse Owens Parkway promotes the separation of pedestrian and vehicular traffic. This condition increases safety for cyclists and pedestrians. Staff stipulations also require the provision of bicycle parking adjacent to all buildings on the site and that a bicycle repair station be located along the Western Canal. These stipulations are intended to promote active use of the site and the Baseline Road Corridor and Western Canal which are adjacent to the subject site.

CONNECT PEOPLE AND PLACES CORE VALUE; BICYCLES; DESIGN PRINCIPLE: Development should include convenient bicycle parking.

As stipulated, the development shall include bicycle parking adjacent to all buildings on-site to comply with requirements in the Walkable Urban Code. Additionally, staff stipulations require the provision of a bicycle repair station strategically located along the northern property line, adjacent to the Western Canal.

CONNECT PEOPLE AND PLACES CORE VALUE; CANALS & TRAILS; DESIGN PRINCIPLE: Plan, design, and develop pedestrian linkages between parks, open spaces, village cores, neighborhood shopping centers, neighborhood schools, and neighboring municipalities.

As stipulated, the developer shall provide a pedestrian walkway that connects Baseline Road to the Western Canal. This walkway is intended to provide safe pedestrian passage through the site as well as promoting active use of the Western Canal. Further, staff stipulations require a shaded rest area, an equestrian amenity, and bicycle amenities along the Western Canal. Finally, staff stipulations require the provision of a protected cycle track along Jesse Owens Parkway that will improve connectivity between Baseline Road and the South Central corridor, and intersect with the Western Canal.

CELEBRATE OUR DIVERSE COMMUNITIES & NEIGHBORHOODS CORE VALUE; CERTAINTY & CHARACTER; DESIGN PRINCIPLE: Promote neighborhood identity through planning that reinforces the existing landscaping and character of the area. Each new development should contribute to the character identified for the village.

As stipulated, the proposal will provide improved and enhanced landscaping that is consistent and compatible with the requirements and vision of the Baseline Area Master Plan and Baseline Area Overlay District (BAOD). These stipulations include a requirement to improve both the subject site's Baseline Road frontage and parking lot landscaping to the current BAOD standards, the removal of an existing oleander hedge along the Western Canal to be replaced with trees selected from the Baseline Area

Master Plan Plant List, and the provision of an enhanced entry feature consistent with the landscaping requirements in the BAOD.

CELEBRATE OUR DIVERSE COMMUNITIES & NEIGHBORHOODS CORE VALUE; CONNECTED NEIGHBORHOODS; DESIGN PRINCIPLE: Design and locate new neighborhoods to promote access (both physical and visual) to parks and open space. New developments should also provide convenient pedestrian and bicycle access to transit stops, schools and other neighborhood amenities.

As stipulated, the developer shall provide a pedestrian walkway that provides access from Baseline Road to the Western Canal. The walkway is intended to provide safe passage through the site as well as promoting active uses along the Canal. Staff stipulations also require provision of bicycle parking to comply with the Walkable Urban Code and a bicycle repair station. The subject site is located within the quarter-mile walkshed of the proposed Central Avenue station area on the South Central Avenue Light Rail Extension. These stipulations will help to promote convenient, improved access to locations along the light rail corridor.

CELEBRATE OUR DIVERSE COMMUNITIES & NEIGHBORHOODS CORE VALUE; HEALTHY NEIGHBORHOODS; DESIGN PRINCIPLE: Plan and design communities and neighborhoods to be pedestrian friendly and walkable.

As stipulated, the developer shall provide a multi-use trail along Baseline Road consistent with the City's Trails Master Plan and development in the surrounding area which will contribute to connectivity with existing trails in the surrounding area and offer an improved pedestrian experience. Additionally, staff stipulations require the provision of a protected cycle track consistent with goals in the City's Comprehensive Bicycle Master Plan which will improve safe connectivity for cyclists between the Baseline Road and Central Avenue corridors.

BUILD THE SUSTAINABLE DESERT CITY; DESERT LANDSCAPE; DESIGN PRINCIPLE: Provide seamless connection between significant regional parks and public open spaces, with utility corridors, bike paths, light rail/public transit access points, canals, rights-of-way, and recreation areas managed by city, county, state, and federal agencies.

As stipulated, the developer shall provide a pedestrian walkway that provides access from Baseline Road to the Western Canal. The walkway is intended to provide safe passage through the site as well as promoting active uses along the Canal. Additionally, staff stipulations require the provision of a protected cycle track consistent

with goals in the City’s Comprehensive Bicycle Master Plan which will improve safe connectivity for cyclists between the Baseline Road and Central Avenue corridors.

Applicable Plans, Overlays, and Initiatives

Baseline Area Master Plan

See Background Item Nos. 5-7, 10

Baseline Area Overlay District

See Background Item Nos. 8-12

South Mountain Village Character Plan

See Background Item No. 13

Transit Oriented Development Policies

See Background Item No. 14

Comprehensive Bicycle Master Plan

See Background Item Nos. 15-16

Tree and Shade Master Plan

See Background Item No. 17

Reimagine Phoenix

See Background Item No. 18

Surrounding Land Uses/Zoning

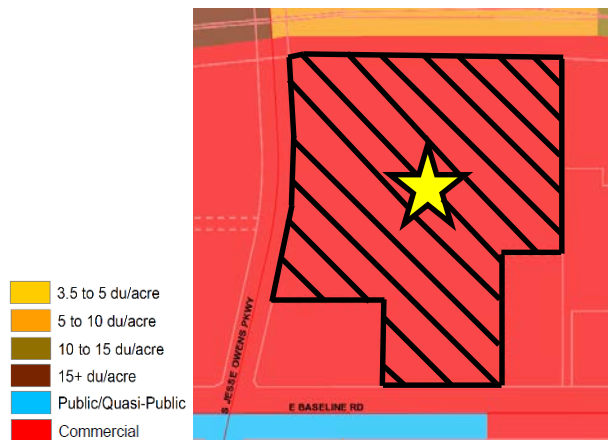
	<u>Land Use</u>	<u>Zoning</u>
On Site	Vacant commercial plaza	C-2 BAOD
East	Mountain Park commercial plaza	C-1 BAOD
West (across Jesse Owens Parkway)	Commercial plaza with fast-food, retail, office uses, vacant land	C-2 BAOD
North (across Western Canal)	Vacant land	R-4 BAOD
South (across Baseline Road)	Medical offices, vacant land	C-2 BAOD
South and West	Discount Tire shop/auto repair	C-2 BAOD

Background/Issues/Analysis

1. This request is to rezone a 10.27-acre site located approximately 300 feet east of the northeast corner of Jesse Owens Parkway and Baseline Road from C-2 BAOD

(Intermediate Commercial, Baseline Area Overlay District) to C-2 SP BAOD (Intermediate Commercial, Special Permit, Baseline Area Overlay District). The request is to allow a special permit to allow self-service storage, a household moving center (truck rental), and all underlying C-2 uses.

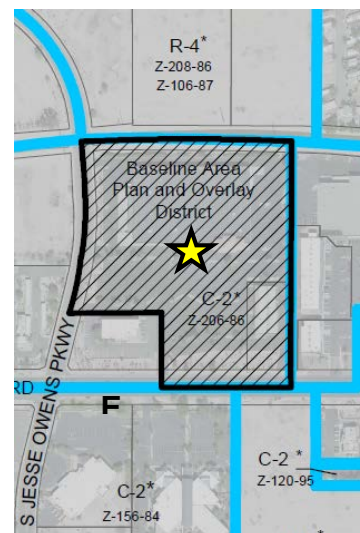
- The General Plan Land Use Map designation for the subject site is Commercial. The proposal is consistent with the Commercial Land Use Map designation and a General Plan Land Use Map amendment is not required.



Source: City of Phoenix
 Planning & Development Department

- The subject site contains two existing commercial buildings. On the northern portion of the site is a vacant big-box commercial retail building. Near the southeast corner of the site is a smaller strip retail building. The subject site is adjacent to the Western Canal along its entire northern property line.

Adjacent to the southwest corner of the site is a parcel containing a Discount Tire which is zoned C-2 BAOD. The Discount Tire parcel is located within the same commercial center as the subject site but is not included in this request. Vehicular access to this parcel is provided from two shared driveways, one along Baseline Road and one along Jesse Owens Parkway.



Source: City of Phoenix
 Planning & Development Department

North of the site, across the Western Canal, is vacant land zoned R-4 BAOD.

South of the site, across Baseline Road, are medical offices and vacant land zoned C-2 BAOD.

East of the site is a commercial shopping center anchored by a Fry's Food and Drug grocery store zoned C-1 BAOD. This site also contains four commercial pads with fast food restaurants, a fueling station, and other small commercial users.

West of the site, across Jesse Owens Parkway, is vacant land and a drive-through restaurant zoned C-2 BAOD.

SITE PLAN & ELEVATIONS

4. **Site Plan**

The subject site contains two existing commercial buildings. Along the northern portion of the site is an approximately 89,468 square foot building that previously housed a K-Mart. The applicant proposes redeveloping this structure to contain a self-service storage warehouse, household moving center with truck rental, and a retail component. This building is one story and 38 feet in height. The applicant does not propose to alter the existing building footprint or height.

Near the southeast corner of the site is an approximately 8,683 square foot commercial retail building that previously housed small commercial uses including a title loan business, barber school, and beauty supply. The applicant proposes redeveloping this building to contain a showroom and transportation incubator space. The building is one story and 21 feet in height. The applicant does not propose to alter the existing buildings' footprints or height.

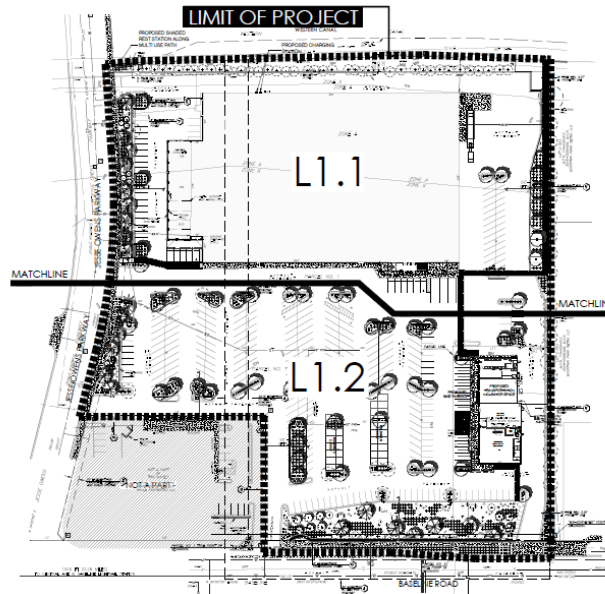
The conceptual site plan also depicts two new buildings near the southern portion of the site. These buildings consist of 2,150 square feet and 2,400 square feet respectively, and contain self-service storage units. These structures are depicted perpendicular to Baseline Road and are not screened by perimeter walls, landscaping, or access gates.

Staff does not recommend general conformance to the Overall Site Plan (see attached) submitted with the request. The subject site was permitted and developed prior to the adoption of the Baseline Area Overlay District and there are numerous features depicted on the site plan, reflecting the existing development, which would not comply with the current requirements of the requested C-2 SP BAOD zoning designation. These features include, but are not limited to the following:

- The site plan does not include shaded and raised walkways within the parking lot, which is a required design guideline of the BAOD (651.E.2.a).
- The site plan does not propose overhangs a minimum of 10 feet in width along all pedestrian walkways adjacent to buildings, which is a required design guideline of the BAOD (651.E.2.c).

Site improvements and/or redevelopment of the site will require the developer to bring the site into compliance with requirements of the Baseline Area Overlay District. However, these requirements may vary depending on the city's proportionality policies. The policy establishes guidelines for incremental

improvements of existing commercial developments. Therefore, staff stipulations individually address particular areas of concern including BAOD requirements regarding the Baseline Road landscape setback, pedestrian walkways, parking lot landscaping, and landscaping in the project's main entry. See Background Item Nos. 8-12 for detailed discussion regarding these stipulations.

