



City of Avondale

City Council Online Meeting

Monday, December 7, 2020

Mayor and Council

Kenneth Weise, Mayor

Pat Dennis, Vice Mayor

Tina Conde, Council Member | Bryan Kilgore, Council Member

Veronica Malone, Council Member | Curtis Nielson, Council Member

Mike Pineda, Council Member

Administration

Charles A. Montoya, City Manager

Gina Montes, Assistant City Manager

Tracy Stevens, Deputy City Manager | Cherlene Penilla, Deputy City Manager

Nicholle Harris, City Attorney | Marcella Carrillo, City Clerk

Online Meeting

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City Council Online Meeting Notice & Agenda Monday, December 7, 2020

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WORK SESSION 6:00 PM

CALL TO ORDER BY MAYOR

1. ROLL CALL BY THE CITY CLERK

2. SPECIFIC AREA PLAN FOR OLD TOWN, CASHION, AND LAS LIGAS/RIO VISTA (APPLICATION PL-20-0056)

City Council will discuss application PL-20-0056, a City initiated request to prepare a Specific Area Plan for the areas of Old Town, Cashion, and Las Ligas/Rio Vista. The Plan is to reflect evolving economic development and planning conditions to attract new businesses and residential development to these areas. The intent of the Plan is to reflect the City's current level of expectation for revitalization in the next several years in the three areas.

3. ADJOURNMENT

Request to Speak: Anyone wishing to address the Council regarding items listed on the agenda or under unscheduled public appearance should email a request to speak to CityClerk@AvondaleAZ.gov prior to consideration of that agenda item.

REGULAR MEETING

7:00 PM

CALL TO ORDER BY MAYOR PLEDGE OF ALLEGIANCE & MOMENT OF REFLECTION

1. ROLL CALL AND STATEMENT OF PARTICIPATION BY THE CITY CLERK

2. UNSCHEDULED PUBLIC APPEARANCES

(Limit three minutes per person. Please state your name.)

3. SCHEDULED PUBLIC APPEARANCE

a. RECOGNITION OF CITY OF AVONDALE EFFORTS FOR CENSUS 2020

Luis Cardenas Camacho, Partnership Specialist, Denver Region, US Census Bureau will recognize the City Council for Avondale's efforts to ensure a complete count for the 2020 Census effort.

4. PRESENTATION ITEMS

a. PROCLAMATION - HONORING PAULA LAMB ON THE OCCASION OF HER RETIREMENT

City Council will present a Proclamation honoring Paula Lamb for nineteen and a half years of dedicated service to the City of Avondale.

5. CONSENT AGENDA

Items on the consent agenda are of a routine nature or have been previously studied by the City Council at a work session. They are intended to be acted upon in one motion. Council members may pull items from consent if they would like them considered separately.

a. MINUTES

City Council will consider a request to approve the October 19, 2020, November 2, 2020, and November 16, 2020 City Council Meeting Minutes. The Council will take the appropriate action.

b. APPOINTMENT OF MEMBERS TO THE CITY'S BOARDS, COMMISSIONS AND COMMITTEES

City Council will consider a request to approve the Council Subcommittee on Boards, Commissions and Committees's recommendations for the appointment of members of the City's boards, commissions and committees. The Council will take appropriate action.

c. APPOINTMENT OF CHAIR AND VICE CHAIR TO THE PLANNING COMMISSION AND THE BOARD OF ADJUSTMENT

City Council will consider a request to approve the appointment of the Chair and Vice Chair of the Planning Commission and the Board of Adjustment for the calendar year 2021. The Council will take appropriate action.

d. ONE ARIZONA OPIOID SETTLEMENT MEMORANDUM OF UNDERSTANDING

City Council will consider a request to approve participation in the One Arizona Opioid Settlement and authorize the City Attorney to execute the Memorandum of Understanding. The Council will take appropriate action.

e. RE-PLAT OF PALMILLA PHASE II FOR BARCLAY/FRY'S – APPLICATION PL-20-0206

City Council will consider a request by Jason Sanks, Sustainability Engineering Group (on behalf of property owner Smith Food and Drug Centers, Inc.) for approval of a Re-Plat of Palmilla Phase II for Barclay/Fry's. The site is located approximately 210 feet south of the southeast corner of McDowell Road and Dysart Road. The proposed Re-Plat splits Lots 2 and 5 of the Palmilla Phase II Plat and creates a separate lot for a proposed drive-through restaurant. The Council will take appropriate action.

f. AVONDALE CAPITAL MINOR LAND DIVISION - APPLICATION PL-20-0009

City Council will consider a request by Avondale Capital, LLC for approval of a Minor Land Division (MLD) to split the property into two (2) lots and dedicate right-of-way and a public utility easement along Eliseo C. Felix Jr. Way. The site is approximately 3.6 acres in size and located east of the north terminus of Eliseo C. Felix Jr. Way, south of Interstate 10. The Council will take appropriate action.

g. RESOLUTION 1077-1220 - CANVASS OF VOTES FOR THE NOVEMBER 3, 2020 SPECIAL ELECTION

City Council will consider a request to adopt Resolution 1077-1220 canvassing the results of the November 3, 2020 Special Election and authorize the Mayor, City Attorney and City Clerk to execute the necessary documents. The Council will take appropriate action.

h. RESOLUTION 1080-1220 - INTERGOVERNMENTAL AGREEMENT WITH MARICOPA COUNTY FOR THE INSTALLATION AND MAINTENANCE OF TRAFFIC IMPROVEMENTS AT THE INTERSECTION OF BROADWAY ROAD AND AVONDALE BOULEVARD

City Council will consider a request to adopt Resolution 1080-1220 authorizing an Intergovernmental Agreement (IGA) with Maricopa County for the Installation and Maintenance of Traffic Improvements at the Intersection of Broadway Road and Avondale Boulevard, and authorize the Mayor, or City Manager and City Clerk to execute the necessary documents. The Council will take appropriate action.

i. ORDINANCE 2044-1220 - DEDICATION OF A PERPETUAL EASEMENT TO THE UNITED STATES OF AMERICA AT VAN BUREN STREET AND 111TH AVENUE

City Council will consider a request to adopt Ordinance 2044-1220 dedicating a Perpetual Easement to the United States of America at Van Buren Street and 111th Avenue and authorize the Mayor or City Attorney, and City Clerk to execute the necessary documents. The Council will take the appropriate action.

6. REGULAR AGENDA

a. VILLAGE AT THE BLVD – DEVELOPMENT PLAN – APPLICATION PL-20-0114

City Council will consider a request by Ms. Shelby Duplessis, EMC Management, LLC, for approval of a Development Plan for Village at The BLVD, a proposed 187-unit, single-story multi-family residential community in The BLVD located on 15.92 net acres at the southwest corner of the alignments of Roosevelt Street and 111th Avenue. The proposed development provides for a density of 11.7 dwelling units per acre. The Council will take appropriate action.

b. PUBLIC HEARING - ZONING ORDINANCE TEXT AMENDMENT - SECTION 1303.B MEDICAL MARIJUANA DISPENSARY HOURS OF OPERATION - APPLICATION PL-20-0167

City Council will hold a public hearing and consider a request by Ms. Lauren Niehaus, Harvest Health & Recreation, Inc., approving a text amendment to the Zoning Ordinance, Section 1303.B (Medical Marijuana Uses/Requirements), extending the permitted hours of operation of medical marijuana dispensaries from 8:00 P.M. to 10:00 P.M. Staff is recommending that this item not be considered by the Council at this time to allow the City to re-evaluate the request.

c. PUBLIC HEARING AND ORDINANCE 2045-1220 - ZONING ORDINANCE TEXT AMENDMENTS - SECTION 1 (ADMINISTRATION AND PROCEDURES); SECTION 2 (RESIDENTIAL DISTRICTS); SECTION 5 (SPECIAL DISTRICTS; OVERLAYS); SECTION 8 (PARKING); SECTION 9 (SIGNS); AND SECTION 12 (LANDSCAPE, WALLS, AND FENCES) - APPLICATION PL-20-0248

City Council will hold a public hearing and consider a staff-initiated request to adopt Ordinance 2045-1220 approving text amendments to the Zoning Ordinance. The amendments to Avondale Zoning Ordinance Section 1 (Administration and Procedures), Section 2 (Residential Districts), Section 5 (Special Districts; Overlays), Section 8 (Parking), Section 9 (Signs), and Section 12 (Landscape, Walls and Fences), will allow for continued refinement of the Zoning Ordinance to reflect changes in policies and procedures, allow for clerical corrections, and address the overall accuracy and usability of the Zoning Ordinance. The Council will take appropriate action.

d. PUBLIC HEARING AND ORDINANCE 2046-1220 – PALM LANE RIGHT-OF-WAY ANNEXATION - APPLICATION PL-20-0204

City Council will conduct a public hearing and consider a City-initiated request to adopt Ordinance 2046-1220 annexing approximately 0.19 acres of right-of-way along a section of Palm Lane approximately 40 feet west of Avondale Boulevard and authorize the Mayor and City Clerk to execute the necessary documents. The Council will take appropriate action.

7. ADJOURNMENT

Council Members of the City of Avondale will attend either in person or by telephone conference call. Individuals with special accessibility needs, including sight or hearing impaired, large print, or interpreter, should contact the City Clerk at 623-333-1200 or TDD 623-333-0010 at least two business days prior to the Council Meeting.

Los miembros del Concejo de la Ciudad de Avondale participaran ya sea en persona o por medio de llamada telefonica. Personas con necesidades especiales de accesibilidad, incluyendo personas con impedimentos de vista u oido, o con necesidad de impresion grande o interprete, deben comunicarse con la Secretaria de la Ciudad at 623-333-1200 o TDD 623-333-0010 cuando menos dos dias habiles antes de la junta del Concejo.

CITY COUNCIL REPORT

SUBJECT: Specific Area Plan for Old Town, Cashion, and Las Ligas/Rio Vista (Application PL-20-0056)

MEETING DATE: 12/7/2020

TO: Mayor and Council

FROM: Kevin Murphy, Development & Engineering Services Department Director

THROUGH: Tracy Stevens, Deputy City Manager

REVIEWED: Charles A. Montoya, City Manager, (623) 333-1016

PURPOSE:

City Council will discuss application PL-20-0056, a City initiated request to prepare a Specific Area Plan for the areas of Old Town, Cashion, and Las Ligas/Rio Vista. The Plan is to reflect evolving economic development and planning conditions to attract new businesses and residential development to these areas. The intent of the Plan is to reflect the City's current level of expectation for revitalization in the next several years in the three areas.

BACKGROUND:

In July 2014, the City of Avondale adopted the Historic Avondale Design and Development Guidelines for the basis of implementing design quality with new construction, renovations, and preservation in the Historic Avondale area (also referred to as Old Town). The goal of these design guidelines was to provide flexible design standards that support the revitalization of Historic Avondale while maintaining the area's small-town charm, fostering a pedestrian-oriented vibrant community, and enhancing the architecture, amenities, and street design. Since the guidelines were adopted, this area has improved with new businesses, façade renovations, street enhancements, and amenities specifically along Western Avenue, Central Avenue, and Dysart Road. A plan that provides a framework for not only Old Town but also the Cashion and Las Ligas/Rio Vista neighborhoods is beneficial to the long-term growth of these areas. These three areas encompass approximately 1,860 acres. The Specific Area Plan for Old Town, Cashion, and Las Ligas/Rio Vista establishes a framework of land uses, Western Avenue improvements, gateway intersections and key focus areas, placemaking, and economic development implementation strategies.

The Plan provides a vision to focus on areas within the Avondale community; Old Town, Cashion, and Las Ligas/Rio Vista. Old Town serves as a primary business district with opportunities for increased commercial businesses and a more pedestrian-oriented environment. The Las Ligas/Rio Vista area offers opportunities for new residential development and this increased density supports the nearby Old Town area. The Cashion area has opportunity for commercial and light industrial businesses as well as residential infill or open space on vacant parcels. Overall, the Plan provides a vision for residential neighborhoods and business areas to have access to services, places to dine, shop, and attend local events, and implements placemaking opportunities through neighborhood identification, art, and a sense of community.

DISCUSSION:

As a part of the Specific Area Plan process, a market analysis was completed to better define the economic market for the Old Town area. The completed market analysis focuses on development opportunities specific to this area and outlines market-driven considerations to help create a more attractive economic environment. The Old Town area benefits from relatively close proximity to Interstate 10 as well as higher traffic roadways such as Buckeye and Dysart roads. To plan for future growth in this area, a mixed-use central business district core with a restaurant and entertainment district may be a viable opportunity in the long term. Western Avenue and Dysart Road have destination restaurants already that support the need for destination establishments to create momentum for a district. Existing open space and nearby parks are also an asset for public gathering spaces.

The market analysis recommends the following: high density residential in the area to help induce additional retailers and restaurateurs; public “pop-up” events, concerts, movies at the park, farmers markets, and the like; preservation and enhancement of residential neighborhoods through infill and renovation; and public acquisition of private parcels over time for consolidation and redevelopment. There are opportunities for interim uses such as “pop-up” events to create additional foot traffic to nearby commercial establishments, provide additional sidewalk and vacant lot edge planting to improve the overall look of neighborhoods, signage and identification for neighborhood identity, and neighborhood beautification and a community awareness program for neighborhood safety. One weakness that the market analysis identifies is the overall lack of residential densities near Old Town. There is a need for a higher population in the Old Town area as successful downtowns studied have greater residential populations. This is a temporary disadvantage as the area has opportunity to experience growth.

City investments to these three areas have occurred from 2000 to 2020, with plans for improvements through 2027. These investments include CIP projects for the Sam Garcia library, police and fire facilities, Festival Fields Park, Resource Center, CDBG for streets and sidewalks, improvements on Central Avenue from Western Avenue to Van Buren Street, sidewalk repairs on Western Avenue from Dysart Road to Central Avenue, streets in Historic Avondale/Cashion/Las Ligas, Care 1st Resource Center, Avondale Community Center, 9th Street Aesthetics, and street, sewer, and water infrastructure projects. These investments from 2000 to 2020 total \$69,565,883. In addition, \$13,705,300 has been invested in public art, wayfinding signage, Western Avenue decorative/holiday lighting, housing development, Dysart and Central improvements, Western Avenue parklets, infill program incentives, business micro-lending, business façade improvements, home repair program, and Sam Garcia children’s playground. Also, investments of \$11,326,645 from 2006 to present include CDBG and the HOME investment Partnership Program/AZ Department of Housing. Investments have been made in Make A Difference Day from 2000 to present for home repairs, volunteer service hours, and value of donated services totaling \$98,352. Current and upcoming CIP projects from FY20-21 to FY26-27 are budgeted for street and infrastructure improvements totaling \$30,963,329. Projects include the Historic Avondale Infrastructure Improvements Program, Western Avenue roadway improvements from 4th Street to Central Avenue, 9th Street improvements, Dysart Road right-of-way improvements from Van Buren Street to MC85/Buckeye Road, parking lot improvement at 6th Street and Western Avenue, slurry seal and asphalt patching in Historic Avondale, and wayfinding signs.

The Old Town area now has new colorful signage. A public parking sign was installed at the southeast corner of Western Avenue and 6th Street, making it easier for visitors to find public parking. This parking lot was recently improved with new pavement, parking spaces, and a light pole. Also, three wayfinding signs will be installed in Old Town promoting local attractions at southbound 3rd Avenue south of Western Avenue, southbound Central Avenue south of Western Avenue, and northbound Central Avenue north of the railroad tracks. These signs further market attractions in the area.

The Specific Area Plan process included a team of City staff, completion of the market analysis, an Ad Hoc Committee meeting with property and business owners and interested parties, and two Community Meetings. The Community Meetings were held on Wednesday, March 11, 2020 and Saturday, March 14, 2020. The

Wednesday meeting had 75-80 attendees and the Saturday meeting had 15 attendees. Attendees at both meetings completed questionnaires specific to each of the three areas.

City staff from various departments were in contact with area property and business owners, and residents conducting in-person meetings, walking the business district to meet business owners, phone calls, and attending the two community meetings. A summary of attendee's comments is attached to this staff report. For Las Ligas/Rio Vista, comments included wanting to see more residential development, keep the area clean, and provide public art. For Cashion, comments included maintaining clean neighborhoods, having an identity, add public art, and add new commercial businesses. Lastly, for Old Town, comments included having a Mercado, encourage more pedestrian traffic, add more murals, have an identity, add more shops, add more commercial uses to support the area, and improve Western Avenue. Additional feedback included addressing homelessness, needing more streetlights, signage to identify each area, more police presence, add businesses, and develop vacant lots.

The historic area of Avondale has been referred to as "Historic Avondale" – a designation adopted for the area several years ago - and informally, as "Old Town". Through numerous discussions with community members, property and business owners, it was apparent that "Old Town" was the preferred name for the area and still used frequently. As a result, the Specific Plan refers to the historic area as "Old Town".

The Plan will be presented to Planning Commission as a discussion item on January 20, 2021 and the Neighborhood and Family Services Commission Meeting on February 10, 2021. Approval by Planning Commission is planned for February 17, 2021 and City Council approval and adoption of the Plan on March 22, 2021.

Attachments for this staff report include the Specific Area Plan Draft and two appendices, a market analysis and Western Avenue Corridor Parking Demand Study, as well as a summary of comments from the Community Meetings.

BUDGET IMPACT:

The Economic Development Implementation Strategies will require significant investment of public funds. Some strategies are already included in the adopted budget, while others will require identification of new revenue sources or an additional commitment of general funds.

RECOMMENDATION:

The Specific Area Plan for Old Town, Cashion, and Las Ligas/Rio Vista update and presentation is provided to the City Council for information, feedback, and direction.

DRAFT COPY

Specific Area Plan
for
Old Town, Cashion, and Las
Ligas/Rio Vista

Specific Area Plan for Old Town, Cashion, and Las Ligas/Rio Vista/Rio Vista - Table of Contents

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RESOLUTION NO. XXXX-XXX

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1.0 Introduction

History

Originally known as Coldwater Stage Station in the 1890s, commerce was at the heart of Avondale. Avondale had its beginnings as one of the very earliest stagecoach stations and post offices in the region, supplying travelers with provisions on their way from Tucson to northern Arizona and California. The town's most famous historical figure, Billy Moore, established a saloon, general store, and stage stop near the Agua Fria crossing.

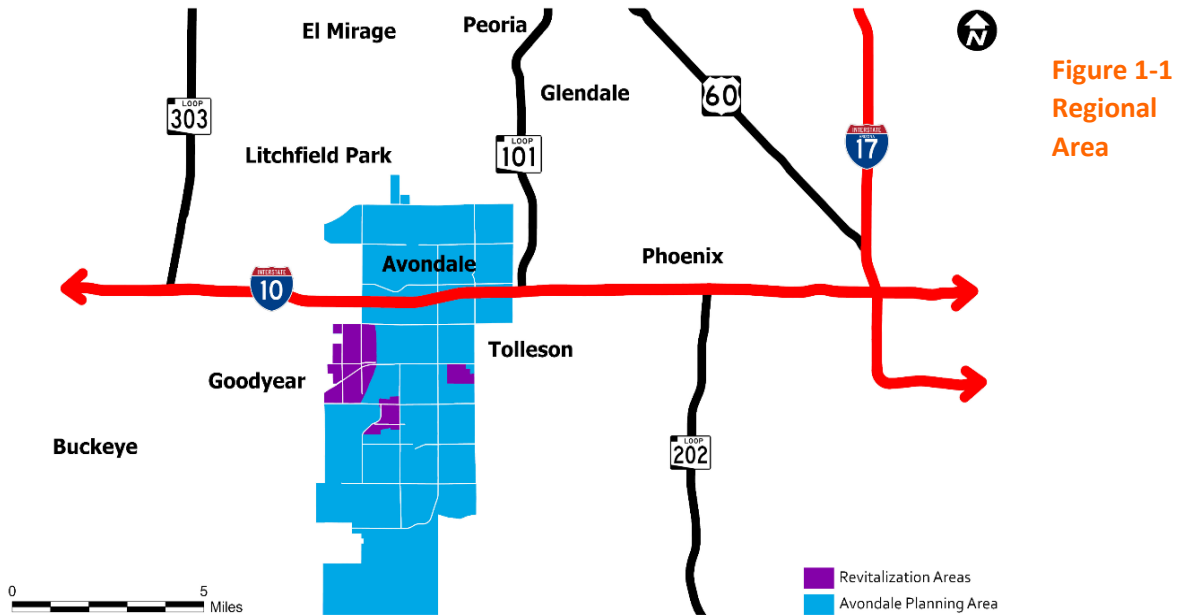


While the town site moved twice, it settled in 1911 with a new post office and new name, Avondale. Billy Moore, a renegade who supposedly rode with the infamous Civil War's Quantrill Gang, was fond of embellishing facts with fiction. He was also shrewd enough to invest money in land speculation. In the early 1900s, one could buy an acre of land in the West Valley for a quarter, and Moore became the largest landowner by buying 280 acres for 70 silver dollars. Moore demonstrated his gambling spirit by opening a general store and saloon. His Coldwater Station was a watering hole for stagecoach drivers who crossed the arid desert for the promised land of California. This story and others led to Western Avenue growing to become the “heart” of Avondale.

Typical of small western towns, Western Avenue developed its eclectic, southwestern style based on elements that reflected its past; ranching, the railroad, and cotton farming industries, elements that can still be seen today in the area's simple, yet elegant, territorial and ranch style architecture.

Overview

The City of Avondale is located 15 miles west of downtown Phoenix with access to three major freeways (Interstate 10, State Highway Loop 101, State Highway Loop 202, and the future SR-30). With several hundred acres of accessible and developable greenfield land, a rich history, and landmark destinations, the City of Avondale continues to thrive. The Specific Plan is made up of three very distinct areas referred to as Old Town, Las Ligas/Rio Vista, and Cashion, as shown below in Figure 1-1.



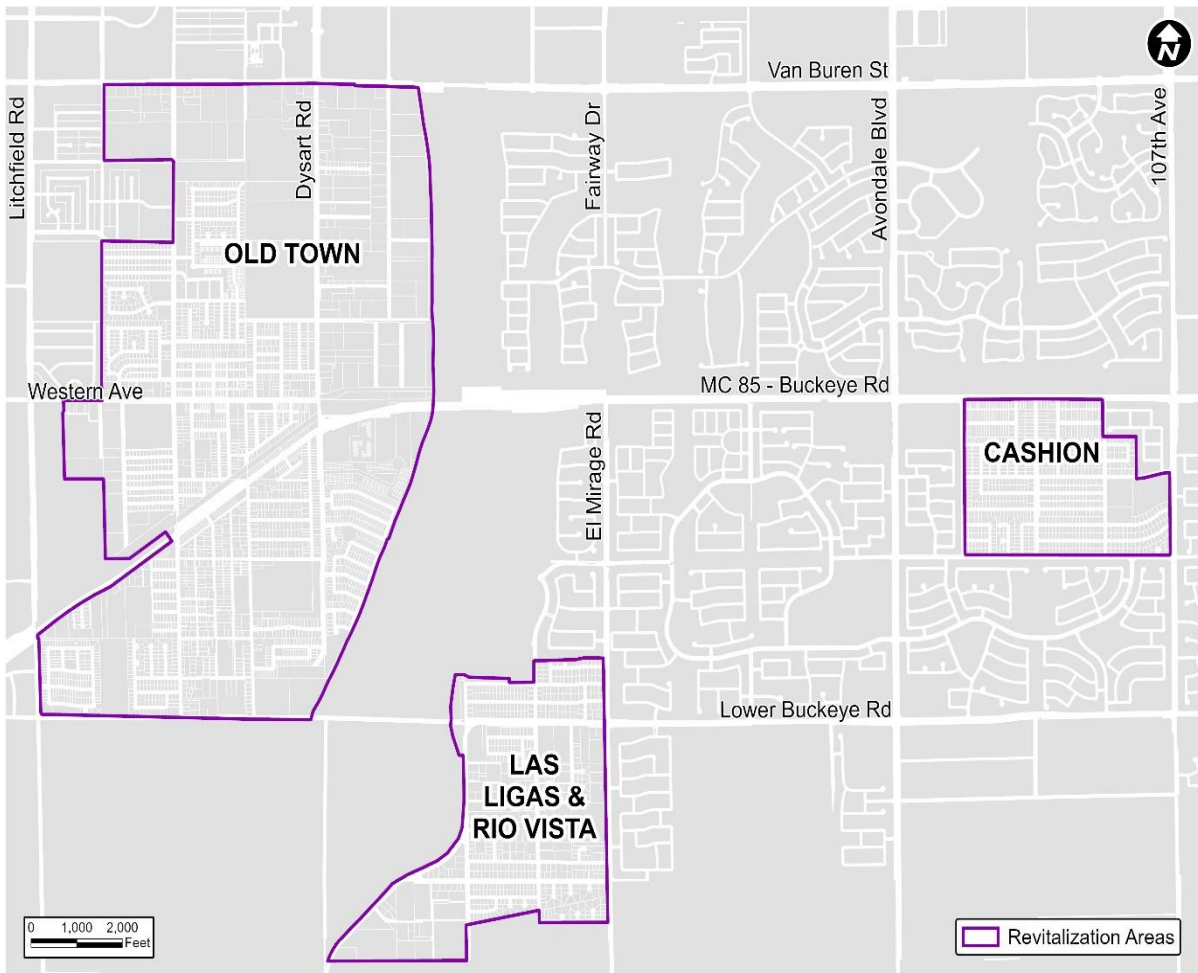
In 2019, the City of Avondale set forth an initiative to bring new development and revitalization in the next five years to the oldest areas of Avondale: Historic Avondale (also known as Old Town to many), Cashion, and Las Ligas/Rio Vista. The Specific Plan serves as an initiative to further growth opportunities for the next several years and beyond. Through an economic development evaluation, the City highlighted and evaluated opportunity sites ready for development as well as areas for enhancements to streets, amenities, land uses, and identification. The City worked with business and resident representatives of the three areas, development experts, and the citizens at large to shape this Specific Plan.

