



## City of Phoenix

**To:** Ed Zuercher  
City Manager

**Date:** June 30, 2017

**From:** Mayor Greg Stanton  
Vice Mayor Laura Pastor  
Councilman Daniel Valenzuela

**Subject: NEGOTIATIONS FOR LEASE OF VACANT AIRPORT LAND**

The City's property at the northeast corner of Buckeye Road and 16th Street is history-rich, and serves as a gateway to the neighborhoods to the west. It is essential that community stakeholders and neighbors are directly involved in determining the character, quality and uses of the site. Accordingly, we ask that you add an item to the July 6 Formal Meeting Agenda. The item should direct staff to begin negotiations with Chicanos Por La Causa (CPLC) regarding the ground lease of that vacant airport land subject to the following terms:

- The exclusive negotiation period will occur for no longer than 90 days. At the conclusion of the negotiation period, staff shall provide an update to the DAEI Subcommittee and the full City Council and present potential lease terms for consideration and possible action.
- Negotiated lease rates must deliver income at the current fair market value of the property as required by Federal Aviation Administration (FAA) regulations.
- Development should focus on employment-generating uses with ancillary supportive community-serving uses such as retail, child care, health care and social service delivery. Parking, logistics and distribution as a primary use should not be considered.
- The City and CPLC should make good faith efforts to engage with the Braun-Sacred Heart Center to consider them as a user for the Sacred Heart Church building and site, and that any agreement should ensure that the historic church remains visible from 16th Street.
- Any agreement should be consistent with the area's Land Re-Use Plan and – pursuant to FAA guidelines – any use must be noise-compatible and cannot contain residential development or any other FAA-restricted uses.
- The City and CPLC should outline a community engagement process to hear and consider feedback of local stakeholders.

Thank you, and please let us know whether you have further questions.