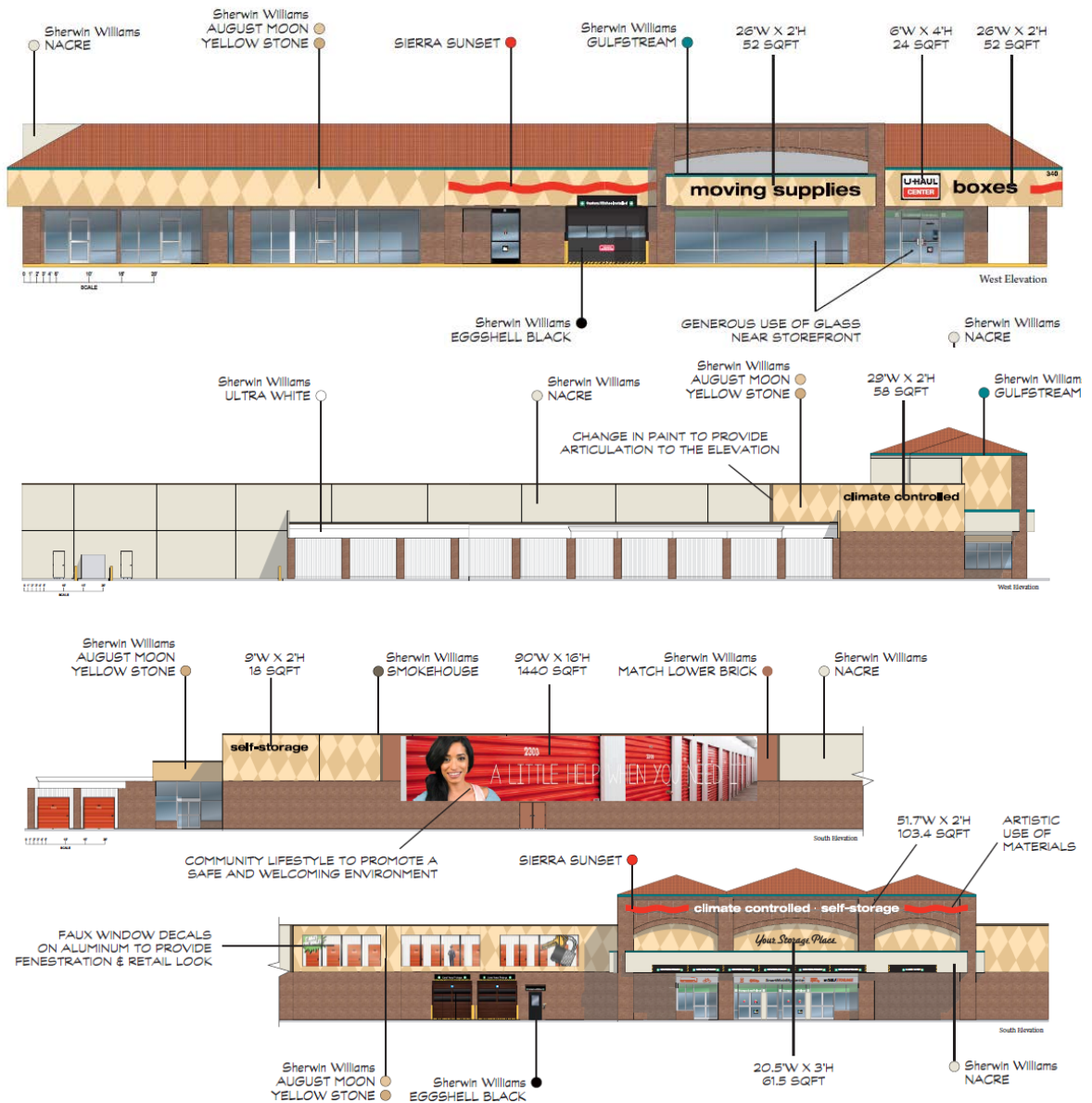


5. **Elevations – Existing Buildings**

The applicant is proposing to redesign the exterior facades of existing buildings to include multiple paint colors, graphic signs, and architectural accent features.

Staff does not recommend general conformance to the proposed elevations as they do not exceed the Guidelines for Design Review as outlined in Section 507. Tab A of the Zoning Ordinance.

Staff does recommend a requirement that all building elevations, including those facing or visible from the Western Canal, shall contain multiple exterior accent materials, architectural embellishments, and/or detailing such as green screens, textural changes, pilasters, offsets, recesses, variation in window size and location, and/or other overhang canopies. Providing these additional architectural elements will create visual interest for the site and help to mitigate the impacts of the building massing, particularly along the Western Canal. This is addressed in Stipulation No. 4.



Conceptual Elevations
 Source: Amerco Real Estate Company

Elevations – Proposed Buildings

No conceptual elevations were provided for the two proposed buildings self-service storage unit buildings along the southern perimeter of the site. The applicant indicated to staff that these buildings would include roll-up bay doors which provide direct access to the interior of the units. The Overall Site Plan also does not indicate any screening of these buildings by walls, landscaping, or other means.

Staff recommends a stipulation requiring that no bay doors be visible from any public rights-of-way. This stipulation is intended to avoid adverse visual impacts on the Baseline Road corridor. The BAOD applies similar screening restrictions to drive-through restaurants along Baseline Road. Stipulation No. 1 regarding improved landscaping and Stipulation No. 14 regarding a multi-use trail, both along Baseline Road, are intended to promote a visually appealing streetscape along this scenic corridor. The restriction regarding bay doors is addressed in Stipulation No. 6.

Elevations – Pitched Roofs

Additionally, staff recommends a stipulation requiring pitched roof elements to be incorporated in all new buildings and building additions constructed after the date of City Council approval of this case. The existing buildings on the subject site have only a limited application of pitched roof elements on a portion of their façades. Pitched roofs are sought through a design presumption in the Baseline Area Overlay District as they provide visual interest and attractiveness. Further, pitched roofs are identified as a desirable design element in the Baseline Area Master Plan which contributes to the desired rural character along Baseline Road. This requirement is addressed in Stipulation No. 5.

All stipulations are intended to provide visual interest to the site and to support architectural diversity and distinctiveness in conformance with the goals of the Baseline Area Master Plan.

AMENITIES AND OPEN SPACE

6. The subject site is adjacent to the Western Canal along its entire northern perimeter. The Western Canal is identified in the Baseline Area Master Plan as an important amenity that contributes to the rural and agricultural character of the Baseline corridor and reflects the unique history of the area. The Plan calls for preservation of this area and design principles that promote active uses. To achieve these goals, Stipulation No. 11 requires a variety of publicly accessible amenities and enhanced open space along this frontage.

The stipulation requires a minimum of one equestrian amenity in this location, which may include a corral area and/or hitching posts. The Baseline Area Master Plan specifically identifies the Western Canal as a preferred location for equestrian amenities as it is safer than the Baseline Road Scenic Drive and is preferable for horses.

Staff also recommends a shaded seating area with benches and/or ramadas, bicycle parking, and a bicycle repair station to serve a diverse array of canal users.

All amenities are to be located along the northern property line, adjacent to the canal. Further, the enhanced open space containing these amenities shall consist of a minimum 3,000 square feet. Amenities shall be accessible from both the Western Canal and from Baseline Road. Connectivity to the amenities from Baseline Road will be provided via a pedestrian walkway that traverses the site. This is addressed in Stipulation No. 10. See Background Item No. 10 for a detailed discussion of the walkway.

CANAL BANK DESIGN GUIDELINES

7. The subject site is subject to the Canal Bank Design Guidelines outlined in Section 507. Tab A of the Zoning Ordinance. These guidelines address the impacts of development along canal banks and include regulations regarding access, landscaping, building setbacks, gates, and other concerns.

The design guidelines include considerations intended to promote accessibility of the canal and state that views of the canal system should be enhanced and preserved as part of the public realm. Staff recommends two stipulations that will contribute to these goals:

- Stipulation No. 8 requires the removal of an existing oleander hedge along the Western Canal. The hedge serves as a visual barrier to the canal right of way and is detrimental to connectivity to the stipulated amenities and open space along the canal right of way. The stipulation also requires the hedge to be replaced with plantings in conformance with the Baseline Area Master Plan Plant List. The Baseline Area Master Plan highlights landscaping as a key element in preserving and promoting the unique rural and agricultural history of the Baseline Road corridor.
- Stipulation No. 9 requires that any solid portion of a perimeter wall adjacent to the Western Canal shall not exceed a maximum height of three feet. The stipulation is intended to promote visual and physical accessibility for the canal and improve safety in this area.

BASELINE AREA OVERLAY DISTRICT

8. **Overview**

The site is located within the boundaries of the Baseline Area Overlay District (BAOD). The BAOD is designed to encourage and protect the rural and agricultural character of the area while allowing development consistent with the Baseline Area Master Plan. Special attention is given to the streetscape along the Baseline Road corridor.

The subject site was developed prior to the adoption of the BAOD and therefore does not comply with all requirements of the overlay district. Because the proposal consists of the adaptive reuse of existing commercial buildings and proposes a limited amount of additional square footage, future compliance with the overlay is dependent on the scale of proposed improvements and proportionality

policies. There was no phasing plan included with the request to suggest whether site improvements would be completed at different times. To address this uncertainty, Stipulation Nos. 1-3 require compliance with specific BAOD standards. While it is uncommon for a rezoning stipulation to reflect an existing Zoning Ordinance requirement, these stipulations are intended to ensure compliance with specific guidelines immediately. See Background Item Nos. 9-11 for a detailed discussion of these design guidelines.

Note that approval of the recommended staff stipulations does not eliminate requirements for conformance with any other portion of the BAOD as required during the site plan review process.

9. **Baseline Road – Landscape Setback**

Stipulation No. 1 requires that a minimum 50-foot landscaped setback measured from the property line be provided adjacent to Baseline Road.

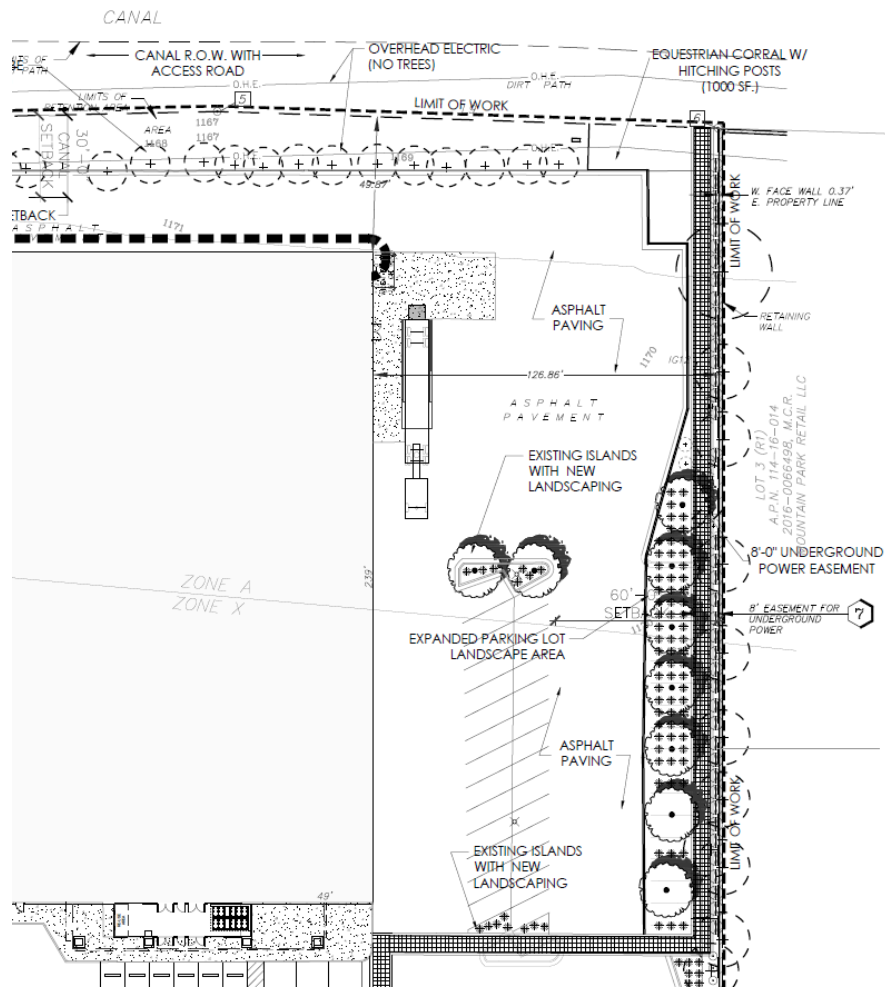
The enhanced landscape setback required by the BAOD encourages and protects the rural and agricultural character of the area. The stipulation will improve the visual aesthetic of the site and promote consistency with other sites developed under BAOD requirements along the Baseline Road corridor.

10. **Pedestrian Walkways**

Stipulation No. 2 requires that walkways be provided between all buildings and between the buildings and the perimeter streets. The walkways shall be of contrasting materials, such as brick or concrete pavers where the walkway crosses a vehicular path.

Walkways of contrasting materials will promote safety and convenience while improving the function of the parking area. This design guideline was identified as a goal for commercial developments in the Baseline Area Master Plan to promote the community's desired image for the Baseline corridor.

Stipulation No. 10 furthers the goal of this BAOD design guideline by requiring a pedestrian walkway which provides connectivity between Baseline Road and the Western Canal, as depicted on the Preliminary Landscape Plan date stamped August 1, 2018. This stipulation is intended to provide a connection between the walkways required by the BAOD within the parking lot and the north and south perimeter of the site to promote increased access to the amenities along the Western Canal and the multi-use trail along Baseline Road.



*Preliminary Landscape Plan
(Detail: Northeast corner of site)
Source: Amerco Real Estate Company*

11. **Parking Lot Landscape**

Stipulation No. 3 requires that a minimum fifteen percent of the surface parking lots, exclusive of the required perimeter landscaping and front setbacks, shall be landscaped and maintained. It also requires that the interior width of all planting islands be no less than eight feet in width and a minimum of 120 square feet in area.

Additional landscaping in the parking area will promote a more rural character typical of the area. Enhancing the minimum dimensions of planting islands will support the survival of trees and other plants in these locations.

12. **Landscaped Entry**

Stipulation No. 7 requires a landscaped entry area along Baseline Road that shall be a minimum of 1,000 square feet in area and planted and maintained with a variety of at least three plant materials including a series of annuals that will each maintain a constant bloom throughout the year.

This stipulation exceeds the BAOD requirement of seven hundred square feet in area. A landscaped entryway will add character and a pleasing aesthetic image to the commercial development while maintaining the historical character of the area.