The three areas identified in this plan include a mix of residential housing types including single-family residential, townhomes, apartments, and mobile homes as well as commercial retailers, restaurants, offices, places of worship, public facilities and parks, and service providers such as automotive repair and light industrial businesses. The areas also include vacant land with opportunities to develop with commercial, residential, and light industrial respective to the area. All three areas contain the City's greatest concentration of older commercial buildings, and residential homes. The economic success of the area is in many ways dependent on maintaining the existing character and quality that sets the areas apart from other shopping destinations. For this reason, the preservation and restoration of older buildings in these three neighborhoods is of great importance.

The Plan is a specific area that implements the General Plan by providing development and design guidance for new development within the planning area. The Plan focuses on three neighborhood/districts that make up the total planning area of approximately 1,861 acres and is intended to encourage land use integration that supports the development of Avondale's older areas with new development, new businesses, public engagement, and an economically thriving and vibrant destination.

The Plan comprises three area districts; Old Town, Cashion, and Las Ligas/Rio Vista, which have visibility along major arterial streets and easily accessible within the City and the region, as shown below in Figure 1-2.

Figure 1-2 Revitalization Plan Areas



Avondale Revitalization Areas

Guiding Principles

Through a coordinated public and private effort, the Plan relies on four guiding principles to develop the Plan. These principles are:

- Encourage well-placed, well-designed commercial and residential developments
- Create a walkable, livable environment with plentiful open space
- Encourage a mix of residential, office, retail, restaurant, and service uses along with entertainment activities
- Foster high-quality development reflective of present-day market conditions while preserving the areas' culture and the opportunity for the area to flourish in the future

Through these principles, the Plan focuses on uses that will stimulate growth and establish thriving older areas. The Old Town area comprised of Buckeye Road/MC85, Western Avenue, Central Avenue, Dysart Road, and several residential districts is intended to have day-to-night activity, an 18-hour environment, by creating the appropriate balance of retail shops, unique restaurants, employment opportunities, open space, and residential uses.

This Specific Plan (The Plan) focuses on economic development steps, land use and zoning, marketing and branding, and revitalization. In short, the Plan is intended to promote new development and revitalization of the three areas in Avondale – Old Town, Cashion, and Las Ligas/Rio Vista.

Purpose

The purpose of the Specific Plan is to set the framework and vision for the areas. The Plan will serve both the residents and the business community with a well thought out path for future growth with implementation strategies. By creating a unique, iconic, and pedestrian-friendly destination within Avondale's specific areas the City in partnership with its residents can set the expectations for the future. This will be accomplished through sound planning practices and land use decisions.



The planning area has seen over \$80 million in public investment since 2000 through Western Avenue streetscape improvements, neighborhood street improvements, Madison Heights, City facilities including the Sam Garcia Library, Resource Center (under construction), Police Department, and open space/parklets, bike paths on Central Avenue, lighting on Dysart Road, neighborhood district identification, new signage, wayfinding signs, and the opening of new businesses. Both short- and long-term public and private investment will be necessary to realize the vision of the Plan.



The Plan contains several underdeveloped properties both privately and City owned. These properties create an important opportunity to contribute to the City's economic development and provide local employment, dining and shopping experiences, and services that will further strengthen the City's historic areas.

The areas contain many of Avondale's oldest buildings, including commercial and residential. The commercial areas should be carefully preserved, and buildings adapted to modern uses with new development carefully integrated into the area.



The residential areas should also be preserved while allowing for infill residential development on vacant parcels and allow for applicable business-oriented zoning on specific residential streets in Historic Avondale.

Because of the unique physical conditions of the area, including the Union Pacific Railroad tracks and State Route MC85 (Buckeye Road/Main Street), and the important role the Specific Plan will play in the future, this type of Plan has been selected as the most effective strategy to guide future development.

Vision

Through a coordinated public and stakeholder engagement effort, a vision for the Plan was established. The Specific Plan focuses on important areas within the Avondale community.

The Old Town area serves as a primary business district that is pedestrian-oriented with shops, restaurants, small plazas, and parklets that provide Avondale's growing population with an exciting and vibrant sense of place. Specified existing residential areas have opportunities for conversion to commercial uses such as cafes, boutiques, artist studios, and the like.

The Las Ligas/Rio Vista District offers opportunities for new residential development in this area. Increased residential density in this area further supports the nearby Historic Avondale District and Buckeye Road business areas.

The Cashion District has opportunity for commercial and light industrial business along Buckeye Road (MC85/Main Street) as well as residential or open space infill on vacant parcels within the residential neighborhood.

Overall, the Plan provides a vision for residential neighborhoods and business areas to have access to services, places to dine, shop, and attend local events.

Existing Development within the Specific Plan Area

WESTERN AVENUE

The central business district is Western Avenue, developed with restaurants, retailers, offices, automotive services, and other personal service businesses. Western Avenue serves as a thoroughfare to and from Central Avenue to Dysart Road with access to Buckeye Road.

BUCKEYE ROAD (MC85/MAIN STREET)

A major transportation corridor for locals, travelers, and industries, Buckeye Road is a State Route (MC85) that bisects the Old Town area. Many commercial and industrial businesses, churches, and residences are developed along this corridor.

The area south of the Union Pacific Railroad tracks along MC-85 is home to a group of silos which is a major landmark and very a significant attribute to the area and long - time residents of the Cashion neighborhood which should be preserved.

DYSART ROAD

This arterial street serves as business district and access to residences, commercial businesses, an industrial business park, and a school. Dysart Road ends at Lower Buckeye Road to the south, thus, providing a northbound accessway to northern Avondale.

CENTRAL AVENUE

The Central Avenue corridor borders the western edge of Historic Avondale providing access to existing residential neighborhoods, commercial businesses, places of worship, and public and private schools.

1.1 General Plan

A concurrent Text and Map Amendment to the Avondale General Plan 2030 is necessary so that the General Plan 2030 reflects the uses and vision for the historic areas as identified in this Plan.

1.2 Administration

Plan Organization

The Specific Plan lays out detailed provisions for land use, circulation, open space, and design form, along with an implementation plan. The Plan is organized as follows:

Chapter 1 of this document includes background information, summarizes the major conclusions determined during the team's initial research about the site context and existing conditions.

Chapter 2 presents the design framework by establishing the land use expectations and Districts. This framework is designed to foster revitalization in the three historic areas.

Chapter 3 provides the economic development implementation strategies.

A Policy Plan

The Specific Plan is a policy plan. The provisions are guidelines which will serve as a guide for evaluating proposed developments. The quantitative provisions of the Plan establish targets and provide a basis for project review, but they are not mandatory standards. The primary goal of the Plan is to ensure that the overall desired character and intensity of development is achieved in the Specific Plan as projects are built over time. Applicants may submit projects that meet the overall intent of the Plan but do not comply with all the development guidelines. Any project application should include an explanation of how the project meets the overall objectives and guidelines of the Specific Plan, and a justification for any departures from the Plan.

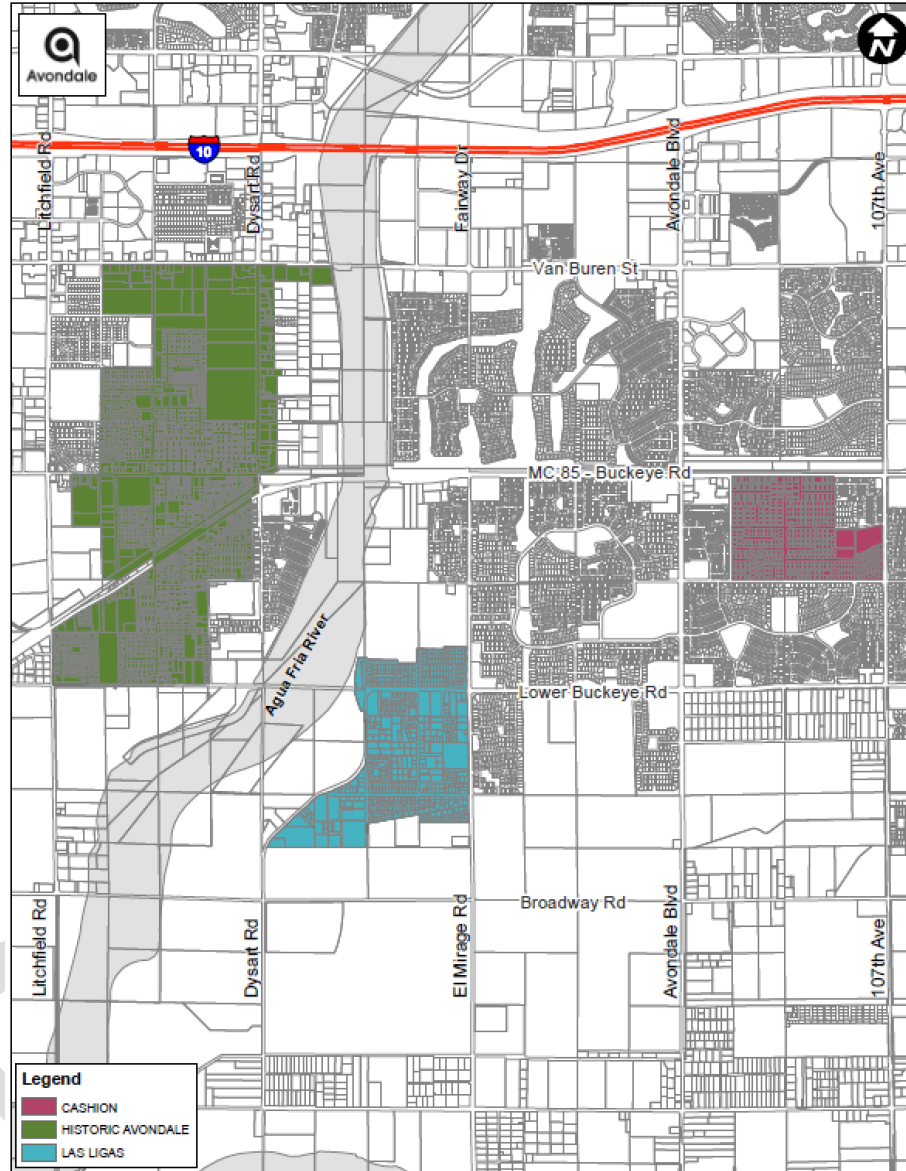
Development Review Process

- **Annexation.** Any properties that are not currently within the City limits must apply for annexation and be accepted according to the City's standard procedures.
- **Zoning.** All properties require proper zoning prior to development. Properties outlined in this Plan for zoning change, such as Old Town Avondale Business District zoning (OTAB) or other, require rezoning prior to development. The City will initiate the rezoning process for properties eligible for Cashion Business District (CBD) zoning.
- **Design Review.** A pre-application as well as Site Plan and Design Review must be submitted and approved prior to any development. The site plans, landscape plans, building elevations, and other components of the proposed development will need to be consistent with the Specific Plan and comply with all Zoning Ordinance requirements.
- **Flexibility in Development.** The City understands that typical development requirements such as stormwater retention, parking, setbacks, utility undergrounding, fire suppression, impact fees, and the like can often make development difficult when applied to smaller infill parcels that characterize

the revitalization areas. These requirements may drive the cost of a project higher than the market can support or simply require more land than is available. While sites must still function in a safe and orderly manner, the City has taken steps to lessen the burden of redevelopment within the Specific Plan areas and provide several incentive options to spur growth and attract new development as listed below.

- To provide further development opportunities and ***flexible development*** standards for the area, the Historic Avondale Infill Overlay Zoning District (HAIO) was adopted by the City Council in November 2013. When viewed as a companion to this document, the HAIO District (Zoning Ordinance Section 504) provides a powerful tool for business development by allowing for flexible development standards, including but not limited to, reduced setbacks and decreased parking requirements. Rezoning to the HAIO District may be requested for any property within the boundaries of Historic Avondale.
- The City reduces building permit and plan review fees by fifty (50) percent for all construction permits, commercial and residential, within specific areas of Historic Avondale as delineated by [Avondale City Code Chapter 19 Article IV](#), and as shown in Figure 1-3 below.
- The City offers accelerated plan review services for all projects adjacent to Western Avenue. Additionally, any project within the entire Historic Avondale area boundary is eligible for accelerated plan review if it incorporates green building standards.
- The City does not charge a “tap fee” for making a water connection for a fire sprinkler system. The City does not charge a “standby fee” for a water connection for a fire sprinkler system.
- The International Fire Code and the International Building Code include a multitude of “trade-offs” to reduce the cost of building construction when a fire sprinkler system is installed. In most cases these “trade-offs” save significantly more money than the installation of sprinklers costs. In addition, development within a “locally designated historic district” is eligible for relief from the International Energy Conservation Code. Through adoption of this document, development in Historic Avondale will become eligible for this relief.
- Engineering and traffic design standards may be waived or relaxed at the discretion of the City Engineer, on a case-by-case basis, so long as the proposed standard modification does not constitute an unsafe condition.

Figure 1-3 Infill Areas



2.0 Specific Plan Districts

The overall goal of the Specific Plan is to create an active, pedestrian-friendly environment, opportunities for growth, and a sense of identity within the three oldest neighborhoods in Avondale. Incorporating a mix of uses and varying scales of density and intensity among the three areas will assist in the revitalization and investment to the area. This will be implemented using the ‘Districts’ concept to define the three areas; Old Town, Cashion, and Las Ligas/Rio Vista.

Districts

The Districts are special places in Avondale with opportunities for growth and revitalization as well as maintaining the areas’ history. Below is a summary of each District.

Old Town

The core of Old Town, specifically Western Avenue and the neighborhoods directly adjacent, were subdivided and developed starting in the 1930s.

The architectural styles and street characteristics vary depending on the era in which a particular sub-area/neighborhood was developed. Figure 1-4 below identifies these neighborhoods.

The character of each neighborhood is influenced by zoning and street classification of adjacent roadways. Dysart Road has a commercial character, developed with auto-oriented businesses positioned to take advantage of the higher traffic counts on this arterial street. Conversely, Western Avenue is a narrower street with traffic calming instruments, brick pavers, and parklets that enhance the pedestrian experience.



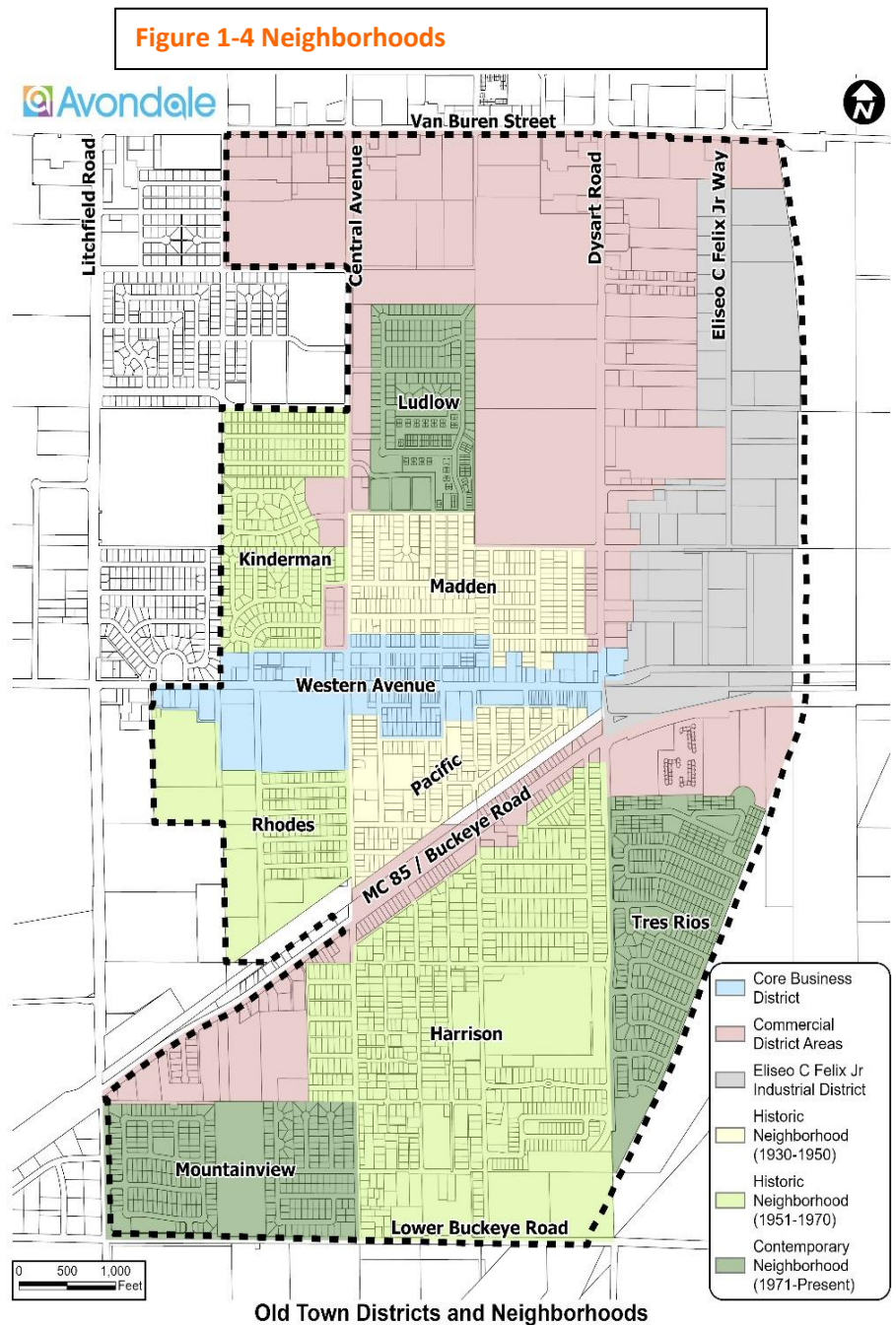
The ***“Old Town” District*** is characterized by different neighborhoods, varying architectural styles, land use and zoning, and overall character. The neighborhoods are well-established and have opportunity to maintain existing character and neighborhood feel as well as develop vacant properties and revitalize existing development.

Adaptive reuse is encouraged to enhance the area as well as Live/work units, art galleries, retail shops, restaurants, and other services along business corridors.



The Plan's focus for this area is on Western Avenue between Central Avenue and Dysart Road, Buckeye Road (MC85/Main Street) between Litchfield Road and the Agua Fria River, and undeveloped or adaptive reuse opportunities north of Western Avenue and south of Buckeye Road. The historical neighborhoods of Madden, Pacific, Kinderman, Rhodes, Harrison, Ludlow, Tres Rios, and Mountainview have a variety of architectural housing styles which should be preserved.

As families grow, home additions and modifications may be needed in which new construction should be integrated with the neighborhood's character as much as possible.



Cashion

The Cashion District is generally bounded on the north by Buckeye Road, on the south by Durango Street, on the west by 113th Avenue, and on the east by 107th Avenue. The history of Cashion includes an ostrich ranch called the Pan American Ostrich Farm which began raising ostriches for their feathers. The area developed with single-family residential homes and commercial along Buckeye Road. The Cashion neighborhood is a hometown to many generations of families in Avondale. The existing silos located along MC-85 hold a high level of significance for the long-time families in the area and should be preserved.



The local post office serves as a historical and significant point of pride for residents and should be preserved to hold its historic significance.



Properties along Buckeye Road have opportunities for commercial development and the Cashion Business District (CBD) zoning in lieu of the residential zoning. The CBD zoning is intended to encourage and facilitate the construction of new commercial enterprises and/or the expansion of existing businesses in the Cashion commercial corridor. This zoning district promotes flexibility in development standards necessary due to the smaller sized parcels in the area and encourages variation in circulation patterns and land use. Relative to the City's standard commercial zoning districts, the CBD includes development standards allowing for reduced setbacks, parking requirements and landscaping requirements. The CBD zoning may be established on any property located between 107th Avenue and 113th Avenue that has direct frontage on Buckeye Road. This Plan encourages new development and adaptive reuse of these properties to further enhance the area especially on the south and north sides of Buckeye Road. The north side of Buckeye Road is not directly a part of Cashion but serves as an opportunity to enhance the area and provide economic investment to the neighborhood.

Las Ligas/Rio Vista

The **Las Ligas/Rio Vista District** is characterized with single-family residential homes built from the 1940s to the 2000s. There are many vacant residentially zoned parcels including larger lots providing for new housing in the area. The Las Ligas/Rio Vista District is bounded by Calle Hermosa on the north, El Mirage Road on the east, 127th Avenue/Vermeersch Road to the west, and Illini Street to the south. Lower Buckeye Road transects the Las Ligas and Rio Vista communities; Rio Vista is located on the north side of Lower Buckeye Road. The intersection of Lower Buckeye and El Mirage roads is an entryway into the District. Properties at this intersection would ideally develop with commercial uses, providing services to the surrounding area.

Gateway Intersections

In addition to general district concepts, there are Gateway Intersections that are important to the character and circulation of the revitalization areas. These intersections serve as gateways to the commercial and residential areas, and the areas' infrastructure, design, and function which are an integral success of these neighborhoods. City directional signage and streetscape improvements should be concentrated at these intersections, serving as gateway entry identifiers guiding drivers and pedestrians to key areas within the three historic Avondale areas.

There are key intersections identified in both Old Town, Cashion, and Las Ligas/Rio Vista. Gateway Intersections A and B serve as the north access points along Western Avenue whereas Intersections C through H are all along Buckeye Road (MC 85/Main Street), and Key Intersection I which is along Las Ligas/Rio Vista. The importance of each Gateway Intersection is outlined below.

Key Focus Areas

Within each of the three districts there are key focus areas which are vacant parcels of land primarily City owned. The goal of the key focus areas is to encourage development of these properties that will benefit the districts. There are locations for residential, commercial, and open space/activity uses. In support of the overall revitalization strategy, there are nine (9) Key Focus Areas that present additional opportunities for redevelopment or reuse. Each Key Focus Area is discussed in detail below.