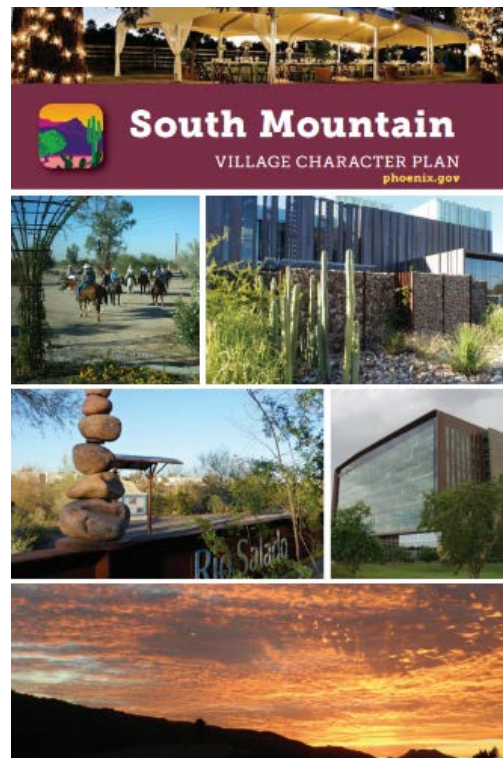
SOUTH MOUNTAIN VILLAGE CHARACTER PLAN

13. The South Mountain Village Character Plan is a component of the General Plan which offers a community-based perspective on the South Mountain Village and development goals.

The Character section of the Plan identifies unique aspects of the Village, including the following items:

- Rural, agricultural, and equestrian lifestyle opportunities
 - This is addressed in Stipulation No. 11 which requires various amenities along the Western Canal, including a minimum of one amenity for equestrian users.

- Extensive multi-use trails, connecting communities to the Salt River, South Mountain Park, the Western and Highline canals, and the 40-mile Sun Circle Trail
 - This is addressed in Stipulation No. 14 which requires a multi-use trail to be developed along Baseline Road.



Source: City of Phoenix Planning & Development Department

The Assets section of the Plan identifies unique properties and amenities, including the Western Canal. The proposal's impact on the Western Canal is mitigated by stipulations regarding building elevations (Stipulation No. 4), removal of an oleander hedge (Stipulation No. 8), view fencing (Stipulation No. 9), physical access (Stipulation No. 10), and amenities (Stipulation No. 11).

TRANSIT ORIENTED DEVELOPMENT POLICIES

14. **Transit Oriented Development Strategic Policy Framework**

The Transit Oriented Development Strategic Policy Framework is part of the city's General Plan which identified planning typologies to describe urban environments.

The subject site is located within the one-quarter mile walkshed of the proposed Central Avenue and Baseline Road light rail station. The identified environment for this station area is Neighborhood Center.

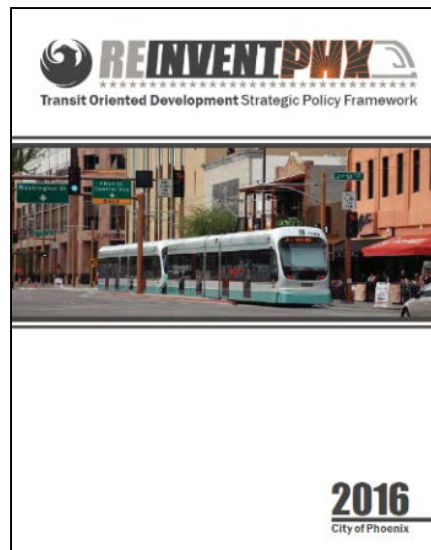
The Neighborhood Center placetype is characterized by low intensity development with typical building heights between two to four stories and incentive heights of up to five stories. The land use mix is primarily residential but may include neighborhood serving retail and limited employment. Commercial uses may include low-rise office uses under 40,000 square feet for a single tenant with an incentive area of 50,000 square feet.

The proposal is consistent with the proposed building height. The proposal is not consistent with the proposed land use mix and tenant footprint of the Neighborhood Center designation.

Reinvent Phoenix/Walkable Urban Code

Additionally, in 2015, the City adopted a form-based code called the Walkable Urban Code (Chapter 13 of the Zoning Ordinance) which is applicable to properties within the ReinventPHX Transit Oriented Development Policy Plans areas and was created to implement the vision and policies of the plans. At this time, the South Central Avenue Light Rail extension does not have a policy plan in place and properties along the corridor are not able to utilize the Walkable Urban Code.

The Walkable Urban Code is designed to encourage an appropriate mixture and density of activity around transit stations, increase transit ridership, and promote multiple modes of transportation. Self-service storage warehouses are not a permitted use in the Walkable Urban Code as they are passive, low-intensity uses that do not contribute to a vibrant, active, and appropriately dense transit-oriented environment.



*Source: City of Phoenix
Planning & Development
Department*

COMPREHENSIVE BICYCLE MASTER PLAN

15. **Bicycle Amenities**

The Comprehensive Bicycle Master Plan supports short-term bicycle parking in commercial centers, particularly those located close to bus rapid transit routes and light rail systems. The conceptual site plan proposes bicycle parking on-site. Staff recommends a minimum of five spaces adjacent to each building on-site. The site is within a quarter-mile of a future light rail transit station and multiple major bus routes. Providing bicycle parking for employees and the public who may visit the site promotes multimodal travel options. The bicycle racks should be an inverted-u design where both ends of the “U” are affixed to the ground and installed per the requirements of the Walkable Urban (WU) Code. These requirements are detailed in Stipulation No. 12.



Inverted-U bicycle rack, where both ends of the “U” reach the ground.

16. **Jesse Owens Parkway Cycle Track**

The Comprehensive Bicycle Master Plan also promotes the expansion of the Phoenix bicycle network with a goal of connecting communities and developments with other transportation networks and bicycle routes within the City of Phoenix.

The Street Transportation Department recommends a stipulation requiring the developer to provide and maintain a protected, one-way, northbound cycle track along the east side of Jesse Owens Parkway. This cycle-track will further the goals of the Comprehensive Bicycle Master Plan by providing a physically protected, exclusive space for bicyclists that is separate from vehicular and pedestrian traffic.

The final design of the cycle track has not been determined at this time. The stipulation allows the applicant to continue working with the Street Transportation Department for approval on a final design. The Street Transportation Department recommends the following considerations:

- Utilize the National Association of City Transportation Officials (NACTO) Urban Bikeway Design Guide.
- A raised curb protected cycle-track design is preferred.
- Native landscaping and drought tolerant trees and plants are preferred in any landscape tract.
- The cycle track shall be connected to the Western Canal.
- The driveway at the northwest corner of the subject site shall be closed.

The cycle track was not addressed in the applicant's submittals. This is addressed in Stipulation No.13.

TREE AND SHADE MASTER PLAN

17. The Tree & Shade Master Plan has a goal of treating the urban forest as infrastructure to ensure that trees are an integral part of the City's planning and development process. As stipulated, the developer shall bring the site into compliance with BAOD requirements for an enhanced 50-foot landscape along Baseline Road (Stipulation No. 1), enhanced parking lot landscaping (Stipulation No. 3), and removal of an oleander hedge to be replaced with trees consistent with the Baseline Area Master Plan (Stipulation No. 8).

REIMAGINE PHOENIX

18. As part of the Reimagine Phoenix initiative, the City of Phoenix is committed to increasing the waste diversion rate to 40 percent by 2020 and to better manage its solid waste resources. Section 716 of the Phoenix Zoning Ordinances establishes standards to encourage the provision of recycling containers for multifamily, commercial and mixed-use developments meeting certain criteria.

The provision of recycling containers was not addressed in the applicant's submittals.

COMMUNITY INPUT SUMMARY

19. At the time this staff report was written one letter was received by staff expressing support for the request. The letter expressed concern regarding recommended staff stipulations for equestrian amenities along the canal and suggested that the applicant adopt an "industrial rural farm" architectural style for building elevations.

DEPARTMENT COMMENTS

20. The site has not been identified as being archaeologically sensitive. However, in the event archaeological materials are encountered during construction, all ground disturbing activities must cease within 33 feet of the discovery and the City of Phoenix Archaeologist Office must be notified immediately and allowed time to properly assess the materials. This is addressed in Stipulation No.16.
21. The Aviation Department requires that the property owner record a Notice to Prospective Purchasers of Proximity to Airport in order to disclose the existence, and operational characteristics of City of Phoenix Sky Harbor International Airport (PHX) to future owners or tenants of the property. This is addressed in Stipulation No.15.
22. The Phoenix Fire Department indicated that they do not anticipate problems with this case and that that site and/or buildings shall comply with the Phoenix Fire Code.

23. 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 2215 L of the Flood Insurance Rate Maps (FIRM) dated February 10, 2017.
24. The Parks and Recreation Department requires the developer to dedicate a 30-foot wide multi-use trail easement along the north side of Baseline Road and construct a multi-use trail within the easement as indicated in MAG Supplement 429. Other properties in the surrounding area have provided comparable trails along the north and south sides of Baseline Road. Provision of the trail on the subject site will promote connectivity with other properties in the area and consistency in the development of the trail system along Baseline Road. This is addressed in Stipulation No. 14.
25. The Street Transportation Department requested the applicant provide and maintain a protected cycle track on the east side of Jesse Owens Parkway for the length of the site. The cycle track will support one-way northbound bicycle traffic. This is addressed in Stipulation No.13.
26. The Water Services Department commented that there are existing water and sewer mains that can potentially serve the development.

OTHER

27. 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. As stipulated, the request will allow development that is consistent in scale and character with the land use pattern in the surrounding area.
2. The request is consistent with the General Plan Land Use Map designation of Commercial.

Stipulations

1. A minimum fifty-foot landscaped setback measured from the property line shall be provided adjacent to Baseline Road.
2. Walkways shall be provided between all buildings and between the buildings and the perimeter streets. The walkways shall be of contrasting materials such as brick or concrete pavers where the walkway crosses a vehicular path.

3. Fifteen percent of surface parking lots, exclusive of the required perimeter landscaping and front setbacks, shall be landscaped and maintained. Landscaping shall be dispersed throughout the parking area with the interior width of all planting islands to be no less than eight feet in width and a minimum of one hundred twenty square feet in area.
4. All building elevations, including those facing or visible from the Western Canal, shall contain multiple exterior accent materials, architectural embellishments, and/or detailing such as green screens, textural changes, pilasters, offsets, recesses, variation in window size and location, and/or other overhang canopies, as approved by the Planning and Development Department.
5. Pitched roof elements shall be incorporated in all new buildings and building additions constructed after the date of City Council approval of this case, as approved by the Planning and Development Department.
6. No bay or loading doors shall be visible from public rights-of-way, as approved by the Planning and Development Department.
7. The developer shall provide a landscaped entry area along Baseline Road that shall be a minimum of 1,000 square feet in area and be planted and maintained with a variety of at least three plant materials including a series of annuals that will each maintain a constant bloom throughout the year, as approved by the Planning and Development Department.
8. The existing oleander hedge along the Western Canal shall be removed and replaced with plantings in conformance with the Baseline Area Master Plan Plant List with specific regard to maximizing shade and thermal comfort for pedestrians and active users along the canal, as approved by the Planning and Development Department.
9. Any solid portion of a perimeter wall adjacent to the Western Canal shall not exceed a maximum height of three feet, as approved by the Planning and Development Department.
10. The developer shall provide a pedestrian walkway constructed of porous, interlocking, or open-grid pavers or another alternative surface material, which provides connectivity between Baseline Road and the Western Canal, as depicted on the Preliminary Landscape Plan date stamped August 1, 2018 and as approved by the Planning and Development Department.
11. The developer shall provide a minimum 3,000 square feet of public open space, to be located along the northern property line adjacent to the Western Canal, which shall be finished with turf or an alternative surface material and contain the

following amenities and open public access to the amenities, as approved by the Planning and Development Department:

- a. Minimum one amenity for equestrian users. Amenities may include, but are not limited to: corral area and hitching posts.
 - b. Shaded seating area with benches and/or ramada.
 - c. Minimum five bicycle parking spaces consisting of inverted-U bicycle racks and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance.
 - d. Bicycle repair station as depicted on the Conceptual Amenities Plan date stamped August 1, 2018 and/or as approved by the Planning and Development Department.
12. The developer shall provide bicycle parking areas containing a minimum of five spaces adjacent to each building on the subject site, consisting of inverted-U bicycle racks and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department.
 13. The developer shall provide and maintain a protected one-way, northbound cycle track along the east side of South Jesse Owens Parkway, the location, width, and design shall be approved by the Street Transportation Department.
 14. The developer shall dedicate a 30-foot wide multi-use trail easement (MUTE) along the north side of Baseline Road and construct a minimum 10-foot wide multi-use trail (MUT) within the easement, in accordance with the MAG supplemental detail or as otherwise approved by the Parks and Recreation and Planning and Development Departments.
 15. The property owner shall record documents that disclose the existence, and operational characteristics of Phoenix Sky Harbor International Airport (PHX) to future owners or tenants of the property. The form and content of such documents shall be according to the templates and instructions provided which have been reviewed and approved by the City Attorney.
 16. In the event archaeological materials are encountered during construction, the developer shall immediately cease all ground-disturbing activities within a 33-foot radius of the discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.

Staff Report Z-SP-3-18-7
September 7, 2018
Page 20 of 20

Writer

Elyse DiMartino
September 7, 2018

Team Leader

Samantha Keating

Exhibits

Zoning sketch

Aerial

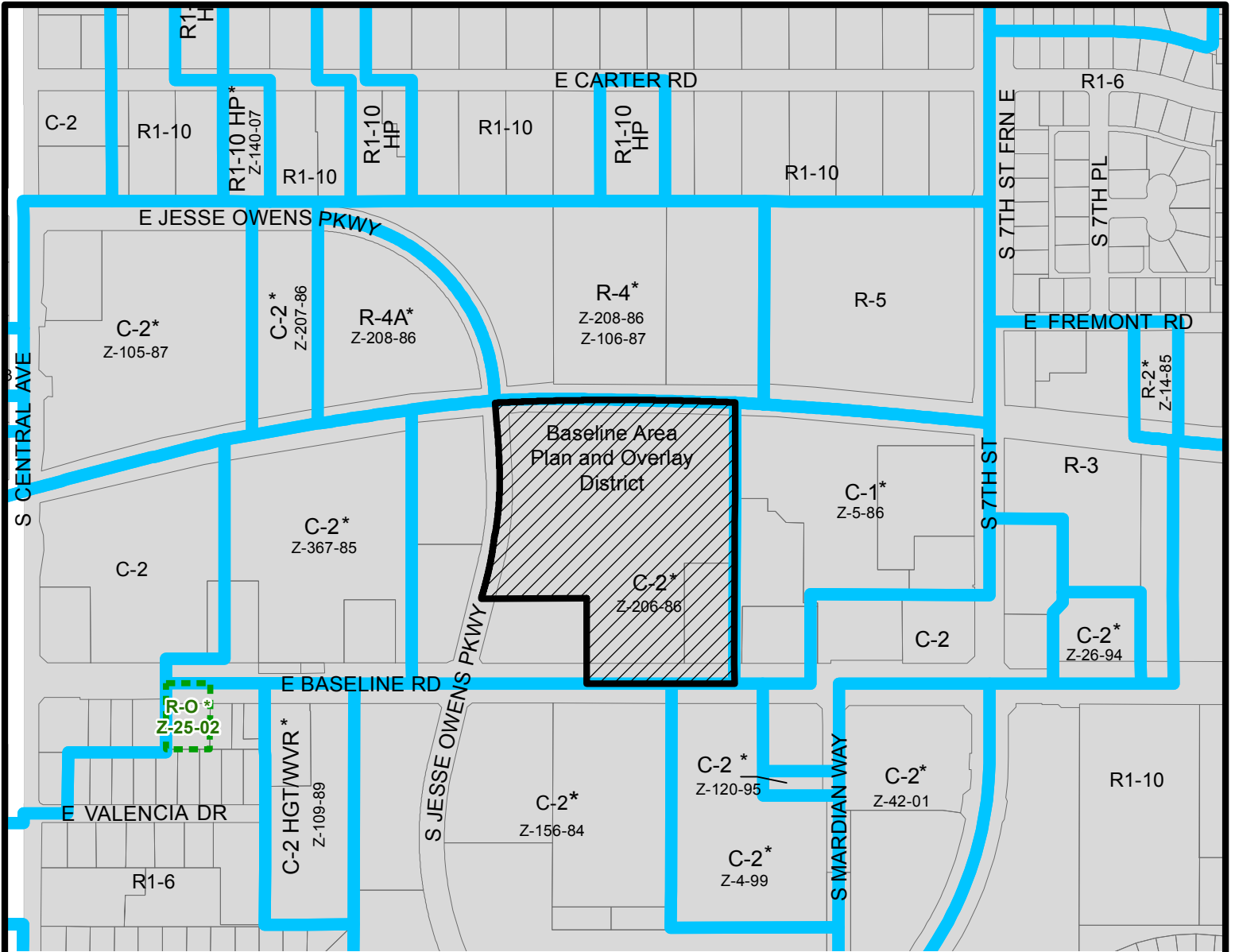
Overall Site Plan date stamped August 1, 2018

Preliminary Landscape Plan date stamped August 1, 2018 (2 pages)

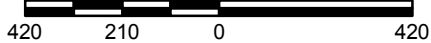
Preliminary Imaging date stamped July 10, 2018 (4 pages)

Conceptual Amenities Plan date stamped August 1, 2018

Correspondence

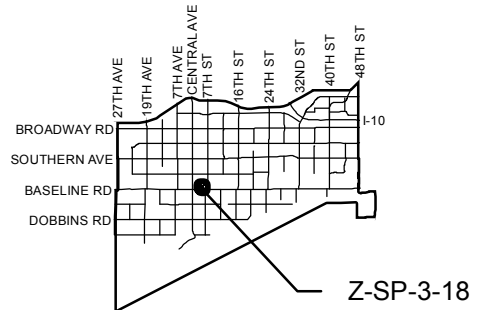


Feet



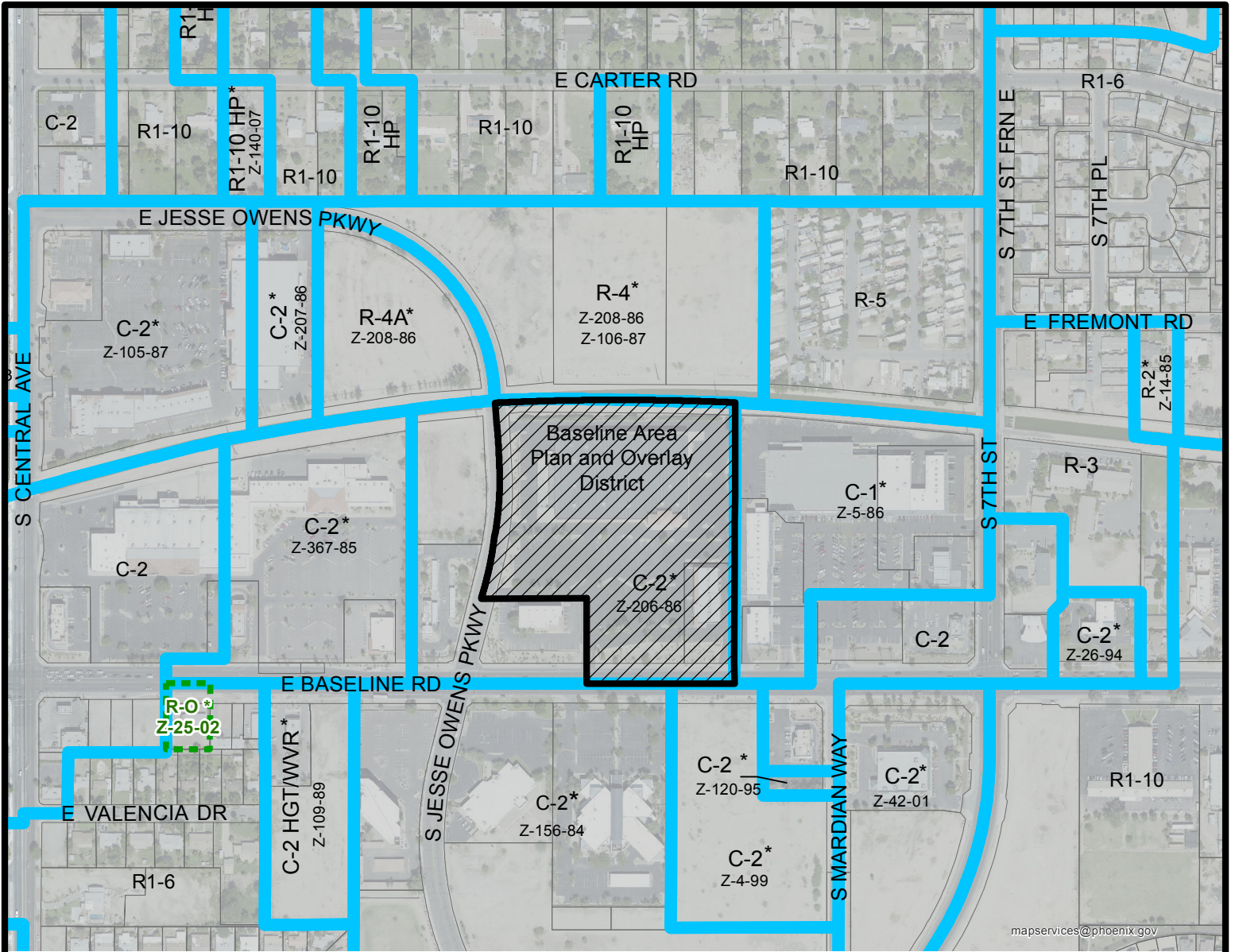
SOUTH MOUNTAIN VILLAGE

CITY COUNCIL DISTRICT: 7



APPLICANT'S NAME: Amerco Real Estate Company		REQUESTED CHANGE:	
APPLICATION NO. Z-SP-3-18		FROM: C-2 BAOD (10.27 a.c.)	
DATE: 5/21/2018 <small>REVISION DATES:</small>		TO: C-2 SP BAOD (10.27 a.c.)	
<small>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</small> 10.27 Acres			
<small>AERIAL PHOTO & QUARTER SEC. NO.</small> QS 1-28		<small>ZONING MAP</small> D-8	
MULTIPLES PERMITTED		* UNITS P.R.D. OPTION	
C-2 BAOD		178	
C-2 SP BAOD		178	

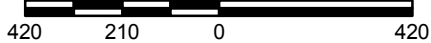
* Maximum Units Allowed with P.R.D. Bonus