Old Town District

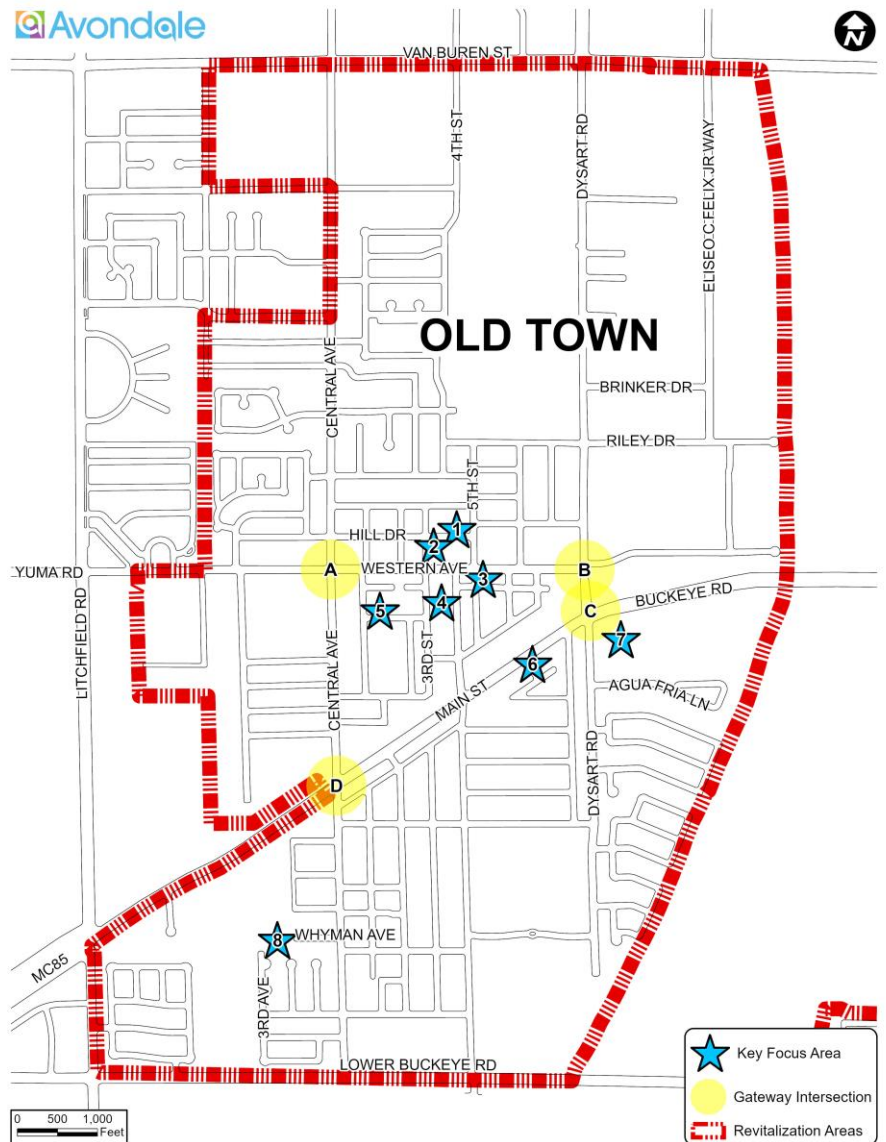
Gateway Intersections

Figure 2-1 Old Town District

- Gateway Intersection A.**
 At the intersection of Western Avenue and Central Avenue, Gateway Intersection A serves to anchor the west end of the primary commercial retail, restaurant, and services core of Historic Avondale. Central Avenue is a primary north-south route through the district terminating on the south end at Festival Fields Park.
- Gateway Intersection B.**
 At the intersection of Western Avenue and Dysart Road, Gateway Intersection B is the east gateway into Historic Avondale along Western Avenue. This intersection is encumbered by an offset alignment of Western Avenue and by the proximity of the Union Pacific Railroad line to the south.

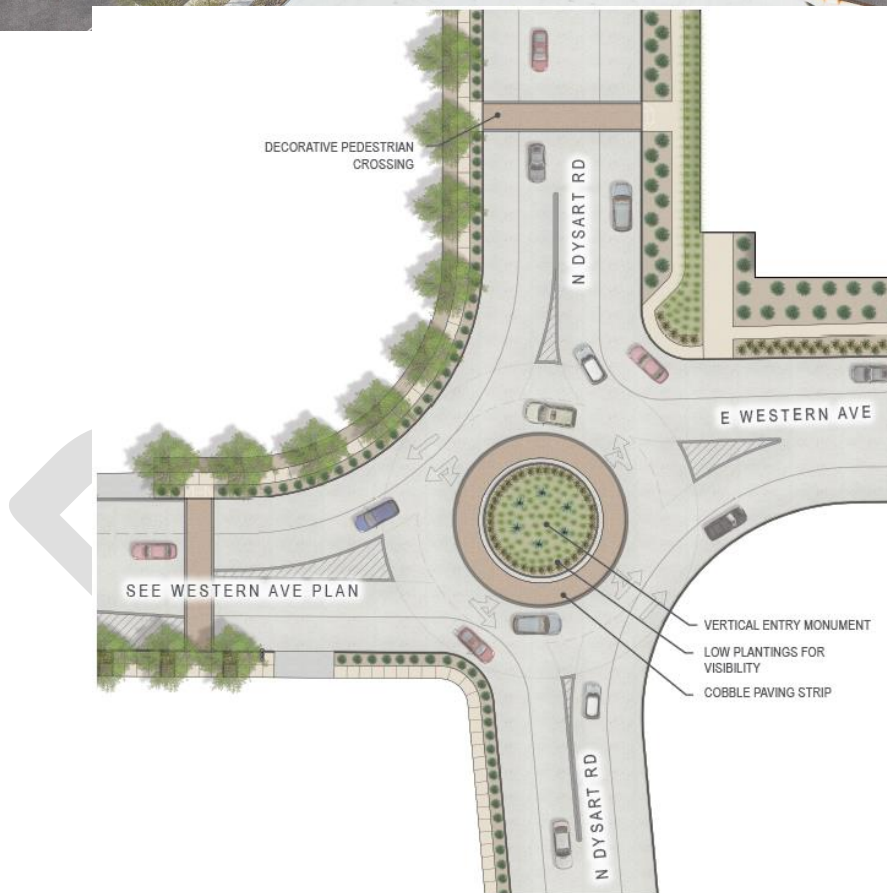
Figure 2-2 shows a proposed roundabout circulation concept that provides for a sense of arrival and destination to Western Avenue's commercial corridor. This intersection will benefit from easier access to left-turn movements for northbound and southbound traffic. Additionally, this intersection is a prime candidate for a gateway feature identifying the commercial core; one possible solution is vertical art or entryway element that draws the attention of traffic from Buckeye Road (MC85/Main Street) to Western Avenue and Van Buren Street.

To resolve the traffic conflicts while increasing the profile of Western Avenue, a roundabout with a central iconic gateway sculpture creates a gateway monument that will need to be tall enough to be visible from Buckeye Road and Van Buren Street, and will spur curiosity of passersby, while setting a recognition of being close to core commercial area.





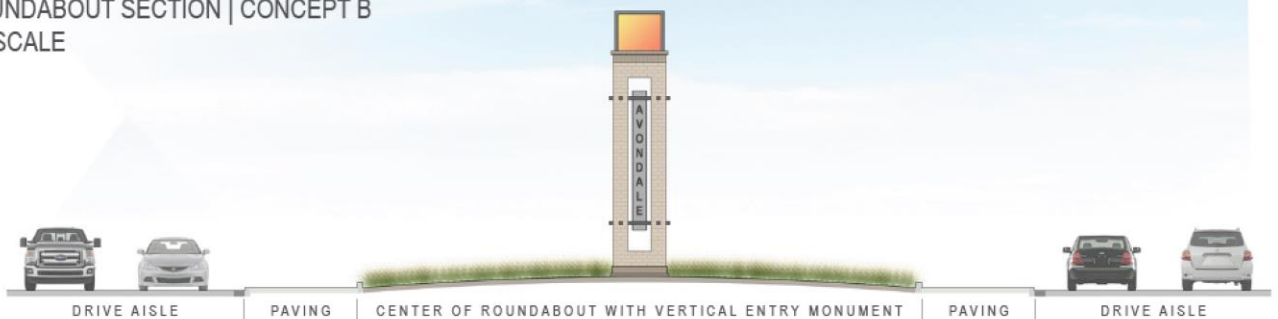
**Figure 2-2
Gateway Entry
at Western
Avenue and
Dysart Road
Roundabout**



WESTERN AVE AND DYSART ROAD
ROUNDBABOUT SECTION | CONCEPT A
1:8 SCALE



WESTERN AVE AND DYSART ROAD
ROUNDBABOUT SECTION | CONCEPT B
1:8 SCALE



There is an opportunity for a parking area on the southwest corner of Western Avenue and Dysart Road along the north side of the Union Pacific Railroad. This parking area includes enhanced landscaping and decorative screen walls including an Old Town identification sign. The parking area provides additional parking spaces for customers and event patrons as shown in Figure 2-3.

Figure 2-3 Southwest corner of Dysart Rd and Western Ave Parking Area



- **Gateway Intersection C.** At the intersection of Buckeye Road (MC85/Main Street) and Dysart Road, Gateway Intersection C is important for both its daily traffic volume and the opportunity it presents to link a regional highway to Historic Avondale. This intersection has an opportunity for a signature feature in this revitalization area.
- **Gateway Intersection D.** At the intersection of Buckeye Road (MC85/Main Street) and Central Avenue, Gateway Intersection D serves as both a primary southern gateway to the City and connection for residents south of Buckeye Road to the historic core area.

Key Focus Areas

There are City-owned properties within Old Town that remain undeveloped as discussed below. These City properties present an opportunity to activate vacant land for recreation purposes and to provide pedestrian connections to the commercial area on Western Avenue.

- **Key Focus Area 1.** There are two locations along Hill Drive related to this Focus Area. West of the northwest corner of Hill Drive and 5th Street are two parcels; one is a 7,000 square foot lot as part of the Hill Tract plat from 1944 with an adjacent 3,786 square foot horizontally oriented lot platted in 2013 and is utilized for stormwater retention. The larger parcel has an alleyway abutting the north and east sides of the lot. This property is adjacent to existing single-family residential homes, across the street from a townhouse development and an existing church property. There is an opportunity to develop this lot with a single-family residential home.

Figure 2-4 Key Focus Area 1, West of the northwest corner of East Hill Drive and North 5th Street



- **Key Focus Area 2.** The southeast corner of East Hill Drive and North 3rd Street includes a 7,430 square foot lot and a larger 14,560 square foot lot, a total of 0.50 acres. These properties could develop with residential townhomes or have a commercial component with residential to create a mixed use concept. An active open space on a portion of the site is another option, as shown below. The alleyway could be activated with greenery and/or wall art or other pedestrian-oriented features to enhance the area leading to Western Avenue, creating a neighborhood pedestrian accessway to restaurants and shops.

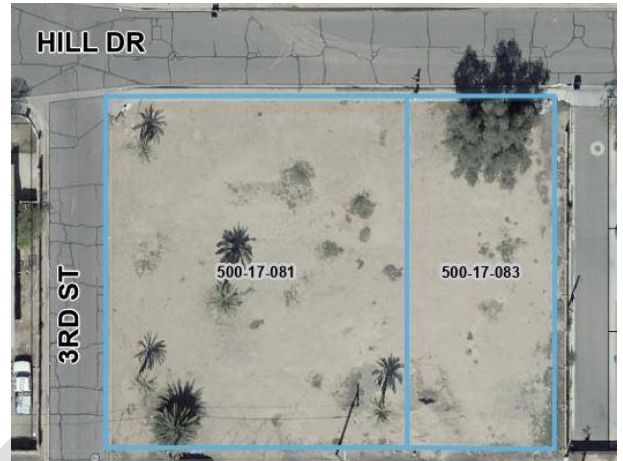


Figure 2-5 Key Focus Area 2, Southeast corner of East Hill Drive and North 3rd Street



- **Key Focus Area 3.**

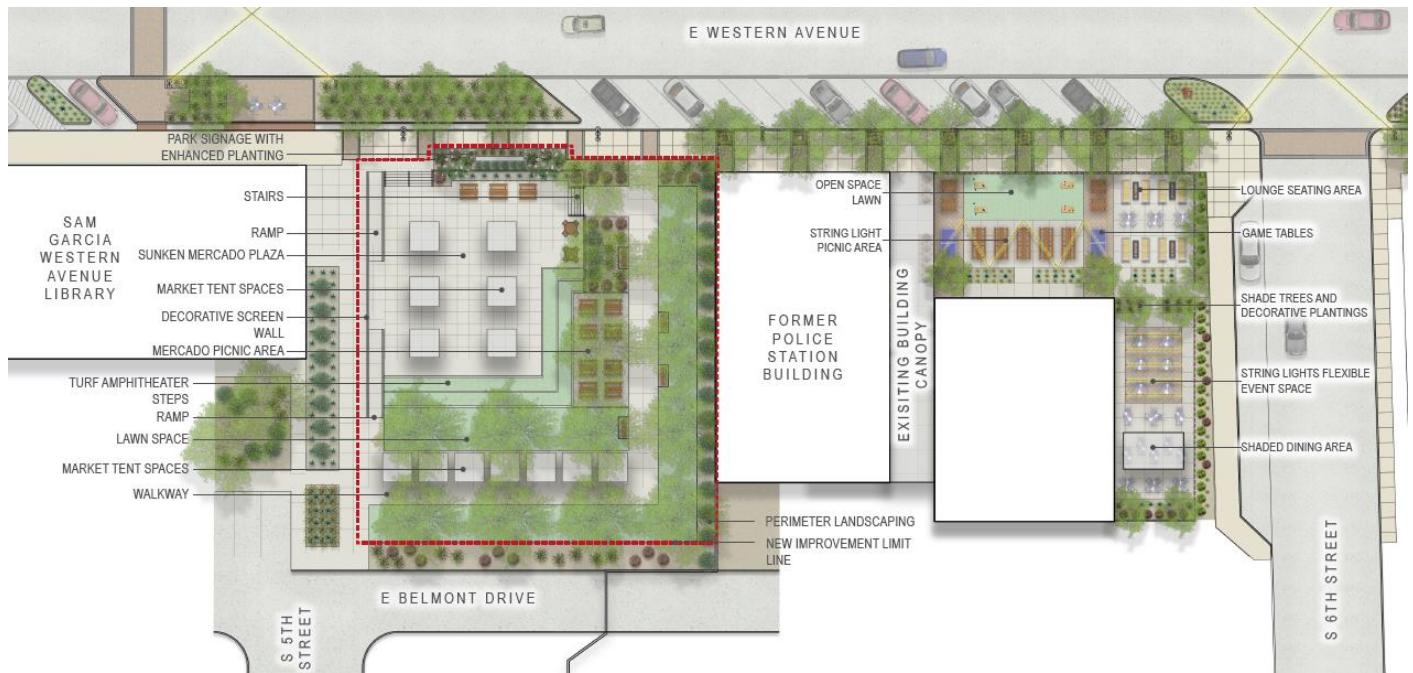
There are City-owned properties on the south side of Western Avenue and the 5th Street alignment. These parcels are occupied with a police facility and an outdoor park space, Sernas Plaza Park, which abuts the downtown Sam Garcia Library. The City sees an opportunity to re-invest in this area. The existing police detention center and substation facility is planned to be removed and the site will be cleared for future economic development opportunities with a destination end user in mind. With the redevelopment of the police property and vacating of the fire station, located to the south along Belmont Drive, a new police detention and public safety building would be built for use by police and fire on property located at 10th Street and Western Avenue, just south of the new Resource Center. Additional re-investment opportunities will be considered for the fire station property with uses such as a restaurant, brewery, and similar.

Redevelopment of the existing park plaza east of the library into a more interactive, activated space creates a vibrant community gathering area that would help revitalize the Old Town area, providing opportunities for local residents to showcase their creativity to the broader Avondale community. A Mercado concept for the park and/or the police property, creates business ownership opportunities and living wage jobs in the community.



In addition, it offers services and goods for residents and employees to retain spending in the immediate area. Arts and culture can also enhance a Mercado by hosting art exhibits, music, and dance performances, spoken word, film showings, and other events to support local artists and provide art and cultural opportunities for this Historic Avondale District area.

Figure 2-6 Key Focus Area 3, Reuse of City Police Property and Sernas Plaza



- **Key Focus Area 4.** The City's existing Dennis DeConcini Park at the southwest corner of Western Avenue and 4th Street could be enhanced with a splash pad, added seating and shade areas, with planters and artwork to provide a local amenity for families. These park features would also provide outside activity for the Boys & Girls Club on the west side of the park site.

Figure 2-7 Key Focus Area 4, Dennis Deconcini Park Amenities

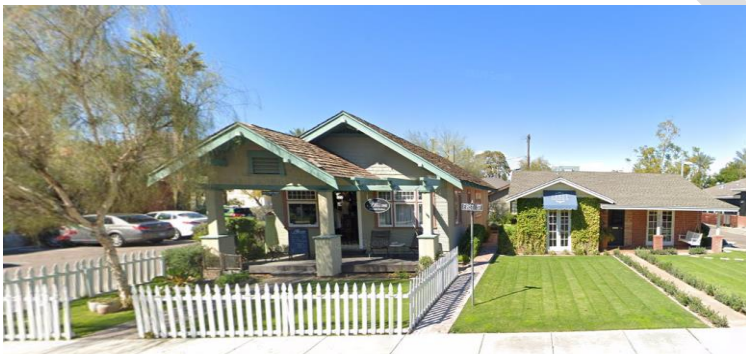


- **Key Focus Area 5.** The City's existing Old Town Avondale Business District (OTAB) is intended to promote a healthy community by encouraging development and redevelopment of pedestrian-focused commercial businesses, such as those which encourage patrons to shop and dine for several hours without having to use their vehicles between stops; reduce the dominance of the automobile by encouraging the use of shared parking areas, such as on-street parking, public surface lots, and public parking structures; create a destination for unique retail, restaurant, entertainment and service uses that increase revenues and strengthen the City's tax base, drawing consumers both locally and regionally; respect the local and cultural significance of the City's original town site without hindering creativity in design; support limited commercial uses in residential structures located within the neighborhoods that are located in close proximity to Western Avenue; provide an environment where commerce can flourish in a traditional main street type of setting, with the knowledge that ample opportunity for suburban style development is available throughout the remainder of the City; and create old-fashioned neighborhoods where a variety of housing types coexist alongside compatible commercial businesses.

This Plan would expand the eligible OTAB Neighborhood Sub-District zoning further intermingling housing alongside compatible commercial businesses. This Sub-District is designed to provide a transition between the OTAB Heritage District and the residential districts located on the periphery

of the OTAB Neighborhood District. Residential uses remain the primary land use; however, non-residential uses such as boutiques, cafes, professional offices and bed and breakfast inns are permitted. These commercial businesses may be located in either retrofitted residences or new buildings. The City will evaluate expanding the use of appropriate uses in this zoning.

Figure 2-8 Focus Area 5, Existing and Proposed OTAB Zoning Area

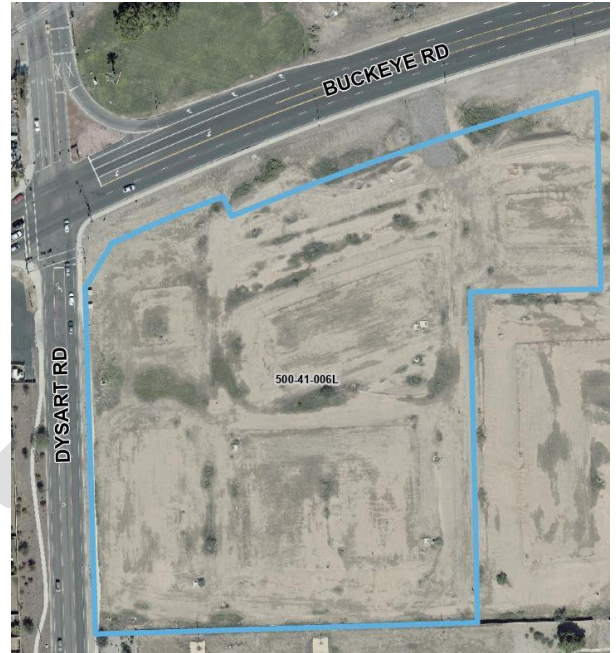


- Key Focus Area 6.** There is opportunity to expand commercial uses west of the southwest corner of Dysart and Buckeye (MC 895/Main Street) roads around the intersection of 6th Street and Agua Fria Lane. Community Commercial (C-2) zoning makes up most of the south frontage of Buckeye Road west of Dysart Road to the western extent of Avondale in the Historic Avondale Revitalization Area. Properties without frontage on Buckeye Road, but accessible from the 6th Street intersection, may benefit from commercial zoning designations. While the street network is somewhat cumbersome, low-traffic generating neighbor-serving commercial uses that can be accessed a short walk from adjacent parking areas may be a good fit for properties along the north and south side of Agua Fria Lane.

Figure 2-9 Key Focus Area 6, West of the southwest corner of Dysart and Buckeye roads



- Key Focus Area 7.** The undeveloped 7-acre property at the immediate southeast corner of Dysart and Buckeye Roads abuts a planned multi-family residential development to the east, single-family residential homes to the south, and single-family residential and commercial to the west. This intersection has commercial uses on the northwest and southwest corners, and open space on the northeast corner. It is envisioned that this intersection corner creates a sense of arrival to the Historic Avondale District especially guiding traffic north to Western Avenue. In addition, development of new commercial or residential uses further brings economic development to the area. The 7-acre parcel could be developed with commercial uses or residential which would be compatible with adjacent uses.



- Key Focus Area 8.** There is a 1.58-acre City-owned parcel within the Historic Avondale District located at the northeast corner of North 3rd Avenue and West Whyman Avenue. Surrounding this parcel is a privately-owned vacant 8-acre parcel, a mobile home park, and existing single-family residential. These two undeveloped parcels are zoned R1-6 for single-family residential development and are ideal for residential infill offering new housing options for this District.