mapservices@phoenix.gov



Feet

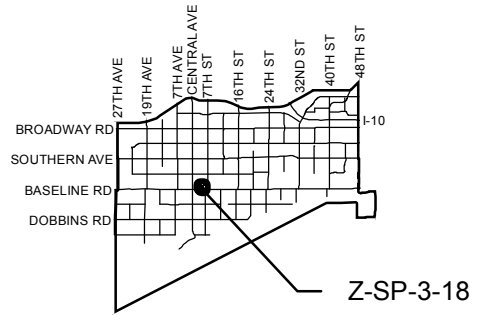


SOUTH MOUNTAIN VILLAGE

CITY COUNCIL DISTRICT: 7

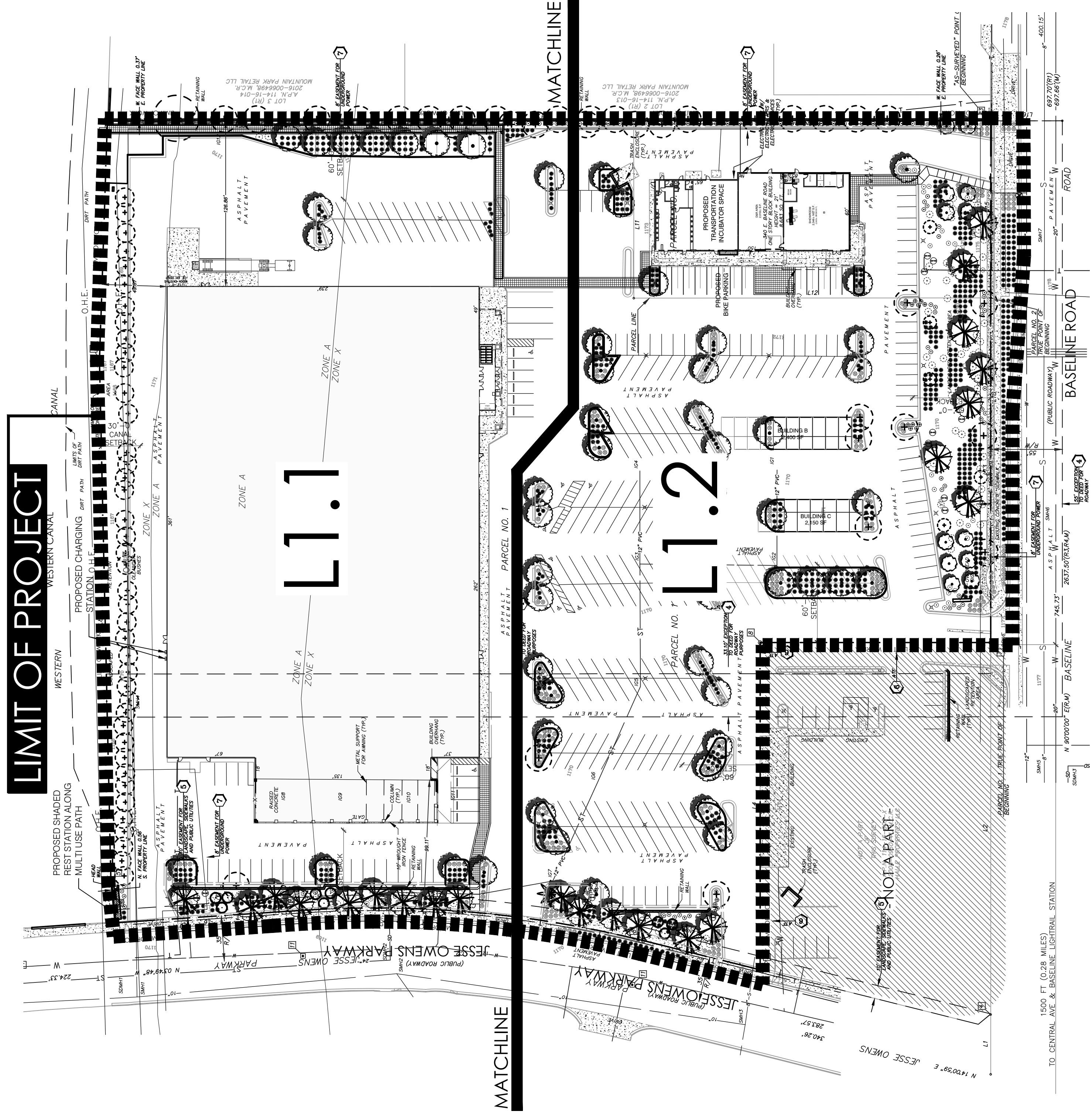


City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

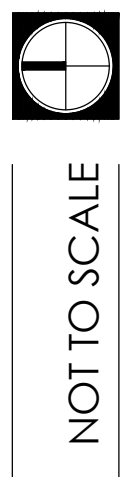


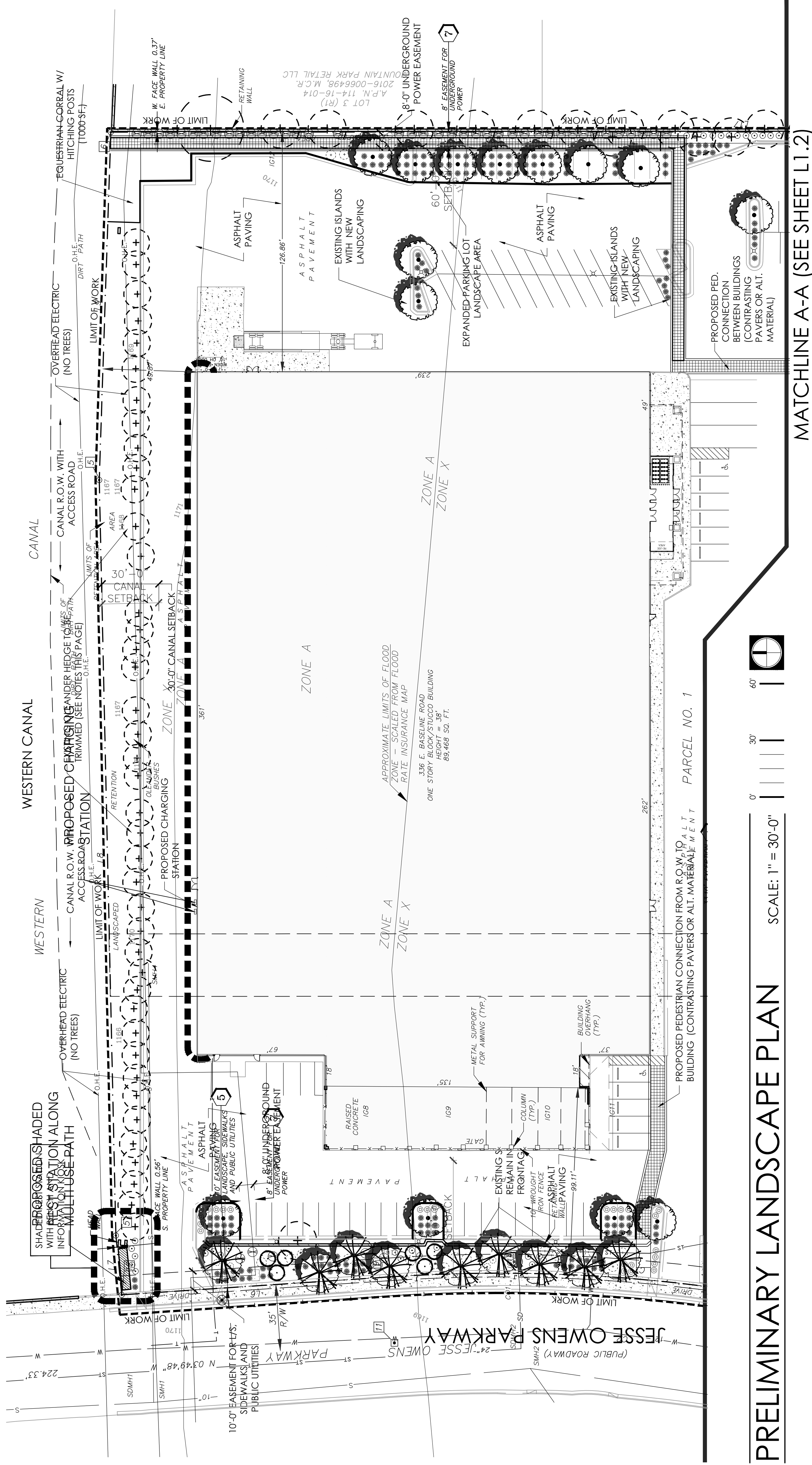
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DATE: 5/21/2018 REVISION DATES:		TO: C-2 SP BAOD (10.27 a.c.)	
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 10.27 Acres		AERIAL PHOTO & QUARTER SEC. NO. QS 1-28	
MULTIPLES PERMITTED		CONVENTIONAL OPTION	
C-2 BAOD		149	
C-2 SP BAOD		149	
* UNITS P.R.D. OPTION		* UNITS P.R.D. OPTION	
C-2 BAOD		178	
C-2 SP BAOD		178	

* Maximum Units Allowed with P.R.D. Bonus



OVERALL SITE PLAN





PLANT SCHEDULE

EXISTING PLANT MATERIAL	SIZE / REMARKS
EXISTING PALM	* REMAIN IN PLACE
EXISTING TREE	* REMAIN IN PLACE
* PENDING RESULTS FROM NATIVE PLANT INVENTORY	
PROPOSED TREES	
ORNAMENTAL TREE	SIZE PER CITY REGMITS
CITRUS SPECIES	MIN. 2' CAL.
PERIMETER SHADE TREE	SIZE PER CITY REGMITS
ARIZONA ASH / EVERGREEN	MIN. 2' CAL.
ELM / MESQUITE SPP.	
ACCENT / SHADE TREE	SIZE PER CITY REGMITS
ACACIA SPP. / OAK SPP. / PISTACHE SPP.	MIN. 2' CAL.
SMALL ACCENT TREE	SIZE PER CITY REGMITS
CASCALOTE / SIERRA SUN CAESALPINIA / VITEX	MIN. 2' CAL.

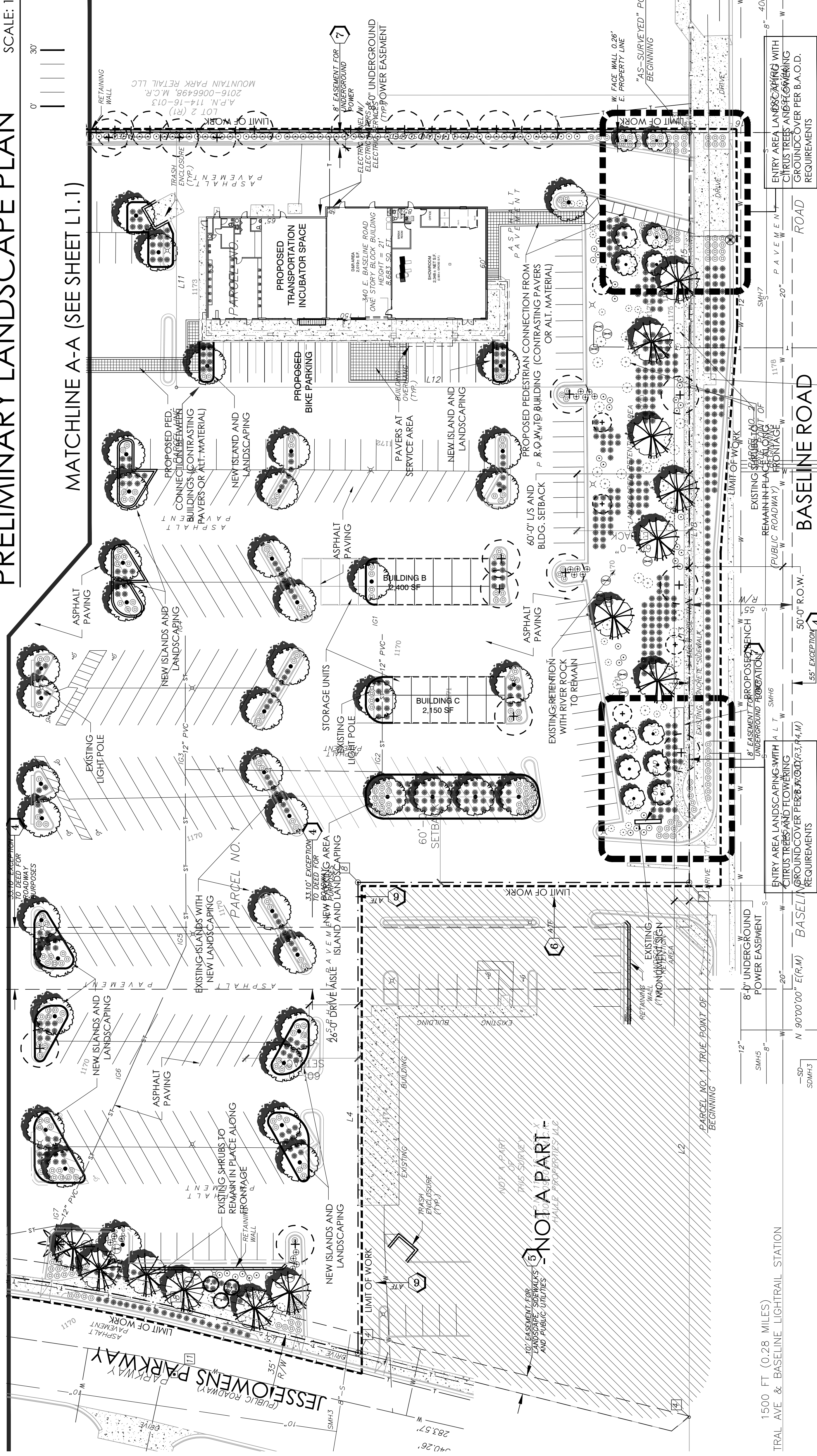
GENERAL PLANTING NOTES

- CONTRACTOR IS RESPONSIBLE TO FIELD VERIFY ALL CONDITIONS PRIOR TO CONSTRUCTION.
- CONTRACTOR IS TO FIELD LOCATE ALL UNDERGROUND UTILITIES PRIOR TO EXCAVATION AND INSTALLATION OF NEW PLANT MATERIALS. HAND DIG PLANT PITS WHERE REQUIRED.
- EXISTING DECOMPOSED GRANITE ON SITE IS TO REMAIN IN PLACE. CONTRACTOR IS TO PROVIDE BUDGET FOR AMENDING DG WHERE REQUIRED OR DISTURBED DURING CONSTRUCTION.
- CONTRACTOR IS TO TRIM EXISTING TREES THAT HAVE BEEN DETERMINED TO REMAIN IN PLACE.
- ANY DEAD OR DYING SHRUBS / GROUND COVER ARE TO BE REMOVED AS SHOWN ON PLAN.
- CONTRACTOR IS TO TRIM OLEANDER HEDGE AT NORTH END OF PROPERTY TO BE 5'-0" HEIGHT AS WELL AS NEATLY HEDGE FRONT AND BACK SIDES TO BE UNIFORM IN APPEARANCE.

ACCENTS	SIZE / REMARKS	GROUND COVER
MEDIUM ACCENT PLANT	5 GAL	COLOR GROUND COVER
DEER GRASS / RED YUCCA / DESERT SPOON		LANTANA SPP.
LARGE ACCENT PLANT	5 GAL	INERT MATERIALS
GIANT HESPERALOE		DECOMPOSED GRANITE
SHRUBS		'MADISON GOLD' (OR WATCH EXISTING)
LARGE SHRUB	5 GAL	1/2" SCREENED, 2' MIN. DEPTH
HORSESHOE BUSH / RED BIRD OF PARADISE / TECOMA SPP.		TREE PLANTING NOTES
MEDIUM SHRUB	5 GAL	1. ALL CANOPY TREES TO BE PLANTED A MINIMUM OF 10' FROM LIGHT POLES, TYP.
SAGE SPP. / PETITE OLEANDER / RUELIA SPP. /		2. ALL TREES ARE TO BE PLANTED A MINIMUM OF 6' FROM UNDERGROUND WATER / STORM DRAIN LINES, TYP.
SMALL SHRUB	5 GAL	
DWARF OLIVE / VALENTINE BUSH / CORAL FOUNTAIN / DWARF BOTTLEBRUSH / SAGE SPP.		

PRELIMINARY LANDSCAPE PLAN

SCALE: 1" = 30'-0"



PLANT SCHEDULE

EXISTING PLANT MATERIAL	SIZE / REMARKS
EXISTING PALM	* REMAIN IN PLACE
EXISTING TREE	* REMAIN IN PLACE
* PENDING RESULTS FROM NATIVE PLANT INVENTORY	
PROPOSED TREES	
ORNAMENTAL TREE	SIZE PER CITY REGMITS MIN. 2' CAL.
CITRUS SPECIES	SIZE PER CITY REGMITS MIN. 2' CAL.
PERIMETER SHADE TREE	SIZE PER CITY REGMITS MIN. 2' CAL.
ARIZONA ASH / EVERGREEN	SIZE PER CITY REGMITS MIN. 2' CAL.
ELM / MESQUITE SPP.	SIZE PER CITY REGMITS MIN. 2' CAL.
ACCENT / SHADE TREE	SIZE PER CITY REGMITS MIN. 2' CAL.
ACACIA SPP. / OAK SPP. / PISTACHE SPP.	SIZE PER CITY REGMITS MIN. 2' CAL.
SMALL ACCENT TREE	SIZE PER CITY REGMITS MIN. 2' CAL.
CASCAJOTE / SIERRA SUN	SIZE PER CITY REGMITS MIN. 2' CAL.
CAESALPINIA / VITEX	SIZE PER CITY REGMITS MIN. 2' CAL.

GENERAL PLANTING NOTES

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PLANTING SCHEDULE

ACCENTS	SIZE / REMARKS	GROUNDCOVER
MEDIUM ACCENT PLANT	5 GAL	COLOR GROUNDCOVER
DEER GRASS / RED YUCCA / DESERT SPOON		LANTANA SPP.
LARGE ACCENT PLANT	5 GAL	INERT MATERIALS
GIANT HESPERALOE		DECOMPOSED GRANITE
SHRUBS		'MADISON GOLD' (OR MATCH EXISTING)
LARGE SHRUB	5 GAL	TREE PLANTING NOTES
HOPSEED BUSH / RED BIRD OF PARADISE / TECOMA SPP.		1. ALL CANOPY TREES TO BE PLANTED A MINIMUM OF 10' FROM LIGHT POLES, TYP.
MEDIUM SHRUB	5 GAL	2. ALL TREES ARE TO BE PLANTED A MINIMUM OF 6' FROM UNDERGROUND WATER / STORM DRAIN LINES, TYP.
SAGE SPP. / PETITE OLEANDER / RUELLIA SPP. /		
SMALL SHRUB	5 GAL	
DWARF OLIVE / VALENTINE BUSH / CORAL FOUNTAIN / DWARF BOTTLEBRUSH / SAGE SPP.		

- CONTRACTOR IS RESPONSIBLE TO FIELD VERIFY ALL CONDITIONS PRIOR TO CONSTRUCTION.
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OF
SOUTH MOUNTAIN

336 E BASELINE RD,
PHOENIX, AZ 85042



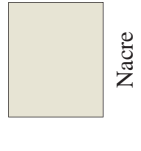
August Moon



Yellow Stone



Ultra White



Nacre



Gulfstream



Sierra Sunset



Eggshell Black

CONCEPTUAL
IMAGING

ANY CHANGES REQUIRE
REBID OF PROJECT

922089

922089 MSTR ART NHO1
04/12/2018



26'W X 2'H
52 SQFT

26'W X 2'H
52 SQFT

6'W X 4'H
24 SQFT

26'W X 2'H
52 SQFT

26'W X 2'H
52 SQFT

6'W X 4'H
24 SQFT

Sherwin Williams
NACRE

Sherwin Williams
AUGUST MOON
YELLOW STONE

SIERRA SUNSET

Sherwin Williams
GULFSTREAM

moving supplies

boxes

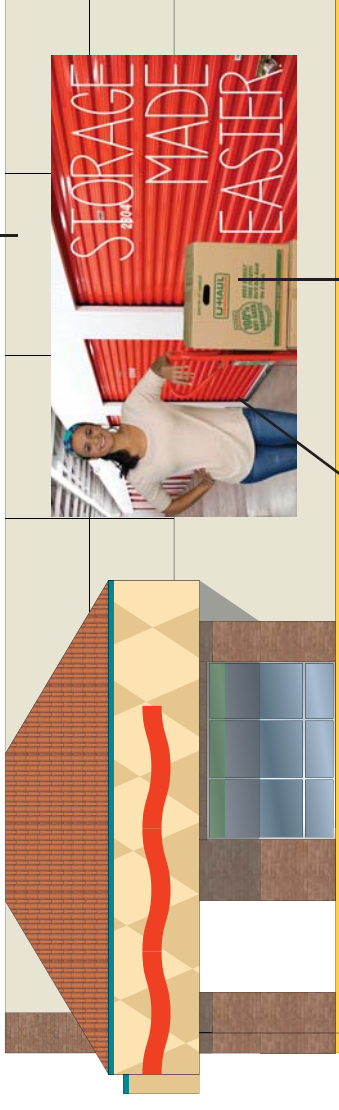
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West Elevation

GENEROUS USE OF GLASS
NEAR STOREFRONT

Sherwin Williams
EGGSHELL BLACK

Sherwin Williams
NACRE



South Elevation

30'W X 16'H
480 SQFT

COMMUNITY LIFESTYLE TO PROMOTE A
SAFE AND WELCOMING ENVIRONMENT

CITY OF PHOENIX

JUL 10 2018

Planning & Development
Department

SHOWROOM ELEVATION / CONCEPTUAL IMAGING

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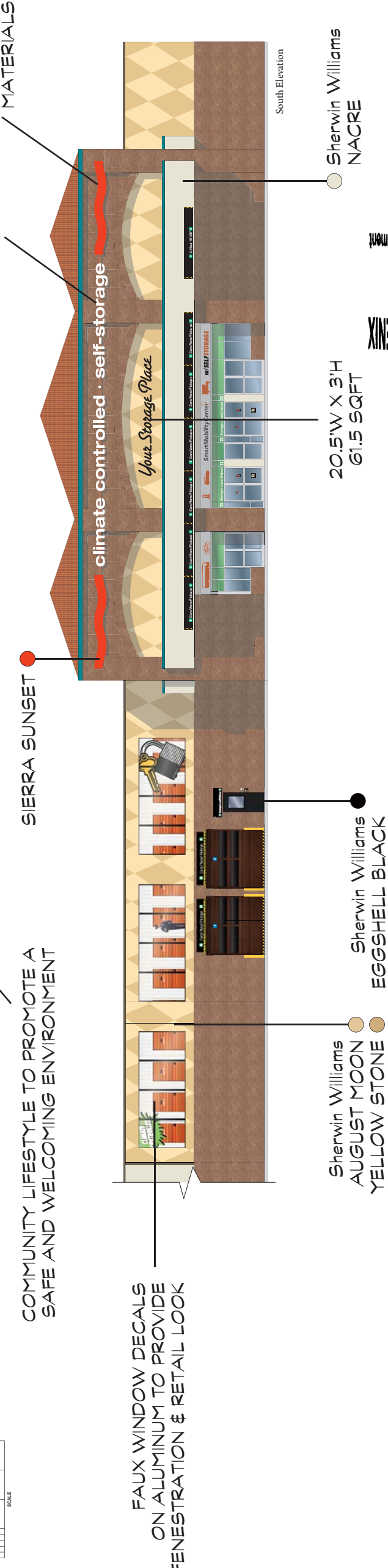
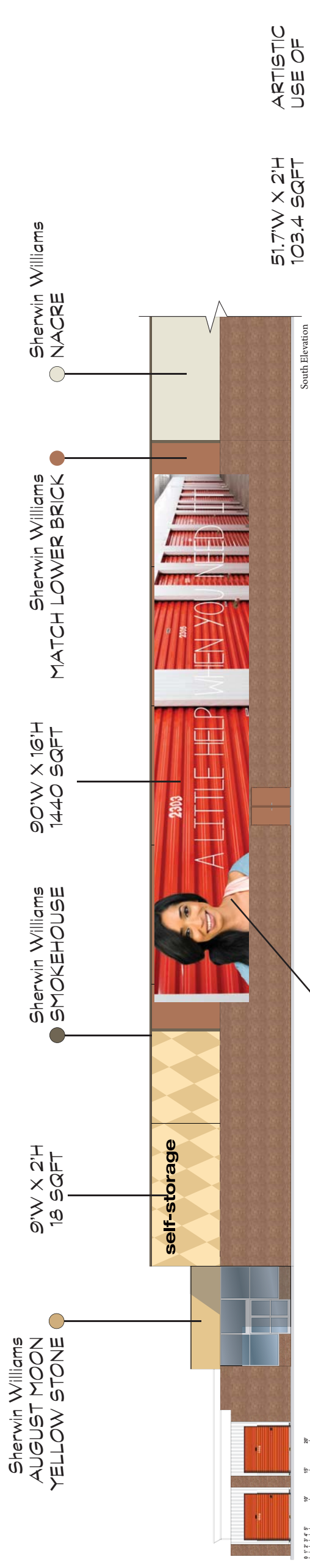
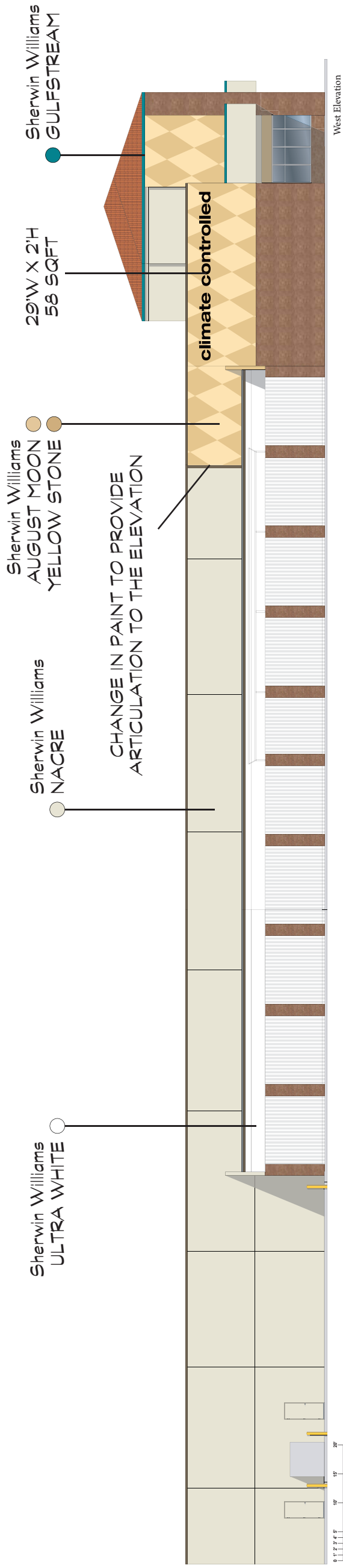


**DRILLING
IMAGING**



ANY CHANGES REQUIRE
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922089 MSTR ART NHO1
04/12/2018



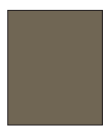
FAUX WINDOW DECALS
ON ALUMINUM TO PROVIDE
FENESTRATION & RETAIL LOOK

CITY OF PHOENIX
JUL 10 2008
Planning & Development
Department



OF
SOUTH MOUNTAIN

336 E BASELINE RD,
PHOENIX, AZ 85042



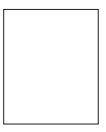
Smokehouse



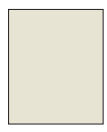
August Moon



Yellow Stone



Ultra White



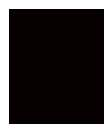
Nacre



Gulfstream



Sierra Sunset



Eggshell Black

DRILLIMINARY
IMAGING

ANY CHANGES REQUIRE
REBID OF PROJECT

922089

922089 MSTR ART NHO1

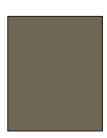
04/12/2018





OF
SOUTH MOUNTAIN

336 E BASELINE RD,
PHOENIX, AZ 85042



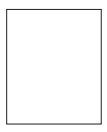
Smokehouse



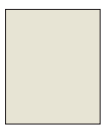
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Yellow Stone



Ultra White



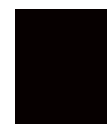
Nacre



Gulfstream



Sierra Sunset



Eggshell Black

PRELIMINARY
IMAGING

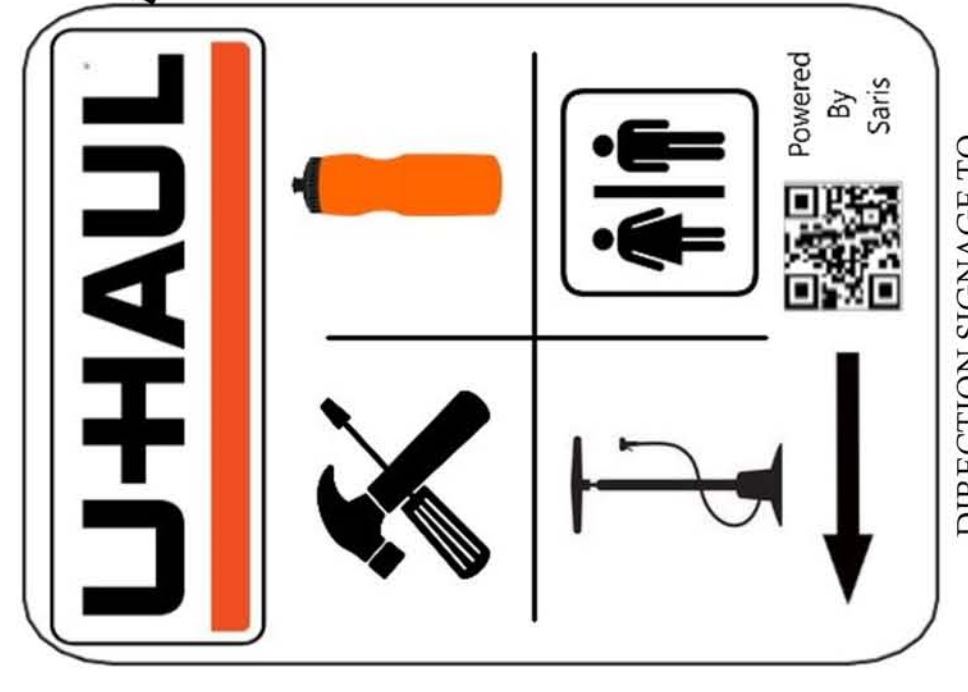
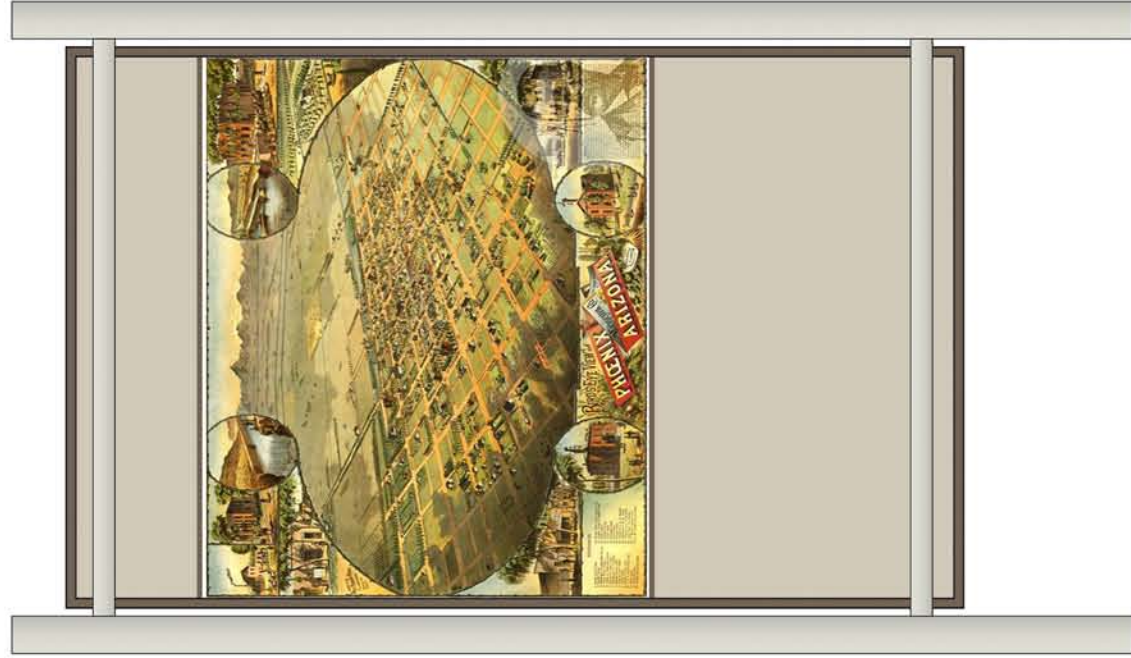
ANY CHANGES REQUIRE
REBID OF PROJECT