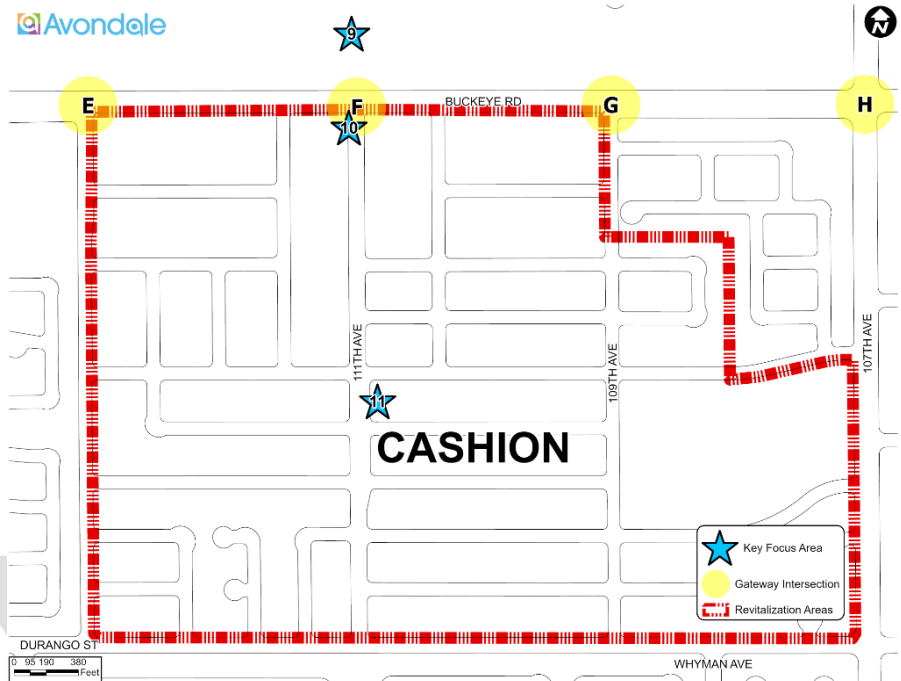


Cashion District

Gateway Intersections

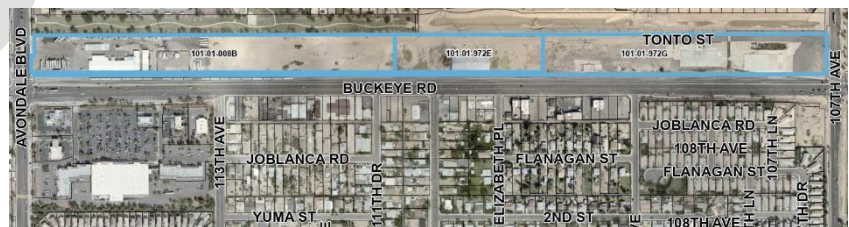
Figure 2-10 Cashion District

- **Gateway Intersection E.** At the intersection of Buckeye Road (MC85/Main Street) and 113th Avenue, Gateway Intersection E sits between a commercial area to the west and the historic Cashion area to the east and south.
- **Gateway Intersection F.** At the intersection of Buckeye Road (MC85/Main Street) and 111th Avenue, Gateway Intersection F is a primary and central access into the Cashion neighborhood. There are commercial properties at the intersection of 111th Avenue and Buckeye Road that lead into the larger neighborhood.
- **Gateway Intersection G.** At the intersection of Buckeye Road (MC85/Main Street) and Jessie May Avenue, Gateway Intersection G is another key access into the Cashion neighborhood and to the Cashion Community Park.
- **Gateway Intersection H.** At the intersection of Buckeye Road (MC85/Main Street) and 107th Avenue, Gateway Intersection H serves as one of the primary east gateways into the City and is a significant transition point between the revitalization area and more modern neighborhoods to the north.



Key Focus Areas

- **Key Focus Area 9.** Along the north side of Buckeye Road (MC85/Main Street) between Avondale Boulevard and 107th Avenue, there is developed and abandoned industrial uses and vacant land within Maricopa County's jurisdiction. These properties abut open space and single-family residential to the north, have limited access only from Avondale Boulevard and 107th Avenue due to the existing Union Pacific Railroad tracks along Buckeye Road, and have a narrow depth. A unique structure on one of the parcels is an abandoned grain silo facility likely related to historic farming operations in the area. This silo has historic and nostalgic value to the area's residents. Adaptive reuse of this structure should be prioritized as it would invigorate the area, provide business investment, and creative space for the community, for example a restaurant, brewery, shops, fitness facility, event space, and the like. These properties could potentially be annexed into the City and developed with commercial uses (retail, restaurant, office, entertainment,



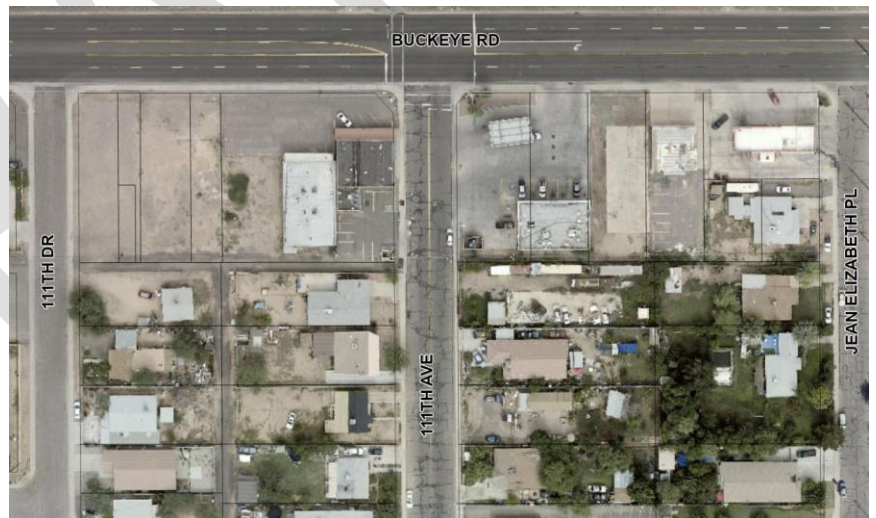
art spaces, etc.) or open space such as a lineal park to serve the surrounding neighborhoods, enhance the Buckeye Road streetscape, and revitalize the area. The option of a linear park may be ideal, similar to the Dessie Lorenz Park at the northeast corner of Central Avenue and Buckeye Road (MC85/Street). A public space in this area would serve residents in Cashion and surrounding neighborhoods.

Figure 2-11 Key Focus Area 9, North side of Buckeye Road west of 107th Avenue



■ **Key Focus Area 10.**

Complimenting Gateway Intersection F, this Key Focus Area at the intersection of Buckeye Road (MC85/Main Street) and 111th Avenue presents an opportunity to add streetscape elements and neighborhood branded signage to highlight this revitalization area, the Cashion District. Additionally, parcels fronting Buckeye Road may be eligible to be rezoned from residential to Cashion Business District (CBD) to better match existing uses and to promote future neighborhood-serving retail and office uses.



- Key Focus Area 11.** Within the Cashion District is a City-owned lot and a privately-owned lot that could be developed and flourish as a local neighborhood amenity. The properties are located at the southeast corner of 111th Avenue and Pima Street (4th Street) and the northeast corner of 111th Avenue and Pima Street (4th Street) respectively. There is an existing Zoom Bus Stop adjacent to the northern parcel and an alleyway that bisects the two parcels. This alleyway would need to be abandoned in order to connect the parcels. Both lots together can provide a community park space, possibly a splash pad and parking area. The vision for this neighborhood pocket park is to provide a small-scale toddler play space, shade canopies, seating, and a splash pad. Play lawns are situated around hardscape areas to support additional play. This would be a convenient activity area for people to walk or bike too.

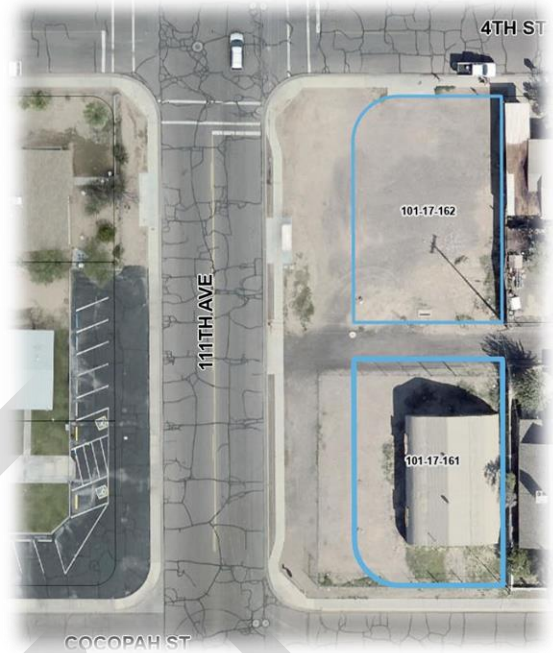
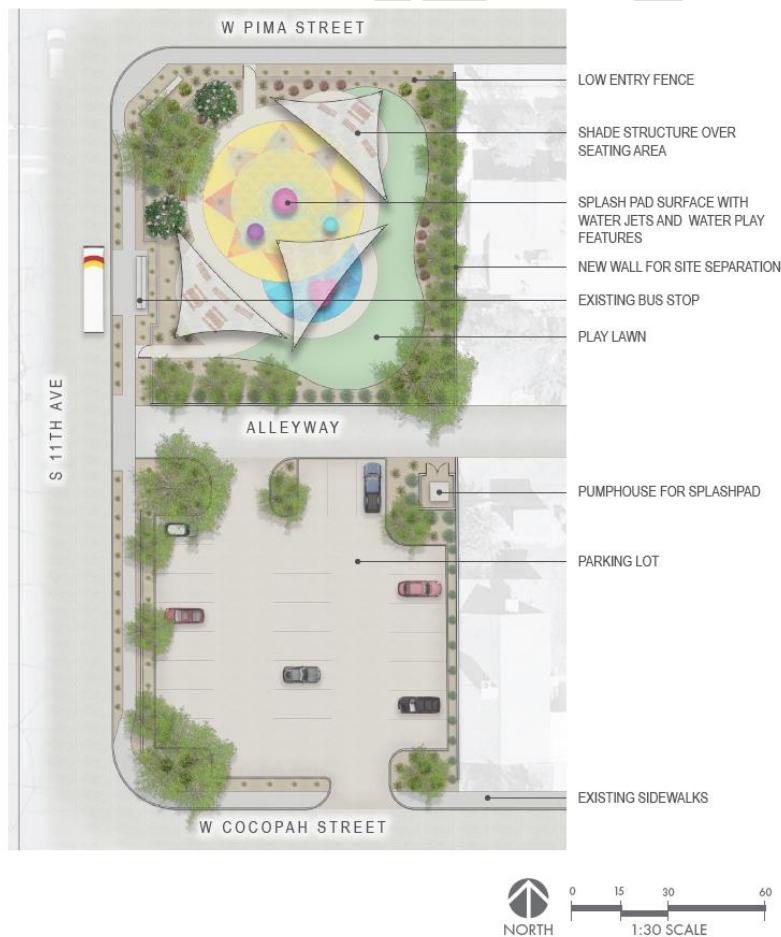


Figure 2-12 Key Focus Area 11, Cashion District Park Amenity



Las Ligas/Rio Vista District

Gateway Intersections

- **Gateway Intersection I.** At the intersection of Lower Buckeye and El Mirage roads, this Gateway Intersection is a primary entrance into the Las Ligas/Rio Vista District area from the north and the west. This intersection has existing and planned commercial and is located a short distance from Las Ligas Park, which is a central gathering place for this area.

Figure 2-13 Las Ligas/Rio Vista District



Circulation

Each of the three districts have appropriate street circulation systems and connectivity to encourage safe, efficient, and convenient vehicular, pedestrian, and bicycle access to all users within these areas. The street networks within each area provide access to arterial, collector, and local streets.

Key streets providing access to Old Town include Buckeye Road (MC85/Main Street), Dysart Road, Central Avenue, Eliseo C. Felix Jr. Way, and Western Avenue. These streets serve residential neighborhoods, commercial centers, industrial businesses, and the central business area along Western Avenue with a mix of retail, restaurant, and service uses. Central Avenue is designed with multimodal street components in which the travel way includes vehicle lanes and a designated bicycle lane adjacent to pedestrian sidewalks.

The area of Las Ligas/Rio Vista are developed with sidewalk systems to access the area. Even though many parcels have yet to develop, public sidewalks are located on lot frontages except along several parcels at and west of the southwest corner of Lower Buckeye and El Mirage roads, and along parcels on El Mirage Road south to Illini Street.

The Cashion area is accessed from Buckeye Road at 107th Avenue, 113th Avenue, 111th Avenue, Jean Elizabeth Place, and Jessie May Way, and has access from Durango Street, 4th Street/Pima Street, and other local streets in the neighborhood. The area is developed with a sidewalk network providing

pedestrian circulation throughout the neighborhood, to places of worship, a park, nearby school, a Zoom bus stop, and commercial along Buckeye Road.

Western Avenue Street Cross-Sections

Western Avenue is designed to accommodate pedestrians with sidewalks and colonnades along business storefronts. Pedestrian nodes via parklets offer respite locations with benches or seat walls. Enhancing these locations and providing for gathering spaces along Western Avenue and/or within the Historic Avondale District will be considered. Extending from Dysart Road to Central Avenue, the conceptual streetscape plan promotes continuity, use of several types of lighting, improving mobility, and integrating public art. The existing planter areas (“pocket parks”) encourage congregation and interaction between pedestrians. Decorative planting areas with sculptures give the of an art walk, and street intersections are highlighted with string lights crossing over Western Avenue. Street Trees are proposed in tree grates which allow for more open and fluid movements while providing shade for pedestrians and cars. The exiting trees along Western Avenue can be phased out in sections, blocks, or individually.

Figure 2-14 Western Avenue Cross Sections



WESTERN AVE
LOOKING WEST | 1



WESTERN AVE
LOOKING WEST | 2



Existing angled parking is desired to be maintained instead of adding parallel parking spaces. On a case-by-case basis, parallel parking space can be considered. As part of the goal to create an engaging area with character, alleyways and off-street parking enhancements should continue in order to provide secondary use areas for rear business entries, alley-side courtyards and dining areas, parking courts, street festivals, and public art opportunities, etc. Interpretive seating nodes or parklets should be enhanced along Western Avenue to accommodate pedestrians.

Placemaking

This Specific Plan is formed in conjunction with an Economic Development strategy to create a sense of place and community for the three areas. Signage, identification, events, community engagement, marketing, art/beautification, public infrastructure, land use and zoning, and public safety will need to be addressed to achieve the revitalization vision. The following elements will further the enhancement to the area, market the areas for new development, and form a greater sense of community.

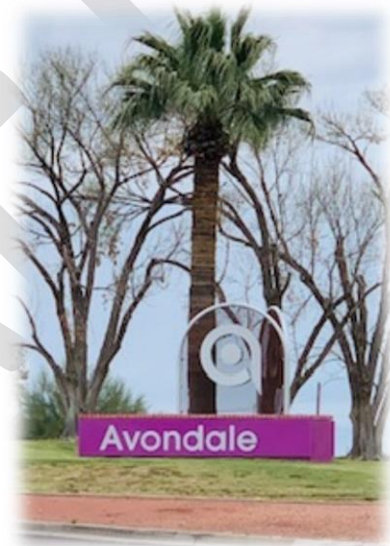
Wayfinding Signage

- Western Avenue will be promoted throughout the City through the use of wayfinding signage and pole banners. The City has a wayfinding signage program that allows for the promotion of this area. These signs will further guide traffic, pedestrians, and visitors to this area. Signage is planned to be located at the Festival Fields Park entrance, Buckeye Road and 4th Street, and Western Ave at Van Buren Street and Central Avenue.
- Additional signage is planned for a historical, self-guided walking tour of Western Avenue.



Neighborhood Monument Signage

- The three Districts will include new neighborhood identification monument signs at key locations in relation to the neighborhood's primary entrances. In addition, a destination entry sign to Western Avenue at Dysart Road and Central Avenue will promote the historic commercial corridor.



Marketing/Events

- A marketing brochure for the Western Avenue area will be developed, further promoting infill development, new businesses, façade renovations, and the like, designating the area as a Central Business District and Redevelopment Area.
- Designation of Western Avenue as an Entertainment District to create more growth and vitality to the area.
- Expand special event programming to highlight amenities at Festival Fields Park which will generate activity to the Historic Avondale area.

Art

- Enhance public art throughout all three historic neighborhoods. The City will evaluate key areas to locate public art which will enhance each area and funded separately.
- Encourage commercial business storefront advertising and artwork displays, especially for vacant buildings along Western Avenue and Buckeye Road.
- Explore possibility of a regional destination such as a museum, gallery, or the like.

Community Engagement

- Form an Ad-Hoc Advisory Committee to help guide the creation of a Redevelopment Area and Central Business District.
- Create an ambassador program with local residents and business owners.
- Develop a community Mercado or incubator kitchen near Sam Garcia Library, or another Western Avenue location.

Public Infrastructure

- Enhance on-street parallel parking along Western Avenue west of Central Avenue.
- Remove all benches and trash receptacles on Western Avenue and install new ones on both Western Avenue and Central Avenue that add character to the area.
- Enhance the appearance of major intersection gateways into each neighborhood as discussed in this Plan.
- Enhance and activate public alleyways, especially near Western Avenue, to provide a greater pedestrian atmosphere.

Land Use and Zoning

- Promote an 18-hour live-work-play environment in the Old Town District, engaging residents and businesses in Cashion and Las Ligas/Rio Vista to support a place where people can get most of their daily tasks done in one place, often without getting into a car. This includes encouraging development of residential single-family and multi-family, offices and shops, restaurants and amenities such as a park and other gathering areas or event spaces.
- Evaluate and process zoning requests to promote additional commercial development in Cashion and Old Town.
- Vacant properties along the north and south sides of Buckeye Road (MC85/Main Street) from Litchfield Park to Dysart roads are appropriate for more commercial uses to support the greater Buckeye Road employment corridor.
- Evaluate and process zoning requests for undeveloped industrial parcels along the east side of Dysart Road between Western Avenue and Riley Drive to commercial uses or multi-family residential which would support the Central Business District area along Western Avenue and the Eliseo C. Felix Jr. Way industrial park.
- While not specifically located in one of the three historic district areas, property west of the southwest corner of Buckeye Road and El Mirage Road could be considered for annexation to allow development of residential and/or commercial uses. Development along the Buckeye Road corridor improves the overall streetscape, increases traffic, and benefits the three historic areas.
- Vacant land in the Las Ligas neighborhood should be developed with consideration of existing mountain views.

Public Safety

- Increase the police presence with more visible patrolling and crime suppression details.
- Enhance crime prevention through the use of CPTED, Crime Prevention Through Environmental Design.

2.1 Development Form

All new development or redevelopment within the three revitalization areas is expected to comply with the requirements and guidelines contained within the City's Design Manuals that are most applicable to the type of development proposed. For example, single-family residential development in the study area shall comply with the Single-Family Residential Design Manual, retail development shall comply with the Commercial and Industrial Design Manual, and Multi-Family Residential shall comply with the Multi-Family Residential Design Manual. In addition to the City-wide requirements contained within the Design Manuals, the following guidelines should be considered in the design of any infill development or redevelopment projects in a revitalization area:

Site Design

- Buildings should be oriented to face public streets, with building frontages oriented parallel to streets, to create a visual presence and a more pedestrian friendly environment.
- Location of buildings at or near the minimum setback, with placement of parking behind buildings, is required for development adjacent to Western Avenue and encouraged elsewhere throughout the planning area. Where parking is provided between street and buildings, use of decorative paving is encouraged to lessen the visual impacts of large parking fields.
- Pedestrian access into commercial sites from adjacent neighborhoods should be emphasized through the provision of pedestrian "cut-throughs" or, if infeasible, shaded pedestrian paths between the public sidewalk and primary building entrance(s).
- Service areas shall be located such that they are not visible from adjoining streets.
- Except where required for screening purposes, decorative open fencing is preferred over solid walls within the revitalization areas.
- The number of vehicular access points to a site should be minimized. Shared, consolidated access between adjacent properties is strongly encouraged.
- On-site parking may be reduced from typical City minimum requirements if a developer can demonstrate that a proposed infill project will primarily cater to a neighborhood population that will access the use via the pedestrian realm.
- Utilities such as overhead electrical lines must be placed underground unless the cost of such undergrounding is determined (by the City Engineer) to be cost prohibitive to the developer and disproportionate with the overall cost of the development project.

Landscape Design

- Because right-of-way is limited throughout the planning area, shade trees shall be provided by development near right-of-way line to enhance shading of the public sidewalk.
- Existing, mature trees should be preserved wherever possible. When preservation in place conflicts with the design of a site, opportunities to transplant mature trees to more ideal locations should be explored.
- On smaller sites where space is more scarce and large landscape areas cannot be provided, provision of trees in sidewalk grates and/or planters/pots on sidewalks should be considered to enhance the aesthetics of a site.

Building Architecture

- Particularly with respect to more architecturally significant structures, consider integrating existing buildings into new development projects.
- No particular architectural style is prescribed within the revitalization areas. However, any new building should be respectful of the existing built environment through use of complementary styles, scale, materials, colors, and forms.
- Corporate identity in design themes should be secondary to the relatability of the proposed architecture with the scale and general cohesiveness of a surrounding neighborhood and/or commercial corridor.
- Commercial uses in adaptive reuse residences should respect the residential form of the built environment, maintaining a traditional front yard as if the home had not been converted into a business.
- Incorporation of colorful, attention-getting signage and/or “retro” architectural features/elements reflective of the era in which Avondale was incorporated is strongly encouraged in all new development within the revitalization areas.
- Facades facing streets, plazas, and courtyards should be lined with windows to enhance safety by providing “eyes on the street”.
- Canopies, awnings, and similar architectural features that shade public and private sidewalks and accentuate entries should be incorporated into the design of buildings. Style of these elements should be in harmony with the architectural style of the building.
- Canopies/awnings that are unsupported by posts may extend over property lines to cover the public sidewalk pursuant to a license issued by the City. All overhangs that extend into the pedestrian environment should allow for unobstructed travel through the space, providing a minimum seven (7)-foot clearance height.



- Window recesses, doorways, columns, overhangs, and other architectural elements should be substantial in depth to create shadow and architectural relief. Projections and recesses should have a minimum depth of four inches.

- Building mounted lighting is an important design element that enhances architectural features of structures and augments the character and safety of the community. Exterior lighting fixtures that enhance a building's architectural interest and complement both the streetscape and building architecture should be incorporated into the design of any building.



- Security doors and window grills may be provided if the method used adds architectural interest to a building. Simple, utilitarian window grills and metal security doors that do not contribute to the architectural character of a building are strongly discouraged.

Signage

- Signage styles for any given building should be appropriate for the character area they are located in. For example, signs painted directly on a building façade may be appropriate for more historic areas like Western Avenue but may not be appropriate in areas with more contemporary development.
- Where appropriate, graphic logos and signs painted directly on building facades must be of a professional, artistic caliber and submitted for review and approval by the City prior to installation.



Public Art/Beautification

- Public art will consist of temporary and permanent installations located in highly visible locations along the right of way or within open space areas.
- The City will initiate a separate public art strategy for this these areas which will be in the form of murals, sculptures, landscape, furniture, hardscape and other vertical/horizontal features with a specific theme for the area as shown.



Open Space

All three districts have many opportunities for open space and community gathering spaces. Each have plentiful parks and pedestrian refuge areas, such as Dennis Deconcini Park, Las Ligas Park, Cashion Community Park, Donnie Hale Park, Fred Campbell Park, Dessie Lorenze Park, Doc Rhodes Park, Sernas Plaza, Mountain View Park, Festival Fields, etc.

Each park is reviewed annually to ensure upgrades and equipment is maintained or replaced as necessary. Additional amenities should also be included in these areas based on usage and future demand.

A splash pad is desired on Western Avenue and will be considered for Sernas Plaza or Dennis Deconcini Park as well as the vacant City owned lot in Cashion as shown in this plan.



Light Fixtures

- Providing decorative string lights across Western Avenue in the most appropriate locations from Dysart Road west to Central Avenue (Figure 2-7 above and photographic image below) will signify a destination and special place to attract visitors, residents, and tourists to the area.
- Western Avenue consists of older streetlight poles and decorative pedestrian light poles. Replacing the pedestrian light poles with the same light poles utilized along Dysart Road (see image below) to further implement a design identity in the Historic Avondale District and assist with inventory and maintenance improvements is necessary.
- There are other existing light fixtures throughout Historic Avondale as represented below which can continue to be utilized and provide character elements to the area.
- Activating alleys with string lights will allow for a comfortable pedestrian experience.
- Provide additional streetlights throughout Historic Avondale to provide greater illumination for a more walkable business district. Locations to consider include Western Avenue and connecting north to south streets into the residential neighborhoods.



3.0 Implementation Strategies

This Plan acts as a guidebook to foster redevelopment and revitalization of the three neighborhoods in Avondale: Old Town, Cashion, and Las Ligas/Rio Vista by expanding on their assets and providing implementable actions to enhance the overall sense of place and create a thriving environment. This is accomplished by establishing proactive goals and strategies to encourage new and expanded investment consistent with the Vision Statement and supported by a funding strategy. These goals and strategies originate from the feedback and issues identified through the public outreach efforts, stakeholder interviews, input from staff, and appointed and elected officials.

3.1 Development Goals and Implementation Strategies

The goals and strategies will help redevelopment and revitalize the three distinct neighborhoods in Avondale. Goals represent an ideal end state of the Specific Plan as reflected in the Vision, and strategies are implementable actions that assist in achieving the associated goal. Each strategy identifies the type, estimated cost, priority level and timeframe for completion, as well as lead City departments and supporting agencies or partners.

The strategies listed below have a correlation with successful economic development strategies and plans, which includes having a strong branding and marketing for the area, distinctive sense of arrival and community through destination placemaking, effective community engagement, a feeling of safety and security for residents, businesses and visitors, quality areas for new development, reliable public infrastructure, effective codes and ordinances for land use and development, strategic, long-term planning with an eye to the future, and finally incentives to help attract new businesses and development to the area.

The focus areas for the implementation strategy include:

- Branding and Marketing
- Destination Placemaking
- Community Engagement
- Public Safety
- Development Opportunities
- Public Infrastructure
- Codes and Ordinances
- Long-term Planning
- Incentives

The timeframe for completion is divided into three categories generally:

- Immediate: 12-18 months
- Medium: 2-5 years
- Long: 5+ years

Table 1-1 Economic Development Implementation Strategies

Ref Code	Focus Area	Timeframe /Priority Level	Estimated Cost/Potential Funding Source	Task Lead(s)
1.0	Branding and Marketing			
1.1	Brand Creation and Marketing			
1.1A	Create and implement a marketing plan and collateral specific to the area	Immediate/ High	\$100,000/ Marketing/ Unfunded	Marketing and Public Relations/ Economic Development
1.2	Wayfinding Signage			
1.2A	Add new wayfinding signage at Festival Fields Park entrance, Buckeye Rd and 4 th St, and Western Ave at Van Buren St and Central Ave	Immediate/ High	\$20,000/ Engineering/ Funded	Development and Engineering Services
1.2B	Create and install a historical, self-guided walking tour of Western Ave	Mid-Long/ Medium	\$25,000/ Marketing/ Unfunded	Marketing and Public Relations
1.3	Neighborhood Monument Signs			
1.3A	Design and install new neighborhood monument signs for Cashion and Las Ligas/Rio Vista Neighborhoods	Mid/ Medium	\$100,000/CIP /Unfunded	Development and Engineering Services /Marketing and Public Relations
1.3B	Design and install destination entry signage to Western Ave at Dysart Rd and Central Ave	Mid/ Medium	\$100,000/CIP /Unfunded	Development and Engineering Services/Marketing and Public Relations
2.0	Incentives			
2.1	Increase Marketing of Currently Available Incentives			
2.1A	Create marketing brochure for Western Ave area Opportunity Zone and incorporate it into the marketing plan for the area	Immediate/ High	\$1,500/ Marketing/ Funded	Economic Development
2.1B	Market availability of existing development incentives in the area; i.e. Infill Incentive District, Façade Enhancement Program and New Markets Tax Credits	Immediate/ High	\$2,000/ Marketing/ Funded	Economic Development
2.2	Create New Incentives			
2.2A	Develop a restaurant attraction strategy with accompanying incentive	Immediate/ High	\$300,000/ Unfunded	Economic Development

2.2B	Designate the area around Western Ave as a Central Business District and Redevelopment Area	Mid/High	\$200,000/ Economic Development/ Funded	Economic Development/ Development and Engineering Services/ Finance and Budget
2.2C	Designate an Entertainment District along Western Ave	Mid-Long/ Medium		Economic Development
3.0	Destination Placemaking			
3.1	Key Segment Area			
3.1A	Enhance pedestrian lighting along entire Key Segment Area between Dysart and Central	Mid/ Medium	\$300,000/CIP /Unfunded	Development and Engineering Services/Public Works/Parks and Recreation
3.2	Create a Buzz of Activity with Special Events			
3.2A	Identify partnerships to create additional, regular special events such as First Fridays, Movie Nights, Pub Crawls, Local Artist Events, Quarterly Music Festivals, etc.	Immediate- Mid/High	\$120,000/ Public-Private Partnerships/ Unfunded	Parks and Recreation/ Neighborhood and Family Services/ Businesses
3.2B	Expand special event programming to highlight amenities at Festival Fields Park like fishing tournaments, food truck rallies, and pump track events	Immediate- Mid/ Medium	\$150,000/CIP /Parks and Recreation/ Planned	Economic Development/ Parks and Recreation/ Neighborhood and Family Services
3.3	Enhance Public Gathering Places			
3.3A	Create a specific art plan throughout all historic neighborhoods	Immediate- Mid/ Medium	\$50,000/ Public Art Funds/ Unfunded	Marketing and Public Relations/ Municipal Arts Committee
3.3B	Develop open space or park on the two parcels located at the southeast corner of 111 th Ave and Pima St	Mid/ Medium	\$1,000,000/ Unfunded	Parks and Recreation/ Economic Development
3.3C	Encourage storefront advertising and artwork, especially in vacant buildings	Mid-Long/ Medium		Development and Engineering Services/ Community Partners
3.3D	Build public restrooms at Las Ligas Park	Mid-Long/ Medium	\$300,000/CIP /Unfunded	Parks and Recreation
3.3E	Explore possibility to develop a regional destination like a museum, gallery, etc.	Mid-Long/ Low		Economic Development
4.0	Community Engagement			
4.1	Increase Community Engagement			

4.1A	Form ad-hoc advisory committee to help guide creation of Redevelopment Area and Central Business District from section 2.1D	Immediate/High		Neighborhood and Family Services/ City Clerk/ Economic Development
4.1B	Identify residents or business owners who can serve as neighborhood ambassadors or champions	Immediate-Mid/ Medium		Neighborhood and Family Services/ Economic Development
5.0	Development Opportunities			
5.1	Retail and Entertainment Development			
5.1A	Attract at least one catalyst tenant to Western Ave between Dysart Rd and 6 th St	Mid-Long/High		Economic Development
5.1B	Locate a grocery-anchored development at Avondale Blvd and Lower Buckeye Rd	Mid-Long/High		Economic Development
5.1C	Develop a destination Mercado/Kitchen Incubator adjacent to Sam Garcia Library	Long/Medium	\$2,000,000/ CIP/Economic Development/ Unfunded	Economic Development/ Development and Engineering Services
5.1D	Encourage investment, redevelopment, and replacement housing of vacant infill through flexible development standards and incentives	Immediate		Development and Engineering Services
6.0	Public Infrastructure			
6.1	Roadways, Streetscapes and Parking			
6.1A	Enhance on-street parallel parking along Western Ave west of Central Ave	Mid/Medium	\$50,000/CIP/ Unfunded	Development and Engineering Services
6.1B	Replace all benches and trash receptacles on Western Ave	Mid/Medium	\$150,000/ Unfunded	Development and Engineering Services
6.1C	Enhance appearance of major intersection gateways into each neighborhood	Mid-Long/Medium	\$1,000,000/ CIP/Unfunded	Development and Engineering Services
6.1D	Enhance and activate public alleyways connecting to Hill Drive	Mid-Long/Medium	\$150,000/CIP/ Unfunded	Development and Engineering Services
7.0	Codes and Ordinances			
7.1	Land Use and Zoning			
7.1A	Expand OTAB zoning north and south of Western Ave and market the Live/Work flexibility this zoning offers	Immediate-Mid/ Medium	\$5,000/ Unfunded	Development and Engineering Services
7.1B	Rezone properties south of Buckeye Rd from Litchfield Rd to Dysart Rd to encourage denser development	Immediate-Mid/ Medium	\$5,000/ Unfunded	Development and Engineering Services

7.1C	Rezone properties along Buckeye Rd in Cashion District to CBD Zoning	Immediate-Mid/ Medium	\$5,000/ Unfunded	Development and Engineering Services
7.1D	Rezone properties along Dysart Rd to C-2 zoning from Western Ave to Riley Dr	Mid-Long/ Medium	\$5,000/ Unfunded	Development and Engineering Services
7.2 Annexation & Design Standards				
7.2A	Annex and rezone area west of the southwest corner of El Mirage Rd and Buckeye Rd	Immediate-Mid/ Medium	\$5,000/ Unfunded	Development and Engineering Services
7.2B	Annex the area north of Buckeye Rd in the Cashion neighborhood and work with property owners and developers to activate the area	Immediate/ Medium	\$5,000/ Unfunded	Development and Engineering Services/Economic Development
7.2C	Ensure standards and codes maintain historic character, integrity, and views of mountains in the Las Ligas neighborhood	Immediate-Mid/ Medium		Development and Engineering Services
8.0 Public Safety				
8.1 Enhance Feeling of Safety				
8.1A	Increase police presence with more visible patrolling and crime suppression details	Immediate-Mid/ High	\$200,000/ Funded	Police
8.1B	Enhance crime prevention through environmental design standards (CPTED)	Mid/High		Development and Engineering Services

3.2 Funding Strategies

Implementing this Plan with its goals and strategies over three distinct neighborhoods is likely to require a substantial investment of capital. While some of the upgrades, expansions, and enhancements could be funded through direct investment through property and business owners, substantial public investment is required. Further incentives may be required to help spur new, private investment in the area as well. Public investment by the City could be in the form of utility upgrades, roadway and streetscape enhancements, additional public lighting, new community gathering space, and much more.

This section provides an overview of some of the programs that could be used to help promote and encourage development. This section is intended to provide an overview of a selection of available programs that could be considered by the City and is not meant to be an exhaustive list of available programs.

Arizona Special Taxing Districts

Title 48 of the Arizona Revised Statutes authorize a variety of special taxing districts. These strategies require the imposition of an additional property tax or special assessment on the subject property owners to fund public improvements and/or operations.

Specifically, Chapter 4 of Title 48 authorizes Municipal Improvement Districts for:

- Article 1—Opening, widening and closing public ways
- Article 2—General public improvements and improvement bonds
- Article 3—General improvement fund and investment bonds
- Article 4—Refunding municipal improvement districts bonds for savings
- Article 5—Street and highway improvement bonds

Among the taxing districts that could be used to support redevelopment include:

- *Enhanced Municipal Service District (ARS 48-575)*. Creates a district with specific funds used to enhance public services within the special taxing district. 50% or more of the property owners must object to the district creation.
- *Revitalization District (ARS 48-6801)*. Creates a separate, legal entity created by petition of landowners and allows for the formation of a taxation district to fund public infrastructure in the district.

Government Property Lease Excise Tax (GPLET)

One of Arizona's available redevelopment tools is the GPLET program. The goal of the program is to help reduce the operating costs of a redevelopment project by replacing the real property tax with an excise tax. The program can be used for up to twenty-five years, requires that the land and buildings be transferred to a government entity, and leased back for private use. However, under current legislation, the land and the improvements must be conveyed back to the lessee after eight years. GPLET excise taxes are computed on a per square foot basis, based on the property use type.

Central Business District (CBD)

A Central Business District designation provides an incentive that abates property tax for up to eight years for new development in the designated area. The City may designate a single CBD which must be geographically compact and limited to 960 total acres or 2.5% of the total land area of the City. A CBD must be entirely located within a designated Redevelopment Area.

Community Development Block Grant (CDBG)

The Community Development Block Grant (CDBG) program is a flexible program that provides communities with resources to address a wide range of unique community development needs. Beginning in 1974, the CDBG program is one of the longest continuously run programs at HUD. The CDBG program provides annual grants on a formula basis to address key program areas.

APPENDIX 1
Historic Avondale Market Analysis
November 2019

Market Analysis of Revitalization Areas Avondale, Arizona



Prepared for:

City of Avondale

November 2019

Prepared by:



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Executive Summary

Elliott D. Pollack & Company has assessed the market area surrounding three of Avondale's designated Revitalization Areas including Historic Avondale, Las Ligas, and Cashion. The study considered potential opportunities to develop residential and commercial projects in the short and long term. The following outlines key findings of the analysis.

Case Studies

The downtown cores of Gilbert and Chandler range significantly in size. The currently developed village core of Downtown Gilbert is approximately 35 acres in size but will be expanding to 44 acres with the development of Heritage North. Downtown Chandler's core is much larger at approximately 135 acres. This is due to the substantial amount of municipal buildings that have been developed in their downtown, such as City Hall, Police, Fire, municipal courts, and a city library.

As noted above, Chandler has developed its city government within their downtown, which helps drive traffic to the area. A resort was built in the late 1980s as an anchor development. Most importantly, several high-density residential developments have been built. These new residents have substantially increased the feasibility of new retail and restaurants in the area. Downtown Gilbert received its spark in 1998 with the redevelopment of a historic grocery store into Joe's Real BBQ. The popularity of the restaurant attracted additional interest and public investment in acquiring residential properties to convert to commercial development and public parking. Hale Theater was built in 2003, followed by Oregano's in 2006 and Liberty Market in 2008.

In both cases for Chandler and Gilbert, while public planning and investment had occurred for decades, most of the success for these downtowns has come to fruition in just the last five years. The critical mass of residential density, incomes, and incremental risks taken by commercial developments to locate in the downtown eventually created enough sustained buzz to create a distinct district that have both become regional draws for patrons.

According to Discover Gilbert, 26 restaurants have been added to the Heritage District in the last 5 years, including some of the top restaurant brands in Metro Phoenix, the Gilbert Farmers Market every Saturday and the Art Walk on the first and third Saturdays from October through March. The district is also connected to Gilbert's 135-mile bike path system.

Chandler's Arizona Avenue Corridor Improvement program is used to enhance Downtown properties and amenities to create a vibrant City Center and employment corridor. During the past five years, Chandler has invested in revitalizing its downtown, building new City facilities to anchor pedestrian-oriented amenities and services. A deterrent to revitalization could be the perception of the area as a low to moderate income area that is not attractive and therefore deters pedestrian-



oriented activity. Poor property maintenance, numerous obsolete buildings and a lack of onsite parking contribute to this perception. However, significant development is now occurring in the area including new housing and commercial development.

The Town of Gilbert has been an active participant in the development of the Core Area of the District and has acquired much of the land west of Gilbert Road as well as land on the east side of the Road. Most of the land has been acquired for public parking lots in support of development of the area. Gilbert has invested tens of millions of public dollars in land acquisition, parking improvements and new buildings. Gilbert’s Heritage District represents an aggressive economic development initiative on the part of the Town that has taken decades to produce results.

Historic Avondale

Historic Avondale is currently at a competitive disadvantage characteristically compared to both Downtown Gilbert and Downtown Chandler in two important areas – population density and household income. Historic Avondale is somewhat similar to Historic Chandler in terms of household incomes within one mile, but the discrepancy widens in the more traditional market area of three miles and five miles. Downtown Gilbert has a substantial advantage in terms of higher household incomes.

Population density within one mile of each downtown area is quite similar, ranging from 15,900 residents up to 20,700 residents. However, Downtown Chandler and Downtown Gilbert benefit from a much higher population density within three and five miles of their locations compared to Historic Avondale today. The downtowns of Chandler and Gilbert contain roughly double the population within three miles and five miles compared to Avondale.

Demographic Comparisons									
	Historic Avondale			Historic Chandler			Historic Gilbert		
	1 mile	3 mile	5 mile	1 mile	3 mile	5 mile	1 mile	3 mile	5 mile
Population	16,189	69,408	174,437	20,660	142,797	322,192	15,891	124,896	404,069
Households	4,752	21,339	55,611	6,512	52,550	116,387	5,864	43,522	141,669
Families	3,455	15,900	42,759	4,416	34,680	80,825	3,987	31,701	97,227
Average Household Size	3.38	3.23	3.13	3.16	2.71	2.76	2.71	2.86	2.84
Owner Occupied Housing Units	2,096	12,084	37,879	2,562	30,399	75,220	3,445	29,942	88,018
Renter Occupied Housing Units	2,655	9,255	17,732	3,949	22,151	41,168	2,420	13,580	53,651
Median Age	28.4	30.1	32.3	28.6	33.9	35.4	33.7	34.9	33.6
Median Household Income	\$42,671	\$58,494	\$67,787	\$49,244	\$74,542	\$84,028	\$64,662	\$80,553	\$66,258
Source: ESRI Business Analyst 2019									

Avondale should consider these issues as only temporary disadvantages. As of the latest projections from the Maricopa Association of Governments (MAG), over 20,000 new residents are expected within three miles of Historic Avondale by 2030. Beyond 2030, MAG expects the South Avondale region to grow by over 12,500 new residents between 2030 and 2040 within three miles and an



additional 8,600 residents in the decade following (2040-2050). Thus, by 2040, Historic Avondale is expected to mirror the population density of both Downtown Chandler and Downtown Gilbert. Using those two districts as a blueprint, Avondale can start planning today to bring a similar district to fruition for Historic Avondale.

Of the three historic areas, Historic Downtown Avondale is the most likely candidate for substantial redevelopment opportunities over the long term. This area benefits from relatively close proximity to the I-10 as well as higher traffic roadways such as Dysart and MC-85.

A mixed-use downtown core with a restaurant and entertainment district appears to be a viable opportunity in the long term. Corridors such as Western Avenue between Dysart and Central have redevelopment prospects similar to Downtown Gilbert. The Dysart Road/Western Avenue area resembles the Gilbert Heritage District 20 years ago. Just like Gilbert received its spark with the iconic local eatery Joe's BBQ, the development of Carolina's in 2017 at the northeast corner of Dysart and Western could be Avondale's historic district restaurant and entertainment district anchor. Western Avenue has another nationally renowned eating establishment, Laura's Burgers, which has been included in several food critic lists as a top burger establishment in the entire State of Arizona. These are just the kinds of destination restaurants needed to create momentum for a district. Deconcini Park is also an asset for public gathering spaces.

Avondale should give consideration to the following to help create a more attractive economic environment for a future restaurant and entertainment district:

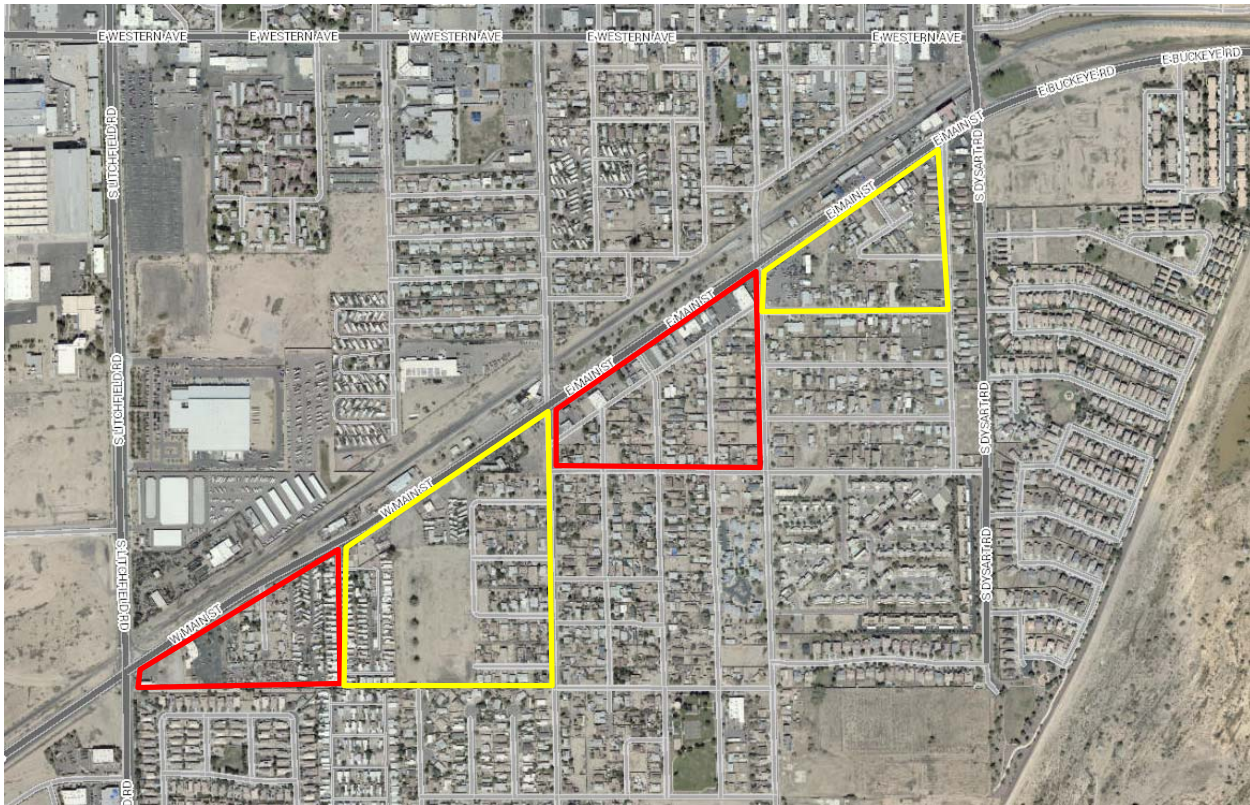
1. Continue to enhance residential neighborhoods through infill and renovation. High density residential should also be encouraged in the area to help induce additional retailers and restaurateurs.
2. Hold Public events during interim years and perhaps even after the district is established. This includes food truck events, concerts, movies at the park, farmers markets, etc.
3. Public acquisition of private parcels over time for consolidation, redevelopment, and increased parking capacity.

Our analysis gives preference to Western Avenue over MC-85 for a downtown commercial core, perhaps on the eastern boundary near Dysart Road to be close to higher traffic counts on Dysart and MC 85. Dysart Road South of Riley Road could also be a consideration, with Carolina's as an anchor tenant. The MC 85 corridor appears problematic for redevelopment the railroad barrier to the north and lack of lot depth fronting the roadway.

Consideration should also be given to the BLVD district as the addition of a restaurant entertainment district plan in Historic Avondale could be competing with the BLVD.



The MC 85 corridor has opportunities for light industrial, business park, or multi-family development over the long term. Despite significant barriers currently (no land along the north side of the roadway that is large enough for major development and the rail line presents access issues, residential development abutting the roadway on both sides, and small lot sizes fronting the roadway), over the long term, a plan of lot acquisition, relocation of homes and businesses, and consolidation of parcels on the south side of MC 85 could occur. As the following map illustrates, if sufficient lot sizes could be made vacant, commercial or high density residential uses could be attracted to the corridor.



Las Ligas

Las Ligas is largely residential and is also surrounded by new and future single family residential development, including Alamar to the south, Cantada Ranch and Hermosa Ranch to the east, and Del Rio Ranch to the north. The vacant parcels scattered throughout the community are also most appropriate for continued residential investment.

There appear to be just three undeveloped commercial parcels in this area, all concentrated at the intersection of Lower Buckeye Road and El Mirage Road. There is a 0.81-acre site at the northwest corner and two parcels totaling 3.15 acres on the south side of the road adjacent to the Circle K. The lack of commercial land limits the economic opportunities of the Las Ligas area,

but the continued residential development in the immediate area could attract small users to these sites. Just to the east of Las Ligas, a Family Dollar was constructed on an approximately one-acre site. There are several retail types that only need a limited amount of space such as the parcels offered within Las Ligas, including car washes and small format fast food.

Cashion

Similar to Las Ligas, Cashion is almost entirely residential and effectively at buildout with very few undeveloped parcels. The commercial parcels within the Cashion area along Buckeye Road were previously single family lots. Because of this, the lot depth of the commercial parcels limits the type of redevelopment that is possible. Similar, local serving retail that is small format such as restaurants, coffee, and services are still the most likely candidates. Proximity to the existing Fry's neighborhood center would be most attractive to retailers. It is not uncommon for a Fry's anchored center to attract adjacent retail development such as a bank, pharmacy, or restaurant pads if space is available.

Similar to the Historic Avondale MC-85 corridor, there may be an opportunity to attract a light industrial user to the northwest corner of Buckeye Road and 107th Avenue located just north of the Cashion neighborhood. There is an industrial user along the same corridor at the northeast corner of Buckeye Road and Avondale Boulevard. Similarly sized parcels could take advantage of access from 107th Avenue (due to access restrictions on Buckeye Road from the rail line). The proposed single family subdivision to the north appears to have an open space buffer designed similarly to the subdivision that borders the existing industrial development. Additionally, parcels east of 107th Avenue and north along 107th Avenue contain industrial uses and would be compatible with an industrial use at this site.