922089
922089 MSTR ART NHO1
04/12/2018



**U-HAUL SMART MOBILITY CENTER
 OF SOUTH MOUNTAIN**
 336 EAST BASELINE ROAD | PHOENIX | AZ

**CONCEPTUAL
 AMENITIES PLAN**
 08/01/2018



- NOT A PART -

WESTERN CANAL
 OVERHEAD ELECTRIC (NO TREES)
 CANAL R.O.W. WITH ACCESS ROAD
 EXISTING OLEANDER HEDGE TO BE TRIMMED (SEE NOTES PAGE)
 30'-0" CANAL SETBACK
 PROPOSED CHARGING STATION
 10'-0" EASEMENT FOR U/S. PUBLIC UTILITIES

EXISTING BUILDING
 LIFESTYLE IMAGES ON REAR OF BUILDING PROVIDED BY PROPERTY DEVELOPER
 ASPHALT PAVING
 EXPANDED PARKING LOT LANDSCAPE AREA
 EXISTING ISLANDS WITH NEW LANDSCAPING
 PROPOSED PED. CONNECTION BETWEEN BUILDINGS (CONTRASTING PAVERS OR ALT. MATERIAL)

EXISTING ISLANDS WITH NEW LANDSCAPING
 PROPOSED PED. CONNECTION BETWEEN BUILDINGS (CONTRASTING PAVERS OR ALT. MATERIAL)
 NEW ISLAND AND LANDSCAPING
 BIKE PARKING
 PROPOSED TRANSPORTATION INCUBATOR SPACE
 CUSTOMER / EMPLOYEE BICYCLE RACKS
 BICYCLE REPAIR STATION
 PROPOSED PEDESTRIAN CONNECTION FROM R.O.W. TO BUILDING (CONTRASTING PAVERS OR ALT. MATERIAL)
 BIKE PARKING
 PAVERS AT SERVICE AREA
 NEW ISLAND AND LANDSCAPING
 PROPOSED PEDESTRIAN CONNECTION FROM R.O.W. TO BUILDING (CONTRASTING PAVERS OR ALT. MATERIAL)
 60'-0" U.S. AND BLDG. SETBACK
 ASPHALT PAVING
 BUILDING B 2,400 SF
 BUILDING C 2,150 SF
 STORAGE UNITS
 EXISTING LIGHT POLE
 NEW PARKING AREA ISLAND AND LANDSCAPING
 26'-0" DRIVE AISLE
 NEW ISLANDS AND LANDSCAPING
 EXISTING ISLANDS WITH NEW LANDSCAPING
 EXISTING LIGHT POLE
 ASPHALT PAVING
 EXISTING SHRUBS TO REMAIN IN PLACE ALONG FRONTAGE
 ASPHALT PAVING
 EXISTING SHRUBS TO REMAIN IN PLACE ALONG FRONTAGE
 NEW ISLANDS AND LANDSCAPING
 8'-0" UNDERGROUND POWER EASEMENT
 EXISTING SIGN
 MONUMENT SIGN

BASELINE ROAD
 50'-0" R.O.W.
 EXISTING SHRUBS TO REMAIN IN PLACE ALONG FRONTAGE
 PROPOSED BENCH LOCATION
 ENTRY AREA LANDSCAPING WITH CITRUS TREES AND FLOWERING GROUNDCOVER PER B.A.O.D. REQUIREMENTS
 ENTRY AREA LANDSCAPING WITH CITRUS TREES AND FLOWERING GROUNDCOVER PER B.A.O.D. REQUIREMENTS
 8'-0" UNDERGROUND POWER EASEMENT

Hello Adam

September 5, 2018

I wanted to send you this correspondence as it pertains to, item 6. Z-SP-3-18-7 on the September 11, 2018 agenda.

I met with the representative(s) from Uhaul regarding their project on August 22, 2018. At this time, they explained what they envision for their proposed new site, and I was able to look at renderings as well.

I think what they are proposing is a good re-use of the former, vacant K-mart building. A few of the requirements that they stated the city would like to see, I have a concern with.

1. It is my understanding that the city has requested Uhaul to create a “gathering” space at the Northwest end of their property, where it adjoins the canal. By doing this it would eliminate the direct access from the rear of their building onto Jesse Owen Parkway. I am not in agreement with this stipulation. My first concern is that the proposed “gathering” area would not add any value to the customers using this type of business and would be out of place. I think it also creates an area for people to congregate and may make it unsafe for residents who currently use the canal as a walking/jogging path. The fact that constructing this “gathering” area also would require traffic to redirect south into the parking lot does not make any sense to me. We are talking about people who are renting large moving trucks, who are not professional drivers and we are asking them to make several turns into a parking lot with cross traffic. To me this appears to be a safety hazard. I thought one of the great advantages of this application, at this site was the direct access from the building onto Jesse Owens Parkway, which is a lightly traveled street.
2. I believe that it was also requested of Uhaul to install a horse corral area to the Northeast of the property? I am at a complete loss as to why this would be a request for this property. This makes absolutely no sense to me and I cannot see any reason that this would have even been suggested. I cannot envision these ever being utilized.

Overall, I think this project will be good for the Baseline corridor. It will revitalize a center that has been vacant and unkempt for several years. My only suggestion to the Uhaul representatives would be to possibly use exterior building materials on the façade that lend themselves to a more “industrial rural farm” look. By this I mean possibly adding varied material’s such as metal, stone, brick etc. I think this would add more visual interest to its current large unimpressive “big box” look. If I were present at the meeting I would vote to approve this project.

Thank you for your time and consideration,

Rhonda Fosenburg



Village Planning Committee Meeting Summary Z-SP-3-18-7

Date of VPC Meeting	September 11, 2018
Request From	C-2 BAOD (10.27 acres)
Request To	C-2 SP BAOD (10.27 acres)
Proposed Use	Special permit to allow self-service storage, household moving center (truck rental) and all underlying C-2 uses
Location	Approximately 300 feet east of the northeast corner of Jesse Owens Parkway and Baseline Road
VPC Recommendation	Approval subject to a modification and an additional stipulation
VPC Vote	12-3

VPC DISCUSSION & RECOMMENDED STIPULATIONS:

1 speaker card was submitted expressing no position on the request.

Adam Stranieri provided an overview of the request including the General Plan Land Use Map, zoning maps, aerial photographs, and the proposed site plan and elevations. He noted that the proposal consists of the adaptive reuse of existing buildings on the subject site, including a former big-box retail establishment and smaller strip retail, with proposed enhancements to the building facades. He provided an overview of staff stipulations addressing design standards in the Baseline Area Overlay District, building elevation enhancements, pedestrian and cyclist amenities along Jesse Owens Parkway and Baseline Road, treatment of the Western Canal, connectivity through the site, and other concerns.

Patrick Brennan asked whether the staff recommendation requires stipulated open spaces and amenities to be dedicated to the City and whether the site would be replatted to reflect these dedications. **Mr. Stranieri** stated that this was not requested by staff and not included in the proposed stipulation language.

Sara Christopherson asked for clarification regarding the proposed cycle track along Jesse Owens Parkway. **Mr. Stranieri** stated that the proposed cycle track was recommended by the Street Transportation Department and would help to implement goals in the City's Comprehensive Bicycle Master Plan. He stated that at this time, the City did not have final designs for the track and the stipulation was written to allow flexibility for the applicant to continue working with the City.

Stephen Glueck asked who would maintain stipulated equestrian amenities along the Western Canal. **Mr. Stranieri** stated that these would be maintained by the property owner.

Gene Holmerud asked if the stipulated multi-use trail along Baseline Road connects to other trails in the surrounding area. **Mr. Stranieri** stated that the Trails Master Plan includes connectivity between trails along the Baseline Road corridor and in the surrounding area. He noted that the trail was also identified in the Baseline Area Master Plan which showed connectivity with other intersecting trails.

Mr. Holmerud expressed concern regarding the proposed cycle track along Jesse Owens Parkway. He stated that research has shown that protected cycle tracks can negatively impact cyclist safety because drivers assume that they do not have to worry about cyclists, and therefore more accidents can occur. He recommended that the cycle track not be developed.

Joseph Larios noted that the site is in close proximity to the proposed South Central Avenue Light Rail Extension. He stated that the City has not integrated any lessons learned from the 19th Avenue Light Rail extension project, which was dehumanizing to the local community. He stated that no community conversations had been held regarding problems with homelessness, drug addiction, and incarceration. He expressed concern that public health and the environment may be impacted by development of the South Central Avenue Light Rail Extension and related development in the surrounding area. He asked staff to clarify how health was considered in evaluating the request. **Mr. Stranieri** responded that the physical design of the site could impact public health by promoting and enhancing opportunities for active uses. He noted that staff stipulations included requirements for enhanced connectivity, open space, and/or amenities along all property lines and traversing the site in accordance with General Plan principles. **Mr. Larios** stated that these stipulations were inadequate. He stated that the City is not prepared to address health impacts of the proposed light rail extension.

Parul Butala, with U-Haul, discussed the history of the U-Haul business. She noted that U-Haul has been looking for a suitable location in the South Mountain Village for 10 years. She noted that U-Haul is interested in locations along high-capacity transit lines and noted existing locations along the Light Rail line. She displayed graphics of proposed site amenities including shaded rest stations, exterior signage, pedestrian pathways, bicycle racks, bicycle repair stations, electric vehicle (EV) charging stations, and a potential location for a GRID bike station. She discussed U-Haul's sustainability program, other adaptive reuse projects U-Haul has developed, security features, and projected traffic impacts. She stated that U-Haul had remaining concerns regarding staff stipulation nos. 3, 4, 8, 10, 11.a, and 13 and would like to continue working with staff regarding these recommendations. She stated that the applicant had completed enhanced outreach within the surrounding community.

Mr. Brennan stated that he had read recent planning studies analysing adaptive reuse concepts for former big-box retail stores. He noted that a recent, successful project in Phoenix had been the conversion of a former Sears into an Angel's Trumpet, a local bar and restaurant. He expressed concern that these projects had been successful elsewhere in the Valley, but for a critical location in south Phoenix, the proposal is for a mini-storage business. He stated that the site is critically important to the South Mountain

Village due to its proximity to the proposed terminus of the South Central Avenue Light Rail Extension at Baseline Road.

Ms. Batala stated that the site would consist of a ‘Smart Mobility Center’, a new design concept for U-Haul that would integrate numerous enhanced features such as vehicle-sharing, EV charging stations, and cyclist amenities.

Mr. Larios stated that he would vote against the project because of the critical importance of the South Central Avenue corridor to the Village. He stated that the City has not completed necessary planning research to control the impacts of proposed development. He stated that existing U-Haul locations reflect the history of white-flight from historic suburbs. He stated that the applicant does not understand the unique, racial aspects of the local history. He stated that U-Haul has benefited from white-homeownership throughout their history. He stated that demographic considerations demand a better land use for the site.

Ms. Batala stated that U-Haul has worked along the Baseline Corridor in the past. She stated that they had strategically chosen the site over a long period of consideration.

Gene Holmerud stated that he has had good experiences as a U-Haul customer. He reiterated his concern regarding the proposed cycle track along Jesse Owens Parkway. He stated that the City needs to promote street designs that encourage drivers and cyclists to acknowledge each other.

Jessica Lopez, with U-Haul, expressed concern that U-Haul would be required to maintain the stipulated cycle track along Jesse Owens Parkway. She stated that this creates legal liability problems for U-Haul.

David Vera asked if any vehicles would be stored inside the larger building and if fire sprinkler systems would be updated. **Ms. Batala** stated that no vehicles would be stored inside the building and that sprinklers would be upgraded to current building code standards.

Stephen Glueck asked for clarification regarding what constitutes a “Smart Mobility Center”. **Michelle Sullivan**, with U-Haul, stated that these centers contain enhanced technology features such as smart lights, motion controlled sensors, controllable thermostats, mobile applications, alternative fuel vehicles, EV charging, and other sustainable amenities. She stated that U-Haul would build five of these centers throughout Arizona.

Tamala Daniels expressed concern that proposed storage buildings along Baseline Road as depicted on the conceptual site plan would negatively impact the streetscape. She stated that she would prefer small retail or commercial uses along Baseline Road, which are oriented towards the street. **Ms. Batala** stated that U-Haul does not intend to construct these storage buildings, but had not submitted revised plans to remove these buildings from the drawings. **Mr. Stranieri** noted staff stipulations do not require any conformance to the building layout and do not require these buildings to be constructed. He noted that there is a stipulation intended to mitigate the visual impact of these buildings if they are constructed.

Ms. Daniels stated that the Village Planning Committee represents the South Mountain Village communities at large and considers a long-range perspective on development in the area. She expressed concern that there is an excessive quantity of self-service storage warehouses on the Baseline Road corridor and identified facilities at 48th Street, 16th Street, 7th Avenue, 19th Avenue, 35th Avenue, and 55th Avenue. She stated that the subject site is a prime location for a community amenity, given its proximity to the proposed South Central Avenue Light Rail Extension. She expressed concern that a U-Haul facility would provide no community benefit and would employ a minimal number of employees. She stated that she had heard from community members that they would prefer to see a skating rink, bowling alley, or other family entertainment venue. She stated that she would vote to recommend denial.

Perry Ealim stated that he would vote to recommend approval. He expressed support for the proposed bicycle and mobility amenities. He stated that the Committee should not base their recommendation in this case on past recommendations for similar businesses.

Rebecca Larios, a member of the public expressing no position on the request, stated that she has a long personal history in the South Mountain Village. She stated that a storage facility is not a desirable use for this location and that the community deserves a better use of this property. She noted that the South Central Avenue corridor has limited community amenities and that she supported **Ms. Daniel's** recommendation for a family entertainment use on the property.

MOTION

Kay Shepard made a motion to recommend approval of the request per the staff recommendation with an additional stipulation to prohibit new storage buildings along Baseline Road as shown on the Overall Site Plan date stamped August 1, 2018. **Perry Ealim** seconded the motion.

Patrick Brennan expressed concern that **Ms. Shepard's** additional stipulation would be impossible for the City to enforce given that the Special Permit application was to permit self-service storage warehouse uses. He proposed a friendly amendment to revise the additional stipulation to state that any new development that contains self-service storage warehouse units maintain a minimum building setback as established by the existing Discount Tire building on the adjacent parcel to the southwest of the subject site. he stated that the minimum building setback would act to protect the streetscape along the Baseline Road scenic corridor.

Ms. Shepard accepted the friendly amendment. **Mr. Ealim** seconded the amended motion.

Sara Christopherson proposed a friendly amendment to modify the staff recommendation to delete staff stipulation #13 regarding provision of a cycle-track along Jesse Owens Parkway.

Ms. Shepard accepted the friendly amendment. **Mr. Ealim** seconded the amended motion.

DISCUSSION

Mr. Brennan stated that he would vote to recommend approval. He stated that he feels the cycle track could be a great community amenity and that there are numerous planning

studies regarding innovative physical barriers such as ‘armadillos’ that can promote cyclist safety and security. However, he noted that the cycle track may be better placed along Baseline Road.

Gene Holmerud stated that he would vote to recommend approval. He stated that he would like information regarding how cycle tracks can ensure cyclist safety. He expressed concern that cycle tracks can introduce myriad traffic conflicts.

Joseph Larios stated that he would vote to recommend denial. He stated that displacement is a horrible and violent process. He stated that the City has not completed any necessary research into the potential impacts of development adjacent to light rail projects. He stated that the City has not adequately researched potential racial and socioeconomic impacts of proposed development in the area surrounding the South Central Avenue corridor.

VOTE

12-3 Motion to recommend approval subject to a modification and additional stipulation passed; with members Busching, Brennan, Castello, Christopherson, Ealim, Glueck, Holmerud, Kotake, Shepard, Smith, Tunning, and Vera in favor, and members Brooks, Daniels, and Larios opposed.

STAFF COMMENTS REGARDING VPC RECOMMENDATION & STIPULATIONS:

Staff recommends that the VPC’s additional stipulation regarding the minimum building setback for buildings containing self-service storage units be revised to make reference to the specific distance from the existing property line to the rear wall of the Discount Tire building. Referencing a specific distance will eliminate potential future confusion regarding the size of this setback if the Discount Tire building is demolished, altered, or redeveloped. Per the final approved site plan for this property (KIVA P87059R) this dimension is 175 feet.

1. A minimum fifty-foot landscaped setback measured from the property line shall be provided adjacent to Baseline Road.
2. Walkways shall be provided between all buildings and between the buildings and the perimeter streets. The walkways shall be of contrasting materials such as brick or concrete pavers where the walkway crosses a vehicular path.
3. Fifteen percent of surface parking lots, exclusive of the required perimeter landscaping and front setbacks, shall be landscaped and maintained. Landscaping shall be dispersed throughout the parking area with the interior width of all planting islands to be no less than eight feet in width and a minimum of one hundred twenty square feet in area.
4. All building elevations, including those facing or visible from the Western Canal, shall contain multiple exterior accent materials, architectural embellishments, and/or detailing such as green screens, textural changes, pilasters, offsets, recesses, variation in window size and location, and/or other overhang canopies, as approved by the Planning and Development Department.

5. Pitched roof elements shall be incorporated in all new buildings and building additions constructed after the date of City Council approval of this case, as approved by the Planning and Development Department.
6. **ALL BUILDINGS CONTAINING SELF-SERVICE STORAGE UNITS SHALL MAINTAIN A MINIMUM BUILDING SETBACK OF 175 FEET FROM THE SOUTH PROPERTY LINE, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.**
7. No bay or loading doors shall be visible from public rights-of-way, as approved by the Planning and Development Department.
8. The developer shall provide a landscaped entry area along Baseline Road that shall be a minimum of 1,000 square feet in area and be planted and maintained with a variety of at least three plant materials including a series of annuals that will each maintain a constant bloom throughout the year, as approved by the Planning and Development Department.
9. The existing oleander hedge along the Western Canal shall be removed and replaced with plantings in conformance with the Baseline Area Master Plan Plant List with specific regard to maximizing shade and thermal comfort for pedestrians and active users along the canal, as approved by the Planning and Development Department.
10. Any solid portion of a perimeter wall adjacent to the Western Canal shall not exceed a maximum height of three feet, as approved by the Planning and Development Department.
11. The developer shall provide a pedestrian walkway constructed of porous, interlocking, or open-grid pavers or another alternative surface material, which provides connectivity between Baseline Road and the Western Canal, as depicted on the Preliminary Landscape Plan date stamped August 1, 2018 and as approved by the Planning and Development Department.
12. The developer shall provide a minimum 3,000 square feet of public open space, to be located along the northern property line adjacent to the Western Canal, which shall be finished with turf or an alternative surface material and contain the following amenities and open public access to the amenities, as approved by the Planning and Development Department:
 - a. Minimum one amenity for equestrian users. Amenities may include, but are not limited to: corral area and hitching posts.
 - b. Shaded seating area with benches and/or ramada.
 - c. Minimum five bicycle parking spaces consisting of inverted-U bicycle racks and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance.

- d. Bicycle repair station as depicted on the Conceptual Amenities Plan date stamped August 1, 2018 and/or as approved by the Planning and Development Department.
- 13. The developer shall provide bicycle parking areas containing a minimum of five spaces adjacent to each building on the subject site, consisting of inverted-U bicycle racks and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department.
- ~~13. The developer shall provide and maintain a protected one-way, northbound cycle track along the east side of South Jesse Owens Parkway, the location, width, and design shall be approved by the Street Transportation Department.~~
- 14. The developer shall dedicate a 30-foot wide multi-use trail easement (MUTE) along the north side of Baseline Road and construct a minimum 10-foot wide multi-use trail (MUT) within the easement, in accordance with the MAG supplemental detail or as otherwise approved by the Parks and Recreation and Planning and Development Departments.
- 15. The property owner shall record documents that disclose the existence, and operational characteristics of Phoenix Sky Harbor International Airport (PHX) to future owners or tenants of the property. The form and content of such documents shall be according to the templates and instructions provided which have been reviewed and approved by the City Attorney.
- 16. In the event archaeological materials are encountered during construction, the developer shall immediately cease all ground-disturbing activities within a 33-foot radius of the discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.

Attachment D - Planning Commission Summary

REPORT OF PLANNING COMMISSION ACTION October 4, 2018

ITEM NO: 12	
	DISTRICT NO.: 7
SUBJECT:	
Application #:	Z-SP-3-18-7
Location:	Approximately 300 feet east of the northeast corner of Jesse Owens Parkway and Baseline Road
From:	C-2 BAOD
To:	C-2 SP BAOD
Acreage:	10.27
Proposal:	Special permit to allow self-service storage, household moving center (truck rental) and all underlying C-2 uses
Applicant:	Amerco Real Estate Company
Owner:	Amerco Real Estate Company
Representative:	Moses Eason, Amerco Real Estate Company

ACTIONS:

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:

South Mountain 9/11/2018 Approval, per the staff recommendation with a modification and an additional stipulation. Vote: 12-3.

Planning Commission Recommendation: Approval, as recommended by the South Mountain Village Planning Committee, with an additional stipulation as read into the record.

Motion Discussion: N/A

Motion details: Commissioner Katsenes made a MOTION to approve Z-SP-3-18-7, as recommended by the South Mountain Village Planning Committee, with an additional stipulation as read into the record.

Maker: Katsenes
Second: Heck
Vote: 6-0 (Shank recused)
Absent: Montalvo, Whitaker
Opposition Present: No

Findings:

1. As stipulated, the request will allow development that is consistent in scale and character with the land use pattern in the surrounding area.
2. The request is consistent with the General Plan Land Use Map designation of Commercial.

Stipulations:

1. A minimum fifty-foot landscaped setback measured from the property line shall be provided adjacent to Baseline Road.
2. Walkways shall be provided between all buildings and between the buildings and the perimeter streets. The walkways shall be of contrasting materials such as brick or concrete pavers where the walkway crosses a vehicular path.
3. Fifteen percent of surface parking lots, exclusive of the required perimeter landscaping and front setbacks, shall be landscaped and maintained. Landscaping shall be dispersed throughout the parking area with the interior width of all planting islands to be no less than eight feet in width and a minimum of one hundred twenty square feet in area.
4. All building elevations, including those facing or visible from the Western Canal, shall contain multiple exterior accent materials, architectural embellishments, and/or detailing such as green screens, textural changes, pilasters, offsets, recesses, variation in window size and location, and/or other overhang canopies, as approved by the Planning and Development Department.
5. Pitched roof elements shall be incorporated in all new buildings and building additions constructed after the date of City Council approval of this case, as approved by the Planning and Development Department.
6. ALL BUILDINGS CONTAINING SELF-SERVICE STORAGE UNITS SHALL MAINTAIN A MINIMUM BUILDING SETBACK OF 175 FEET FROM THE SOUTH PROPERTY LINE, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
- ~~6.~~ No bay or loading doors shall be visible from public rights-of-way, as approved by the Planning and Development Department.
- ~~7.~~ The developer shall provide a landscaped entry area along Baseline Road that shall be a minimum of 1,000 square feet in area and be planted and maintained with a variety of at least three plant materials including a series of annuals that will each maintain a constant bloom throughout the year, as approved by the Planning and Development Department.
- ~~8.~~ The existing oleander hedge along the Western Canal shall be removed and replaced with plantings in conformance with the Baseline Area Master Plan Plant List with specific regard to maximizing shade and thermal comfort for pedestrians and active users along the canal, as approved by the Planning and Development Department.
- ~~9.~~ Any solid portion of a perimeter wall adjacent to the Western Canal shall not exceed a maximum height of three feet, as approved by the Planning and Development Department.
- ~~10.~~ The developer shall provide a pedestrian walkway constructed of porous, interlocking, or open-grid pavers or another alternative surface material, which provides connectivity between Baseline Road and the Western Canal, as depicted on the Preliminary Landscape Plan date stamped August 1, 2018 and as approved by the Planning and Development Department.
- 11.

11. The developer shall provide a minimum 3,000 square feet of public open space, to be located along the northern property line adjacent to the Western Canal, which shall be finished with turf or an alternative surface material and contain the following amenities and open public access to the amenities, as approved by the Planning and Development Department:
- a. Minimum one amenity for equestrian users. Amenities may include, but are not limited to: corral area and hitching posts.
 - b. Shaded seating area with benches and/or ramada.
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13. ~~The developer shall provide and maintain a protected one-way, northbound cycle track along the east side of South Jesse Owens Parkway, the location, width, and design shall be approved by the Street Transportation Department.~~
14. The developer shall dedicate a 30-foot wide multi-use trail easement (MUTE) along the north side of Baseline Road and construct a minimum 10-foot wide multi-use trail (MUT) within the easement, in accordance with the MAG supplemental detail or as otherwise approved by the Parks and Recreation and Planning and Development Departments.
15. The property owner shall record documents that disclose the existence, and operational characteristics of Phoenix Sky Harbor International Airport (PHX) to future owners or tenants of the property. The form and content of such documents shall be according to the templates and instructions provided which have been reviewed and approved by the City Attorney.
16. In the event archaeological materials are encountered during construction, the developer shall immediately cease all ground-disturbing activities within a 33-foot radius of the discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.
17. 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.

This publication can be made available in alternate format upon request. Please contact Angie Holdsworth at (602) 495-5622, TTY use 7-1-1.