Interim/Temporary Uses

In all three areas, interim uses, "pop-up" activities, and other strategies can be employed to encourage investment.

- **Pop-Up Events:** As discussed previously for Historic Avondale, food truck, movies at the park and other public events could be held at any of the historic neighborhoods. These events provide additional foot traffic to nearby commercial establishments.
- **Pride of Ownership:** For the historic residential neighborhoods, grants and loans for home and yard improvement could help improve overall aesthetics which can create a ripple effect in the neighborhood and also attract new development. Along these same lines, additional sidewalk and vacant lot edge planting would also improve the overall look of the neighborhoods. Heritage signage could also be a consideration for neighborhood identity. Finally, code education/DIY workshops regarding neighborhood safety (block watch/signage) as well as beautification could be held periodically in each neighborhood.



1.0 Greater Phoenix Economy Overview

1.1 Employment

Greater Phoenix historically outperforms the nation as a whole in population and employment growth whether in times of expansion or recession. From 1991 to 2006, Greater Phoenix was one of the fastest growing metropolitan areas in the country in terms of employment, typically ranking no worse than fifth but often in first or second position. The recession of 2001 saw a small slowdown in job growth, but the region rebounded to higher rankings in subsequent years. However, the Great Recession which started in late 2007 and ended in mid-2009 had a severe effect on job growth. In both 2009 and 2010 it ranked among the worst of the largest metro areas in the country. Only Detroit ranked worse in 2009. The region's economy has since improved and in 2017 and 2018 Greater Phoenix returned to one of the leaders in job growth.

Greater Phoenix Employment Growth Rank Metro Areas With More than 1 Million Jobs					
Year	Greater Phx Rank	Number of Metro Areas	Year	Greater Phx Rank	Number of Metro Areas
1991	6	19	2006	1	26
1992	4	19	2007	10	28
1993	2	19	2008	24	28
1994	1	19	2009	22	23
1995	1	20	2010	22	22
1996	1	21	2011	13	24
1997	2	22	2012	10	27
1998	1	22	2013	7	28
1999	2	23	2014	15	30
2000	6	24	2015	11	31
2001	6	25	2016	7	33
2002	5	24	2017	4	33
2003	3	24	2018	3	35
2004	2	24	2019*	3	36
2005	1	25			
*Data through March 2019 Source: U.S. Bureau of Labor Statistics					



While mobility across the U.S. has decreased since the Great Recession, Greater Phoenix has started to see significant levels of in-migration over the last few years and is now one of the leaders in population growth in the nation. According to the U.S. Census, in 2018 Greater Phoenix was the second fastest growing metro area in terms of absolute population increase with over 96,000 new residents. Because of its overall size at more than 4.7 million persons, Greater Phoenix ranks fifth in percentage growth behind several smaller metro areas such as Austin and Las Vegas. Between 2010 and 2018, Greater Phoenix grew by 664,835 persons, ranking third in the country behind the Dallas and Houston metro areas.

Fastest Growing Metro Areas 2017 & 2018 By Numeric Growth			
Rank	Metro Area	Net Change 2016-2017	Net Change 2017-2018
1	Dallas-Fort Worth	146,238	131,767
2	Phoenix	88,772	96,268
3	Houston	94,417	91,689
4	Atlanta	89,013	75,702
5	Orlando	56,498	60,045
6	Seattle	64,386	54,894
7	Austin	55,269	53,086
8	Riverside-San Bernardino	57,017	51,934
9	Tampa-St. Petersburg	54,874	51,438
10	Washington D.C.	65,908	49,949

Source: U.S. Census

Fastest Growing Metro Areas 2017 & 2018 By Percentage Growth			
Rank	Metro Area	Net Change 2016-2017	% Change 2017-2018
1	Austin	2.68%	2.51%
2	Orlando	2.30%	2.39%
3	Las Vegas	2.20%	2.21%
4	Raleigh	2.31%	2.11%
5	Phoenix	1.91%	2.02%
6	Jacksonville	1.93%	1.98%
7	Dallas-Fort Worth	2.02%	1.78%
8	San Antonio	1.97%	1.77%
9	Charlotte	2.01%	1.76%
10	Tampa-St. Petersburg	1.81%	1.66%

Source: U.S. Census

Greater Phoenix is also a top 10 metro area in employment growth. In 2018, 68,100 jobs were created, second only to the Dallas-Fort Worth area. On a percentage basis, Greater Phoenix ended with a job increase of 3.34% for the year.

Fastest Growing Employment Centers 2018 By Numeric Growth		
Rank	Metro Area	Net Change 2017-2018
1	Dallas-Fort Worth	86,800
2	Phoenix	68,100
3	Houston	64,900
4	Atlanta	58,400
5	San Francisco-Oakland	55,000
6	Miami-Fort Lauderdale	49,900
7	Riverside-San Bernardino	49,300
8	Seattle	48,700
9	Orlando	44,800
10	Chicago	44,800

Source: U.S. BLS

Fastest Growing Employment Centers 2018 By Percentage Growth		
Rank	Metro Area	% Change 2017-2018
1	Orlando	3.58%
2	Riverside-San Bernardino	3.39%
3	Phoenix	3.34%
4	Austin	3.32%
5	Nashville	3.07%
6	Las Vegas	2.99%
7	Denver	2.47%
8	Seattle	2.44%
9	Dallas	2.41%
10	Charlotte	2.41%

Source: U.S. BLS



Greater Phoenix has fully recovered from the Great Recession. After losing 239,800 jobs in the recession, it has regained another 443,500 jobs (185% of jobs lost) since the bottom of the job market in September 2010. The outlook for job growth in Greater Phoenix is very positive over the next ten years. It is notable that since 2009, 87% of all job growth in the State has occurred in Greater Phoenix.

1.2 Residential Development

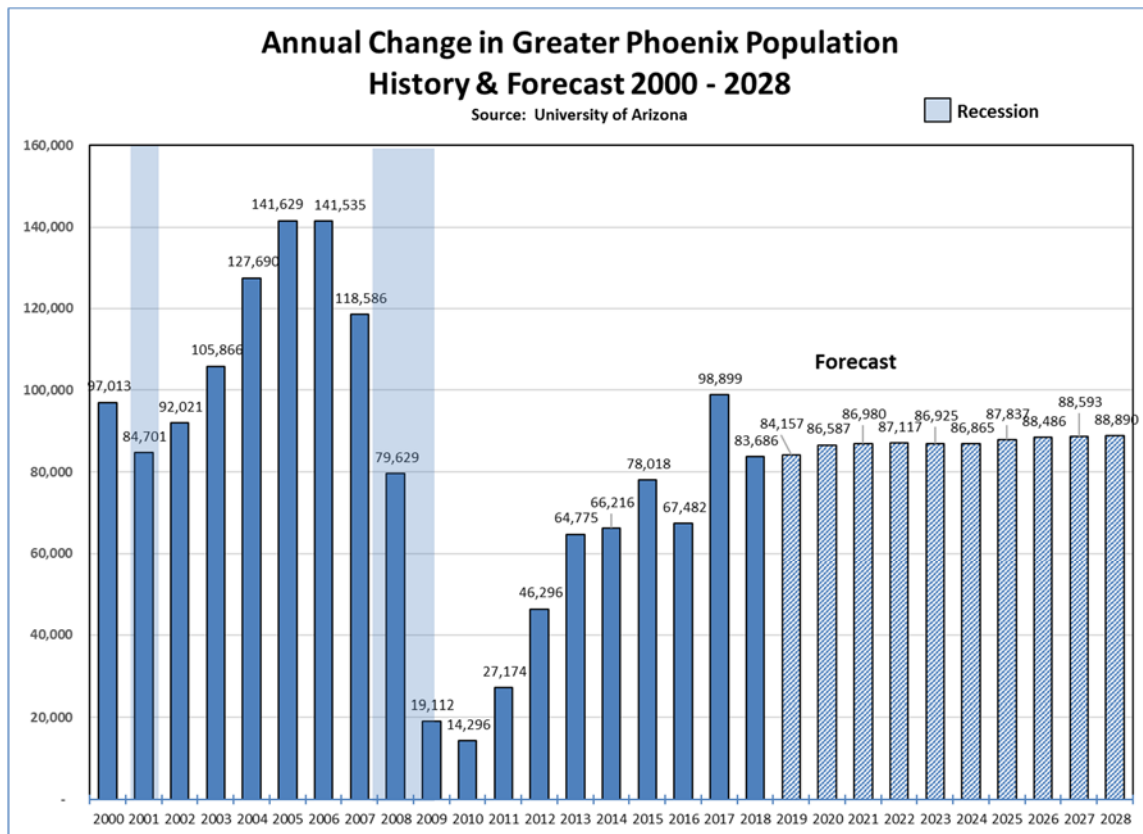
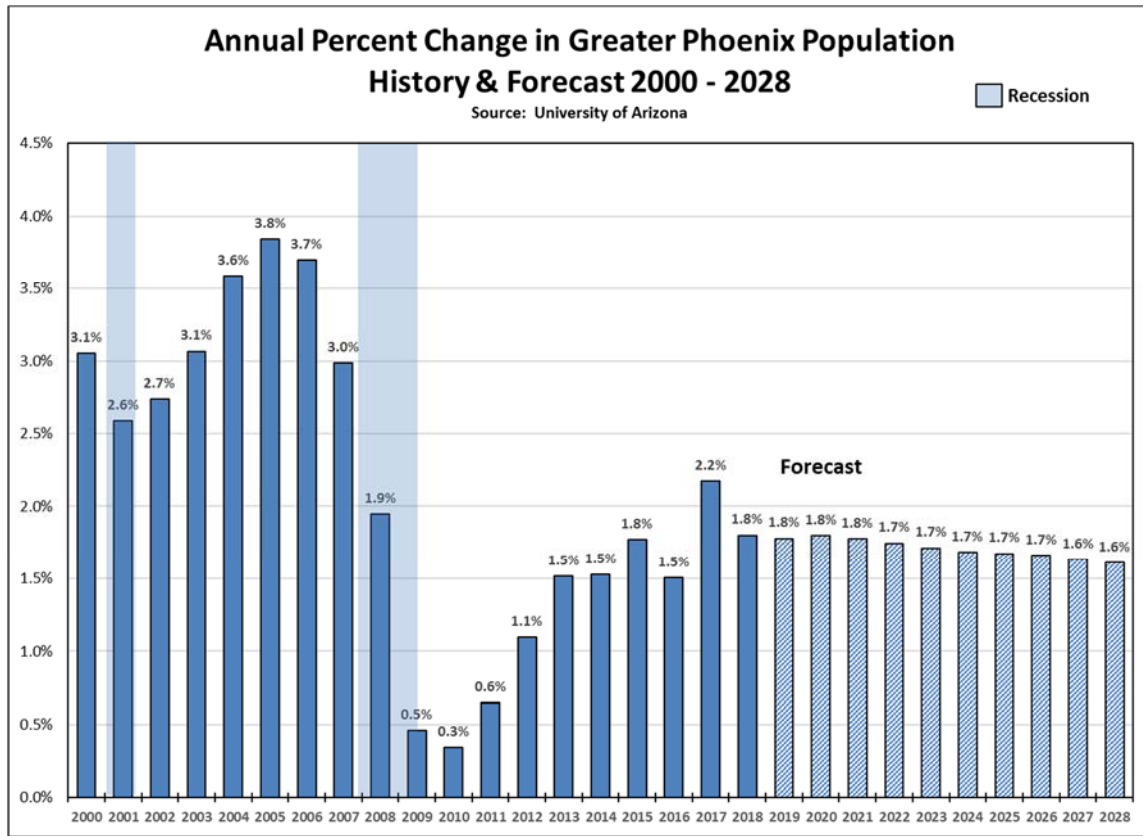
While Greater Phoenix is now experiencing strong growth, the overall recovery since the end of the recession has been slow. The region's residential homebuilding market has still not returned to levels of historical performance typically following a recession. In contrast, the multi-family market has been very strong, partly due to restrictions on the availability of credit for home loans, student debt burden, and households that can't purchase a home due to poor credit or foreclosure. During the recession, Greater Phoenix experienced a downturn that was more severe than in other metropolitan areas of the country, a result of overbuilding in both the single family and commercial real estate sectors. Real estate market downturns have occurred before in Greater Phoenix but not to this extent.

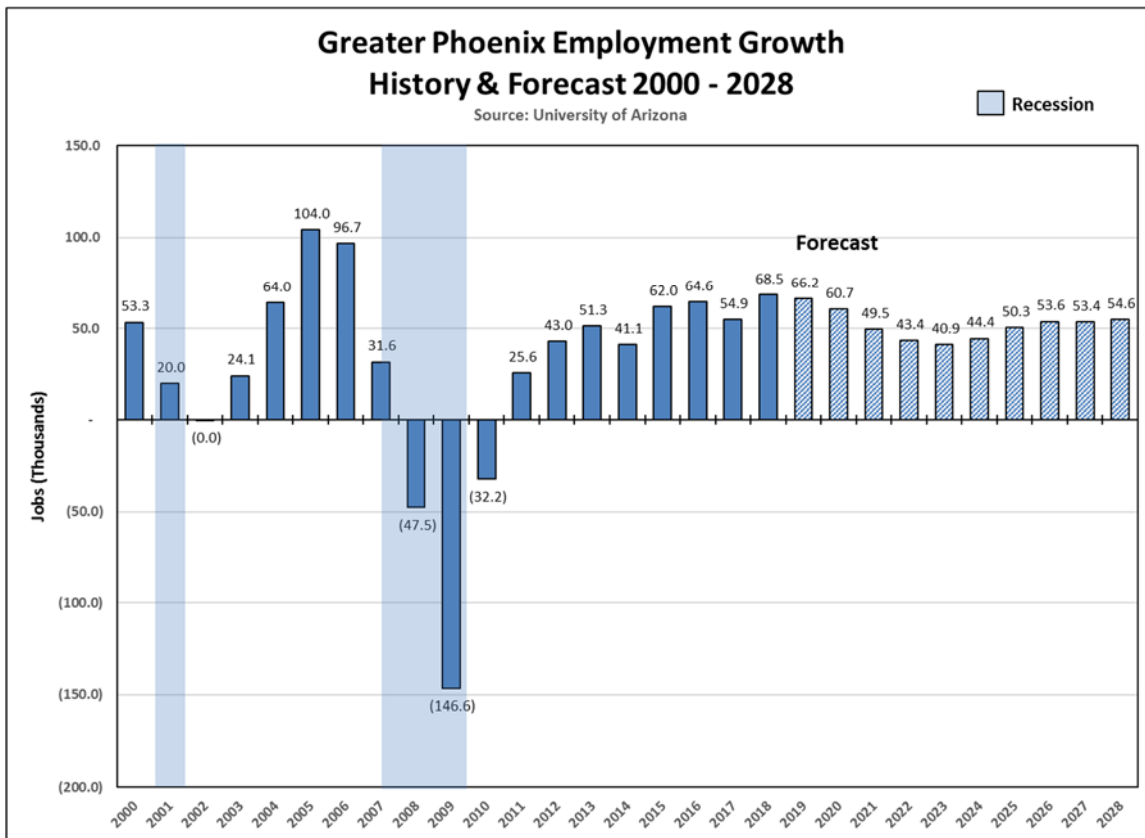
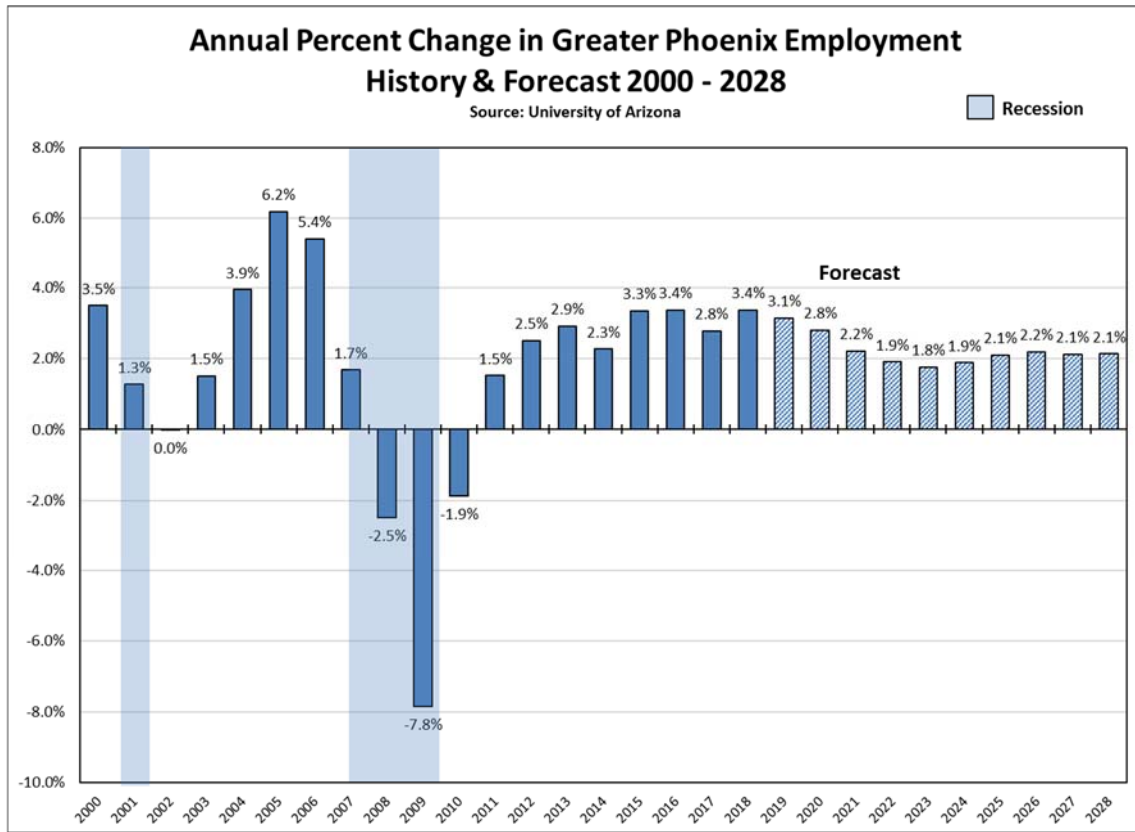
1.3 Forecasts

Despite the slow recovery, Greater Phoenix is expected to see significant population and employment growth over the next ten years. Forecasts from the University of Arizona show that Greater Phoenix should grow by an average of 1.6% to 1.8% per year through 2018. While this growth rate is significantly lower than previous economic expansions, the absolute number of forecasted new residents is impressive at more than 80,000 persons per year. Because of the size of Greater Phoenix at more than 4.7 million persons, the area's growth rate will be lower compared to earlier years. Overall, Greater Phoenix is expected to grow by 872,400 persons by 2028. (Note: the forecasts from the University of Arizona differ from the population estimates produced by the U.S. Census.)

Likewise, job growth is finally occurring again and is forecasted by the University of Arizona to grow at an average of 52,000 jobs each year over the next ten years. Healthy job growth could stimulate additional population growth and the region could possibly see population growth rates increase above 2.0%. Greater Phoenix has become an important job center of the Southwest U.S. because of its moderate cost of living relative to the West Coast.

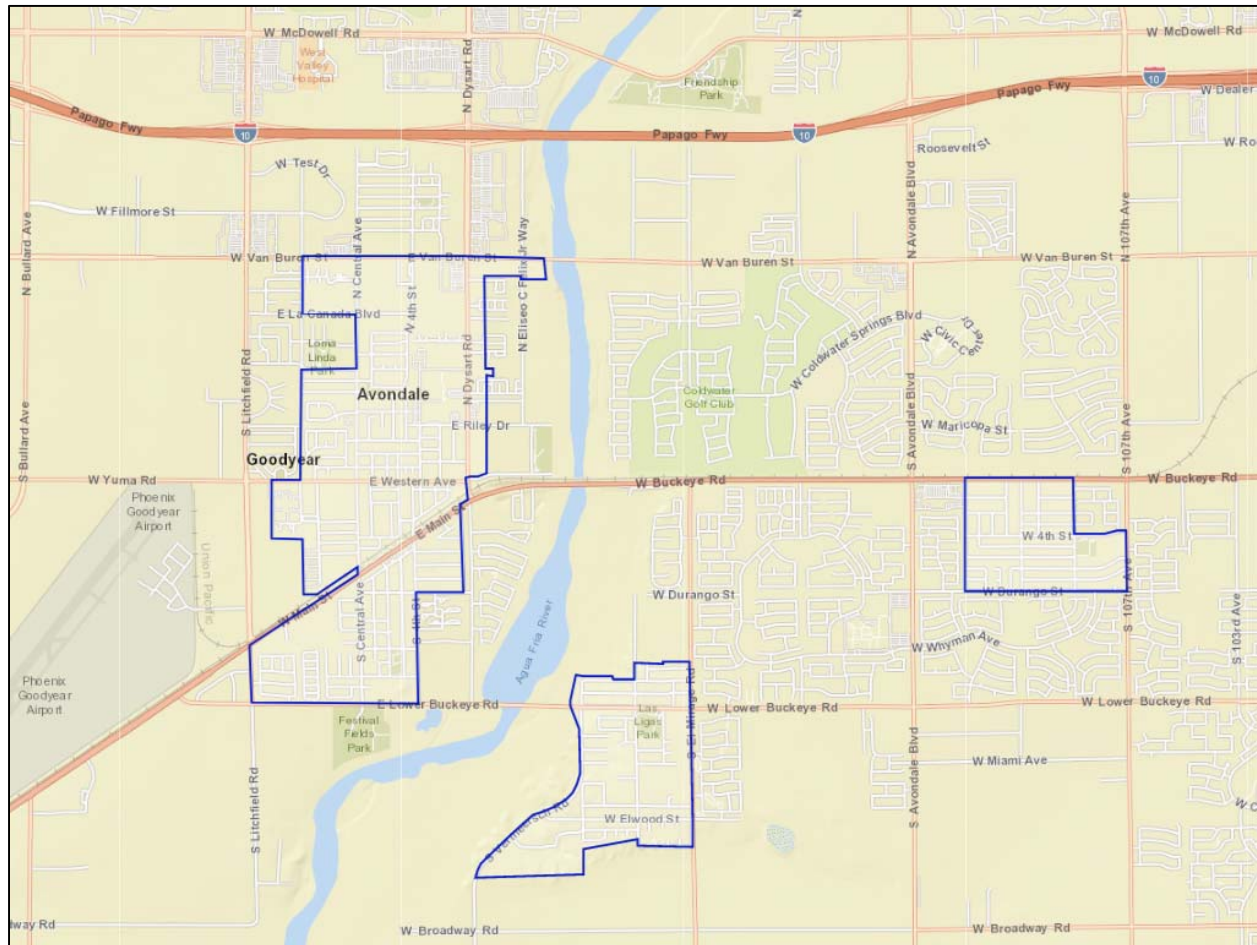






2.0 Market Area Overview

The three historic areas are all located within south Avondale and within three miles of each other. Due to the relatively close proximity of the sites, all three areas are considered to be within the same market area, though each area's unique characteristics will generate differing redevelopment opportunities.



Throughout this study, a one-mile, three-mile, and five-mile radius will be referenced to help illustrate the historic areas' near-term and long-term opportunities. In general, a three-to-five-mile radius is considered to be a suitable market area in which a given real estate development product competes. This varies by development type. On the low end of the distance scale are local serving uses, such as neighborhood retail (grocery, fitness, personal services, fast food, etc.). On the high end of the scale would be uses that can generate a more regional draw, such as a restaurant and entertainment district. The following map illustrates the extent of these regions from Historic Avondale.



There are approximately 16,200 residents within one mile of the Historic Avondale downtown. This figure grows to 69,400 residents within three miles and 174,400 residents within 5 miles. The median age is young (28.4) within one mile and gradually reports an older population as the market area grows outward, though still much younger than the Maricopa County average. Median household income in the area ranges from \$42,671 to \$67,787.

South Avondale Demographic Summary			
	1 mile	3 miles	5 miles
2019 Summary			
Population	16,189	69,408	174,437
Households	4,752	21,339	55,611
Families	3,455	15,900	42,759
Average Household Size	3.38	3.23	3.13
Owner Occupied Housing Units	2,096	12,084	37,879
Renter Occupied Housing Units	2,655	9,255	17,732
Median Age	28.4	30.1	32.3
Median Household Income	\$42,671	\$58,494	\$67,787
2024 Summary			
Population	17,303	75,069	191,356
Households	5,076	23,015	60,950
Families	3,679	17,113	46,711
Average Household Size	3.38	3.24	3.13
Owner Occupied Housing Units	2,304	13,319	42,021
Renter Occupied Housing Units	2,771	9,695	18,930
Median Age	28.9	30.8	32.5
Median Household Income	\$50,310	\$65,645	\$77,359

Source: ESRI Business Analyst 2019

2.2 Population Projections

As of the latest projections from the Maricopa Association of Governments (MAG), modest growth in residential development is anticipated in the region. By 2030, MAG is projecting just over 20,000 new residents within three miles of historic Avondale. Nearly 43,400 new residents are expected during the same timeframe within 5 miles of the subject sites.

Beyond 2030, MAG expects the South Avondale region to experience continued growth. These projections report over 12,500 new residents between 2030 and 2040 within three miles and an additional 8,600 residents in the decade following (2040-2050). Within five miles, an additional 21,400 new residents are expected between 2030 and 2040. From 2040 to 2050 an additional 14,800 new residents are projected.

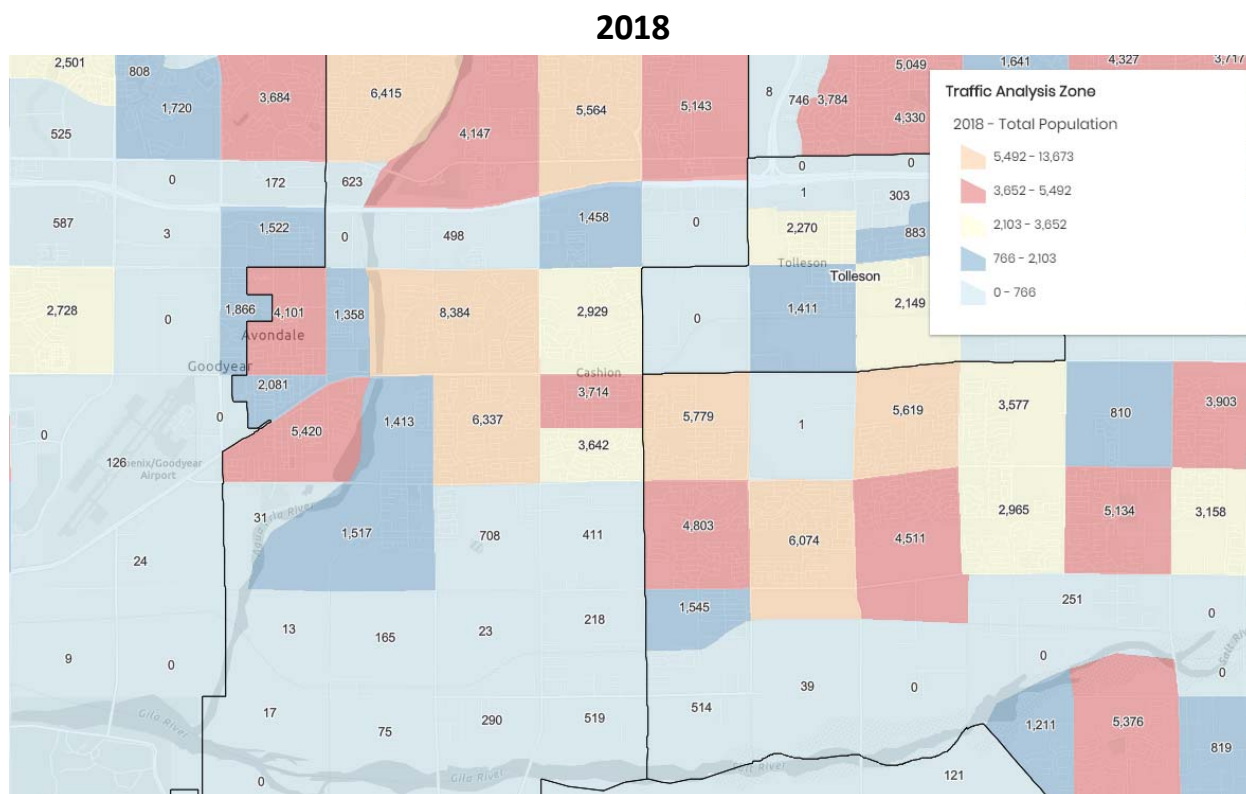
In terms of commercial development and new jobs, there are 8,800 new jobs projected by 2030 within 3 miles and over 17,000 new jobs within five miles. New job growth is expected to continue at a higher rate between 2030 and 2050 in both the immediate and larger market areas.



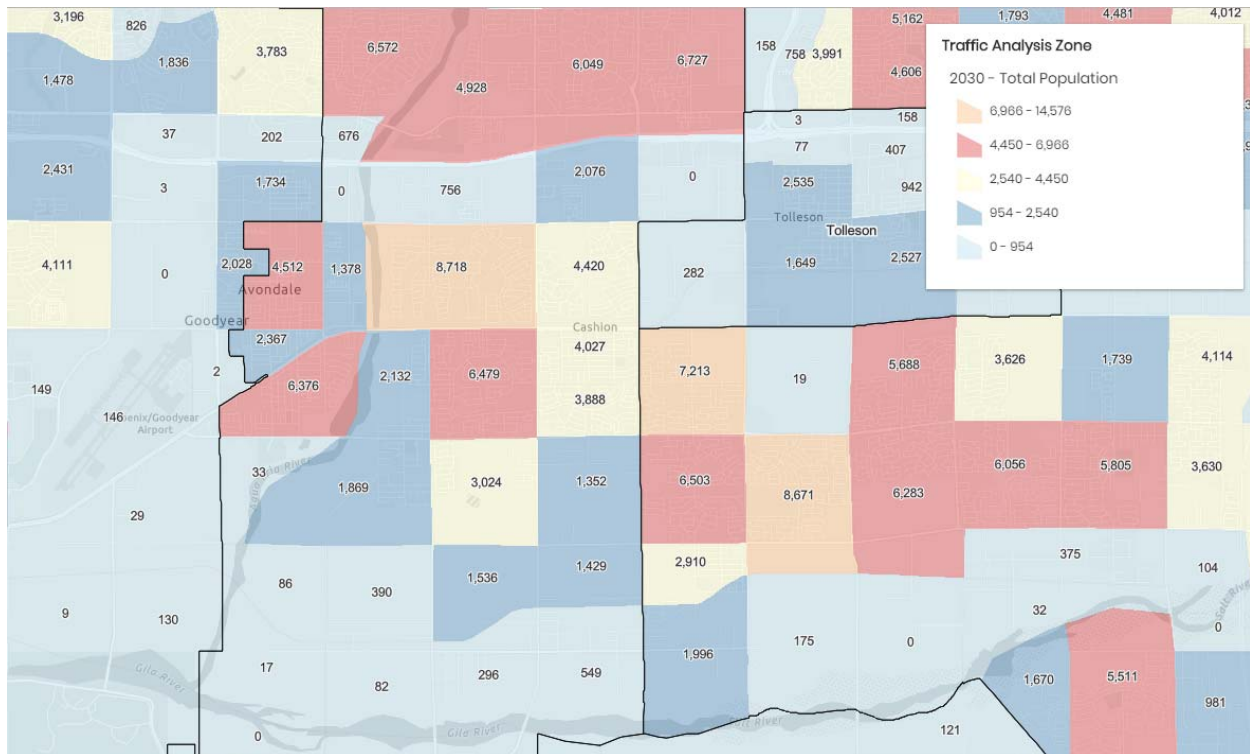
South Avondale Long Term Projections 2018-2055						
	2018	2020	2030	2040	2050	2055
3-Mile Radius						
Total Population	83,174	86,206	103,211	115,739	124,306	127,866
New Population		3,032	17,005	12,528	8,567	3,560
Annual % Growth		1.8%	1.8%	1.2%	0.7%	0.6%
Site Based Jobs	25,879	27,068	34,686	44,384	54,171	58,106
New Jobs		1,189	7,618	9,698	9,787	3,935
Annual % Growth		2.3%	2.5%	2.5%	2.0%	1.4%
5-Mile Radius						
Total Population	184,364	190,682	227,762	249,169	263,940	271,020
New Population		6,318	37,080	21,407	14,771	7,080
Annual % Growth		1.7%	1.8%	0.9%	0.6%	0.5%
Site Based Jobs	54,572	57,451	71,658	89,626	107,309	115,843
New Jobs		2,879	14,207	17,968	17,683	8,534
Annual % Growth		2.6%	2.2%	2.3%	1.8%	1.5%

Source: Maricopa Association of Governments 2019

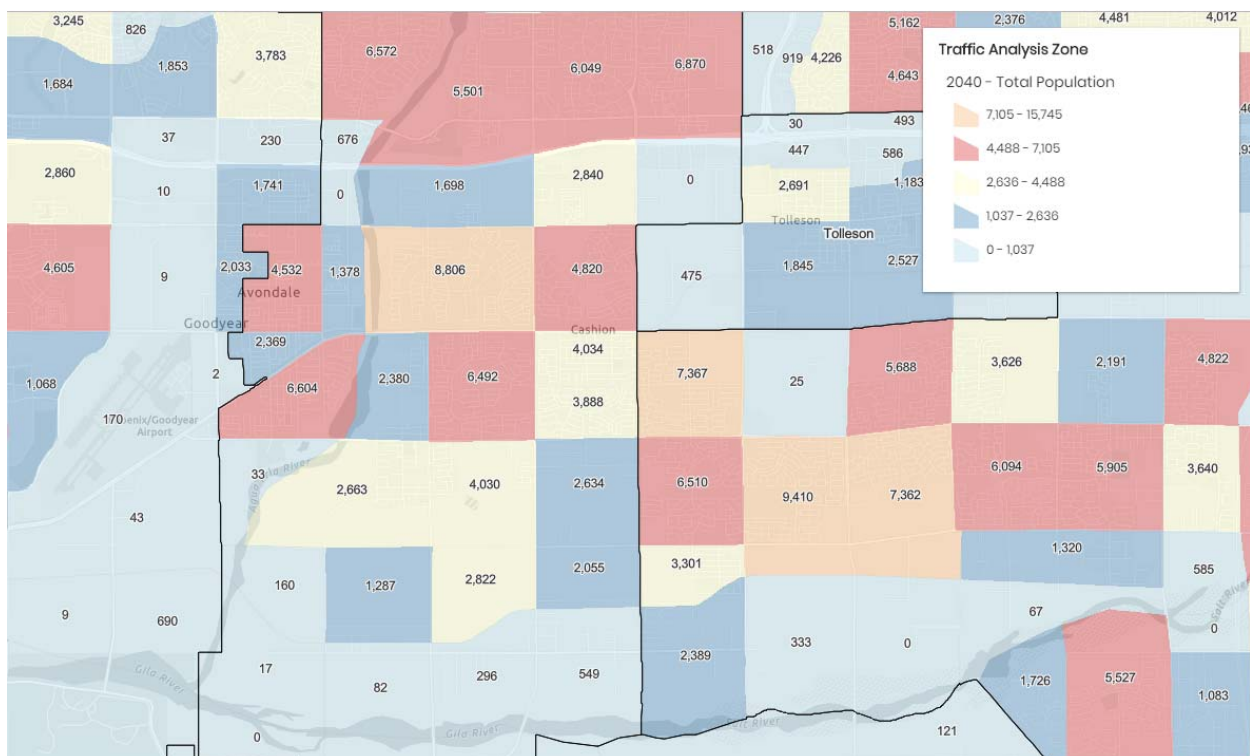
The following maps illustrate the growth and density of population in the south Avondale region.



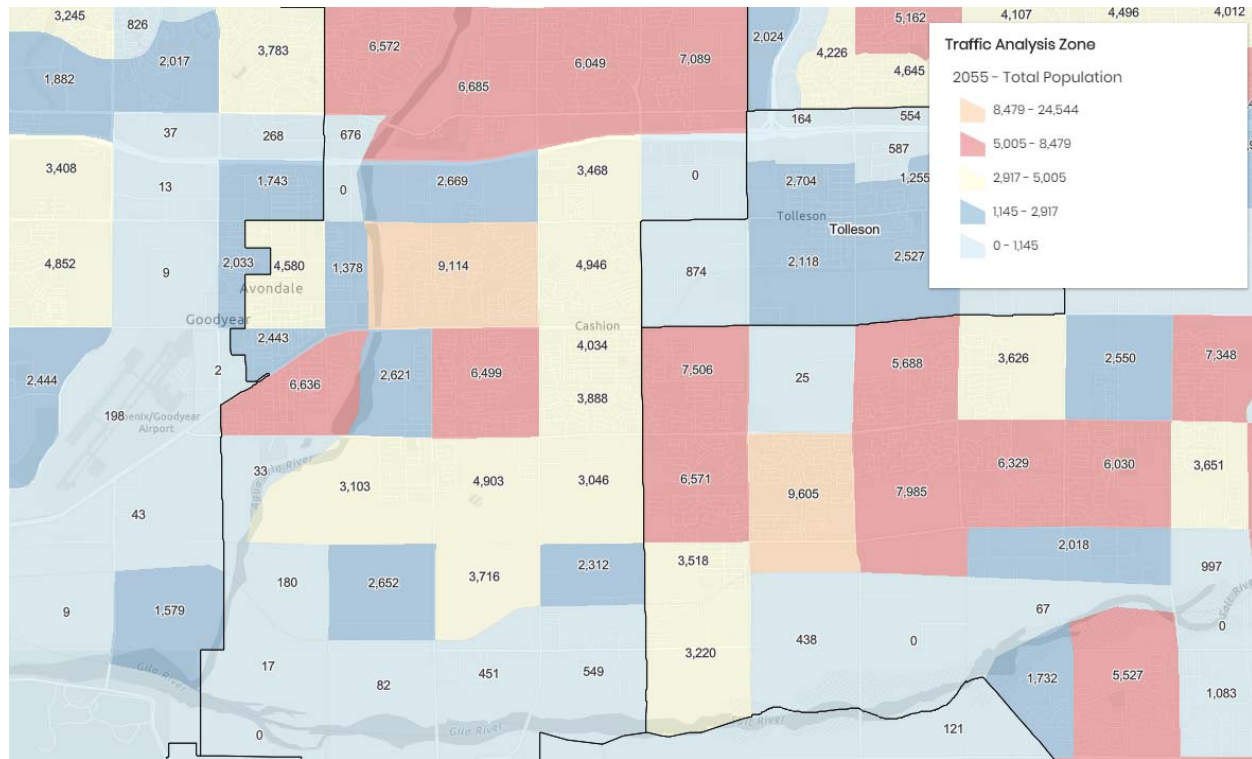
2030



2040



2055

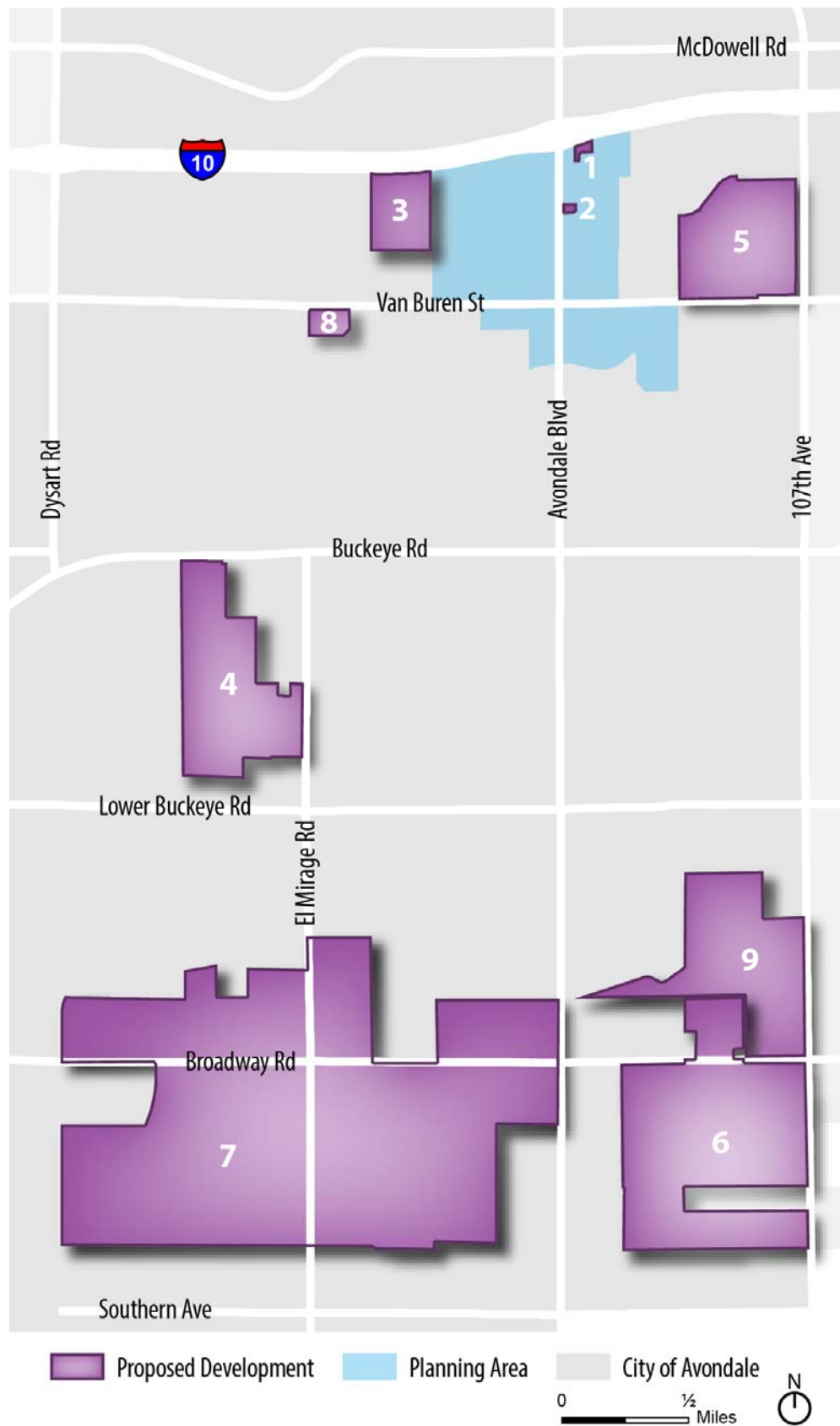


2.3 New Development

Several new residential developments are planned for South Avondale. Roosevelt Park (607 total homes at build out), Fairway Townhomes (161 units at the SEC of Fairway and Van Buren) Del Rio Ranch (491 homes), Verde Trails (over 1,000 homes), Alamar (3,695 homes), Entrada (estimated 600 homes), and Hermosa Ranch (309 acres) are all positive trends for the continued growth in the southern region of Avondale.

South Avondale Residential Development Pipeline						
Map	Project	Location	Type	Size		Status
4	Del Rio Ranch Phase III	W of El Mirage Rd S of Buckeye Rd	SFR	491	homes	Planned 2019
5	Roosevelt Park Phase II	NWC 107th Ave & Van Buren	SFR	607	homes	Planned 2019
6	Verde Trails I & II	SWC 107th Ave & Broadway	SFR	675	homes	Planned 2019
7	Alamar Phase I	SWC Avondale Blvd & Broadway	SFR	461	homes	Planned 2020
8	Fairway Townhomes	SEC Fairway Dr & Van Buren	TH	161	homes	Proposed
9	Entrada	NWC 107th Ave & Broadway	SFR	600	homes	Proposed

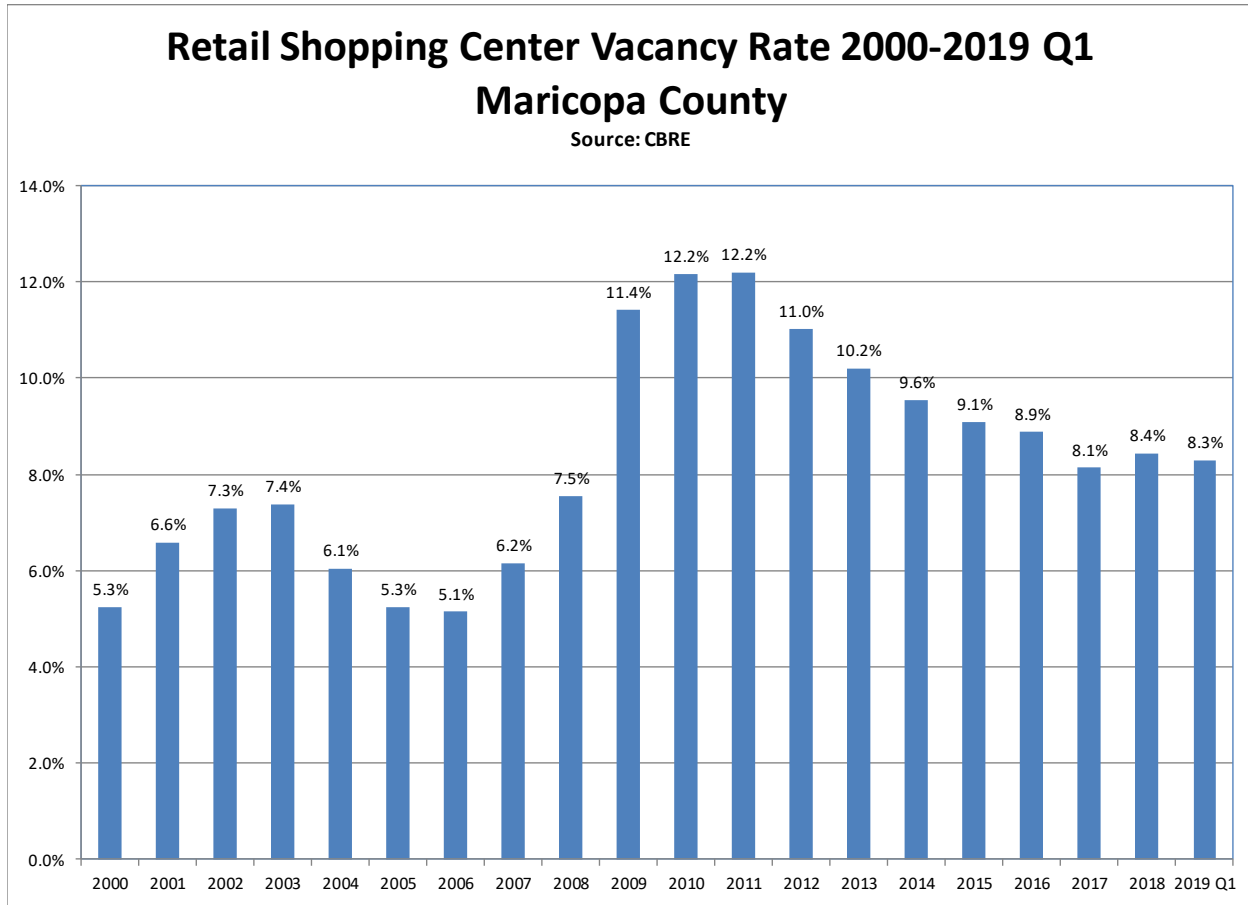




3.0 Retail

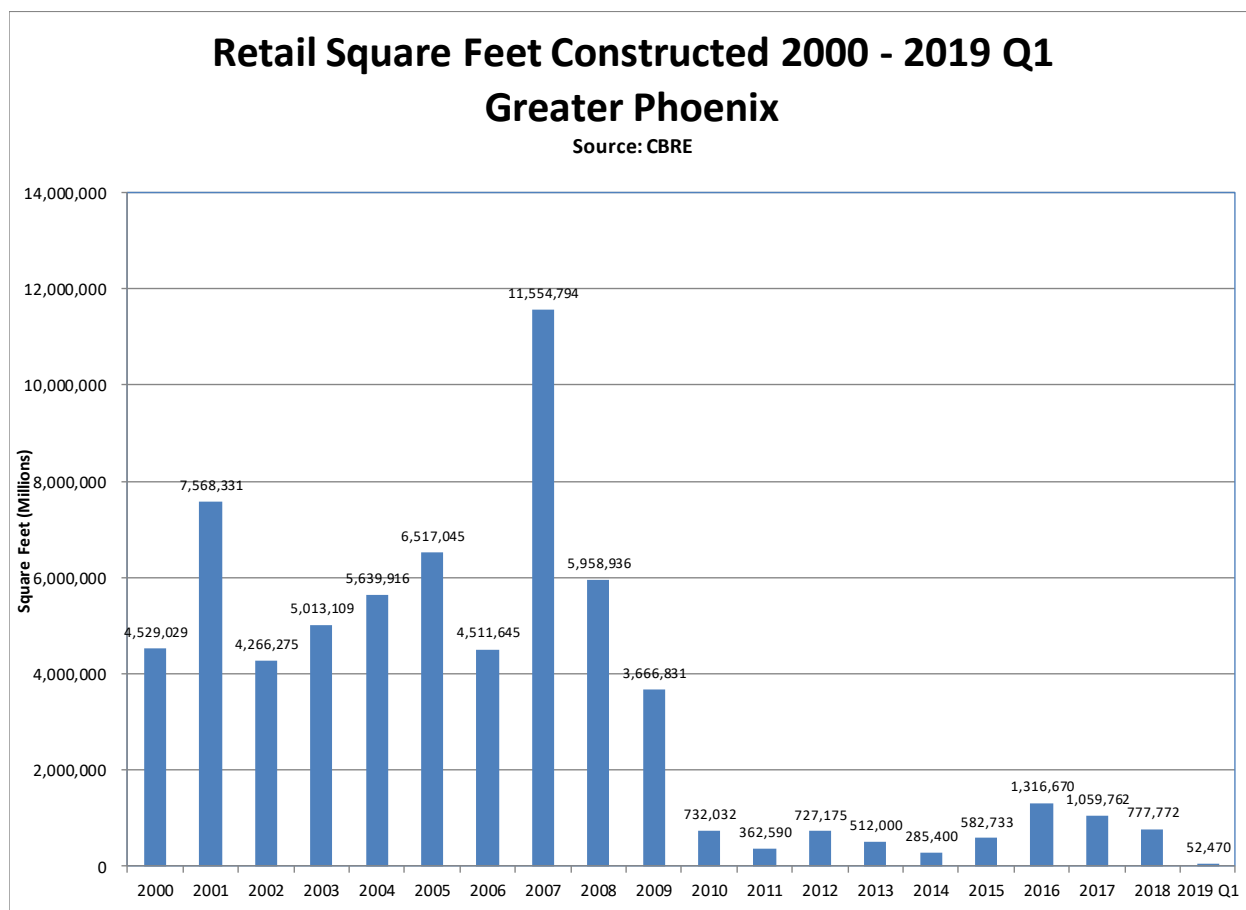
3.1 Maricopa County Retail Market

Over the past 10 years, the Maricopa County retail market has experienced some of its highest vacancy rates in history resulting from the effects of the Great Recession. According to CBRE, the vacancy rate across the Valley reached 12.2% in 2010 and 2011, the highest vacancy rate for retail space ever recorded in the region. Since that time, the vacancy rate has trended downward to 8.3% at the start of 2019.



As a result of the recession and high vacancy rates, shopping center construction activity has declined dramatically. According to CBRE, between 2000 and 2008, an average of 6.1 million square feet of retail space was constructed each year in Maricopa County with 11.6 million square feet constructed in 2007 alone. Since 2010, only 6.4 million square feet of total retail space has been completed or an average of 700,000 square feet each year.





Market conditions existing today in the retail real estate sector have been affected by the last recession. The latest business cycle illustrated longer-term challenges for the brick-and-mortar retail market in Greater Phoenix as well as trends that will affect how the market performs in the future. Following are some of those trends and challenges.

- **Domination:** The market has become dominated by big box retailers and power/community shopping centers.
- **Obsolescence:** Retailing is constantly changing resulting in some companies going out of business as others are entering the marketplace. Currently, restaurants and value-oriented retail are the most viable in the market and actively expanding.
- **Consolidation:** As retail market conditions change, consolidation of companies within the industry occurs. This trend is particularly evident in the grocery store sector.
- **Internet or E-Commerce Sales:** E-Commerce will continue to grow for the foreseeable future. This places more emphasis for development opportunities on restaurants, entertainment, and other experiential retail.

The Greater Phoenix retail market had a relatively healthy 2018, with both reduced vacancy and continued absorption, albeit more modest than in 2017. With the local economy remaining



healthy and the housing market continuing on its path of development, expanding retailers will likely sustain the momentum in the market, particularly among restaurants and other small-space users that thrive when household incomes increase.

Some of the most actively developed retail types in today's market include restaurants, value-oriented retail, fitness centers, and local services. These users may be located within anchor buildings, shops or freestanding pads.

3.2 Southwest Valley Retail Market

In the West/Southwest submarket, there is 1.2 million square feet of retail space planned in existing and future shopping centers.

Retail Construction Phases Under Construction & Planned					
Property Name Address	Total SF Year Built	Existing	Under Construction	Planned	Development Type
ALDI Laveen Center SE Baseline Rd/59th Ave	52,900 2019			52,900	Neighborhood Center
Canyon Trails Towne Center NE Yuma Rd Cotton Ln	700,000 2008	389,271		139,300	Power Center
EoS Fitness NE Encanto Ave/75th Ave	81,000 2018	35,000		46,000	Neighborhood Center
Estrella Commons SEC I-10/Estrella Pkwy	190,400 2019			190,400	Neighborhood Center
Laveen Park Place SW Baseline Rd/59th Ave	273,763 2018			273,763	Power Center
Maya Cinemas SW McDowell Rd/67th Ave	83,076 2019			83,076	Neighborhood Center
Park 10 SE McDowell Rd/107th Ave	146,305 2016	69,665		76,640	Retail/Office
Pebblecreek Village SW McDowell Rd Pebble Creek Pkwy	176,420 2018			176,420	Neighborhood Center
Sundance Marketplace SE Yuma Rd Watson Rd	64,151 2018			64,151	Community Center
Village Grove at Verrado NW Indian Schl Rd Jackrabbit Trl	173,557 2018			140,270	Neighborhood Center
Properties: 10	1,941,572	493,936		1,242,920	
Source: CBRE					

3.3 Market Area Spending Potential

The U.S. Consumer Expenditure Survey is an important source of information that describes the spending habits of U.S. residents. The Survey has been conducted for decades and provides a consistent, long term history of spending trends.

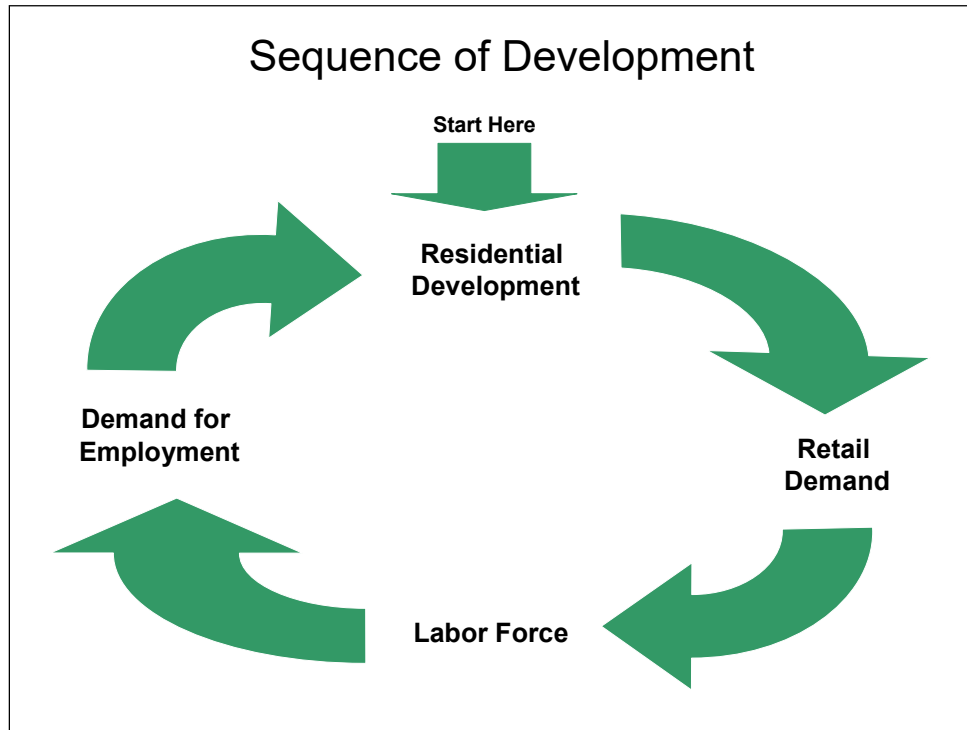


Due to the extensive amount of retail along the I-10 within the market area, the current retail gap analysis shows very few gaps in the market today. Based on the data below, a gas station is the only category that shows any short term potential.

Retail MarketPlace Profile Avondale Revitalization Areas - 3 Mile Radius			
Summary Demographics			
2019 Population	69,408		
2019 Households	21,339		
2019 Median Disposable Income	\$50,534		
2019 Per Capita Income	\$22,108		
2017 Industry Group	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap
Motor Vehicle & Parts Dealers	\$124,322,513	\$236,560,451	-\$112,237,938
Furniture & Home Furnishings Stores	\$19,510,168	\$26,400,666	-\$6,890,498
Electronics & Appliance Stores	\$19,641,897	\$28,274,020	-\$8,632,123
Bldg Materials, Garden Equip. & Supply Stores	\$39,559,337	\$60,992,957	-\$21,433,620
Food & Beverage Stores	\$98,341,569	\$140,940,039	-\$42,598,470
Health & Personal Care Stores	\$35,092,355	\$44,986,527	-\$9,894,172
Gasoline Stations	\$55,988,593	\$25,297,676	\$30,690,917
Clothing & Clothing Accessories Stores	\$27,292,863	\$17,894,315	\$9,398,548
Sporting Goods, Hobby, Book & Music Stores	\$16,418,535	\$31,773,695	-\$15,355,160
General Merchandise Stores	\$112,520,002	\$277,718,976	-\$165,198,974
Miscellaneous Store Retailers	\$22,681,256	\$29,403,633	-\$6,722,377
Nonstore Retailers	\$5,752,599	\$133,527	\$5,619,072
Food Services & Drinking Places	\$63,550,407	\$136,731,537	-\$73,181,130
Source: Esri and Infogroup. Esri 2019 Updated Demographics. Esri 2017 Retail MarketPlace. Copyright 2019 Esri. Copyright 2017 Infogroup, Inc. All rights reserved.			

Despite the obvious surplus in most of the retail categories, each new additional resident will create demand for additional local serving retail. Continued residential development in all forms within the market area will be critical to the eventual success of additional commercial development. As the following graphic helps to illustrate, local residents will be the main source of retail demand and also provide a local workforce for office development. This residential development must come first, eventually building to a critical mass of residents to attract additional retailers.





Based on the future growth of the area outlined previously, the following table illustrates that new, local serving retail development will be warranted in the future. By 2030, new residential development in South Avondale should create demand for just over 50,000 square feet of grocery store space. This would be equivalent to a small format grocer such as Sprout's. In addition to grocery store space, an estimated 82,300 square feet of new space will be demanded in other local serving retail categories such as restaurants. By 2040, there will be an estimated 82,200 square feet of grocery store demand and 133,700 square feet of other local serving retail demand.



Future Retail Spending Analysis Avondale Revitalization Areas 3-Mile Radius		
Income & Spending Assumptions	Dollars	Percent of Income
Market Area Average Household Income 2019	\$71,924	
Total Retail Spending/Hhld (Excluding vehicles)	\$18,874	26.2%
Local-Serving Retail Spending	\$8,106	11.3%
Grocery Spending/Hhld	\$4,102	5.7%
Other Non-Grocery Local-Serving Retail Spending/Hhld	\$4,003	5.6%
Regional-Serving Retail Spending/Hhld	\$7,504	10.4%
Restaurant Spending/Hhld	\$3,264	4.5%
	2030	2040
New Population	20,037	32,565
Households (based on 3.25 pers/hhld)	6,165	10,020
Supportable Local-Serving Retail Demand		
Total Grocery Spending	\$25,292,426	\$41,106,345
Supportable SF at \$500 Per SF in Sales	50,585	82,213
Other Local-Serving Retail Spending (excluding Groceries)	\$24,680,655	\$40,112,070
Supportable SF at \$300 Per SF in Sales	82,269	133,707
Sources: U.S. Consumer Expenditure Survey, ESRI 2019, AZ DOA		



4.0 Multi-Family

4.1 Maricopa County Overview

The following table illustrates a 15-year history of multi-family trends for Maricopa County by certain performance metrics such as vacancy and rent. As the table shows, periods of high vacancy lead to softening of rents and depressed construction activity during the Great Recession. Ultimately as the economy recovered, lower vacancy and rent appreciation resulted.

The region is currently in a period of historically high occupancy levels and increasing rents which are expected to continue. From 2013 through 2018, rents rose by an annual average of 6.7% on a compounded basis (6.3% growth in price per square foot annually). The market is expected to continue in this pattern for the near term.

Maricopa County Multi-Family Trends						
Year	% Vacant	Average Rent/Unit	% Rent Growth	Average SF/Unit	Average Rent/SF	% Growth
2004	10.7%	\$659	0.3%	804	\$0.82	0.2%
2005	8.3%	\$672	2.0%	801	\$0.84	2.4%
2006	7.3%	\$711	5.8%	796	\$0.89	6.5%
2007	9.4%	\$739	3.9%	797	\$0.93	3.8%
2008	12.0%	\$745	0.8%	799	\$0.93	0.5%
2009	14.3%	\$726	-2.6%	803	\$0.90	-3.1%
2010	12.7%	\$716	-1.3%	805	\$0.89	-1.5%
2011	9.9%	\$717	0.1%	807	\$0.89	-0.2%
2012	8.7%	\$736	2.7%	821	\$0.90	1.3%
2013	8.0%	\$749	1.7%	822	\$0.91	1.2%
2014	7.5%	\$791	5.6%	829	\$0.95	4.7%
2015	7.3%	\$847	7.1%	831	\$1.02	6.9%
2016	7.3%	\$904	6.7%	833	\$1.09	6.4%
2017	7.9%	\$952	5.3%	836	\$1.14	4.9%
2018	7.3%	\$1,037	9.0%	839	\$1.24	8.6%
Q2 2019	7.3%	\$1,075	7.5%	839	\$1.28	7.5%
2004-2018 Average Annual Growth Rate		3.3%			3.0%	
2013-2018 Average Annual Growth Rate		6.7%			6.3%	

Source: RealData



Since 2015, over 34,500 apartment units have been built in the county. The average size and rents for these units are higher than the typical apartment complex found in the region. Overall, the typical unit constructed in the last five years is 937 square feet in size with a rent of \$1.63 per square foot. Rents for the newest communities are averaging \$1.85 per square foot.

4.2 West Valley Overview

Of the 145 complexes built in the county since 2015, the majority (88 complexes) have been built in Phoenix, Scottsdale and Tempe. These cities also command the highest rents with complexes in the remaining suburban cities having rents generally much lower. Most of the construction activity has occurred in Phoenix (primarily the central city), and the East Valley. An estimated 18 communities (12%) have been completed in the West Valley.

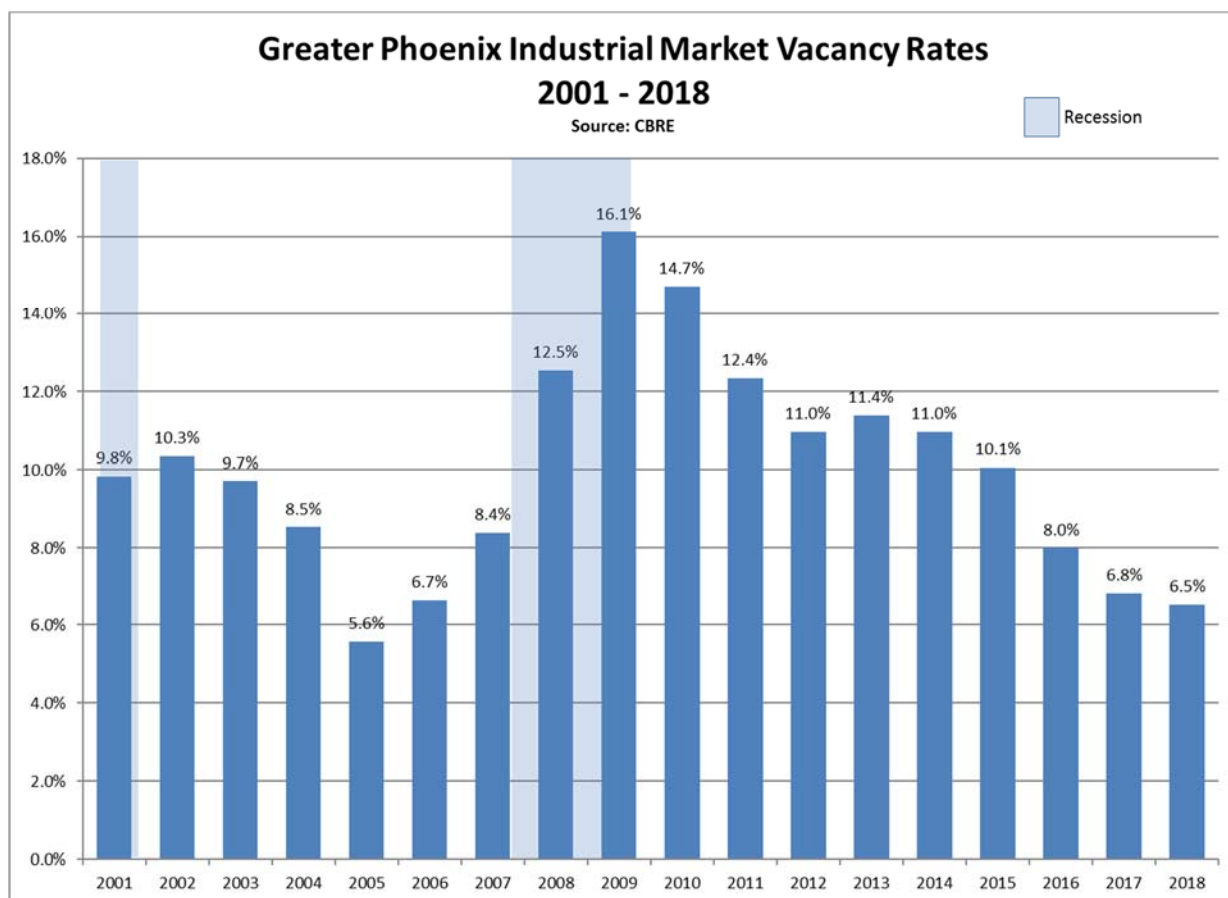
There have been positive trends in apartment development for the suburban areas of the Valley, especially for sites with freeway access. Just a few years ago, there were no active apartment projects west of the I-17. Today, there are several projects that have been built, under construction, or in the planning stages. Close proximity to the freeway is a common site selection factor for these suburban apartment projects. The recently completed 400-unit Avalon apartment community (located north of McDowell on 103rd Avenue, north of the Harkins and Costco anchored Gateway Pavilions shopping center) is one example of that positive trend for continued suburban and West Valley multi-family development.



5.0 Industrial

At the end of 2018, the Greater Phoenix industrial market was comprised of 318.2 million square feet of building space according to CBRE, an increase of approximately 113.4 million square feet since 2001. The market is affected by economic cycles, similar to most real estate products. However, for the most part, the swings in vacancy and occupancy of industrial buildings have been less severe than other real estate sectors, particularly when compared to the office sector.

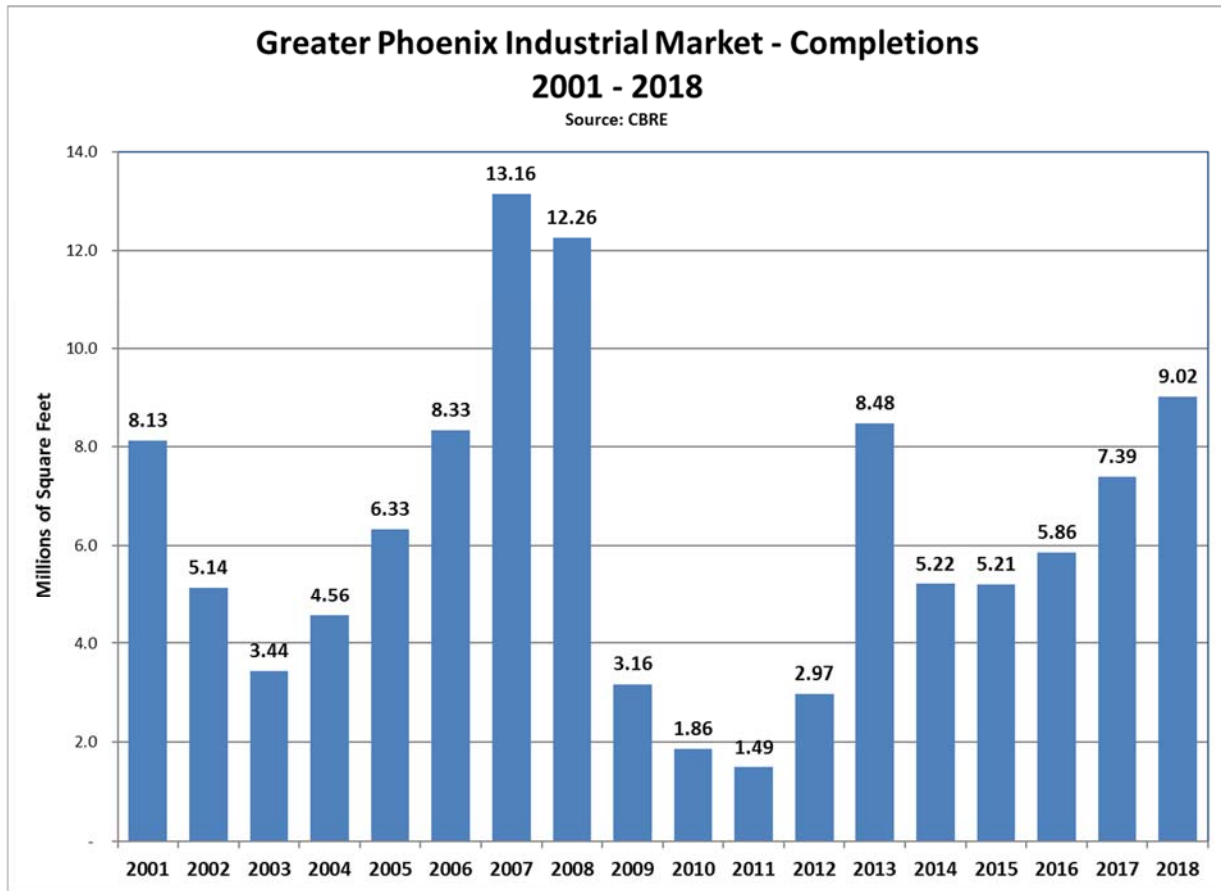
The vacancy rate for the industrial market has averaged just under 10% over the last 17 years. Prior to the Great Recession, the vacancy rate declined to 5.6% before spiking to 16.1% at the height of the recession. Since 2009, vacancy rates have declined to 6.7% suggesting near full occupancy of the industrial inventory.

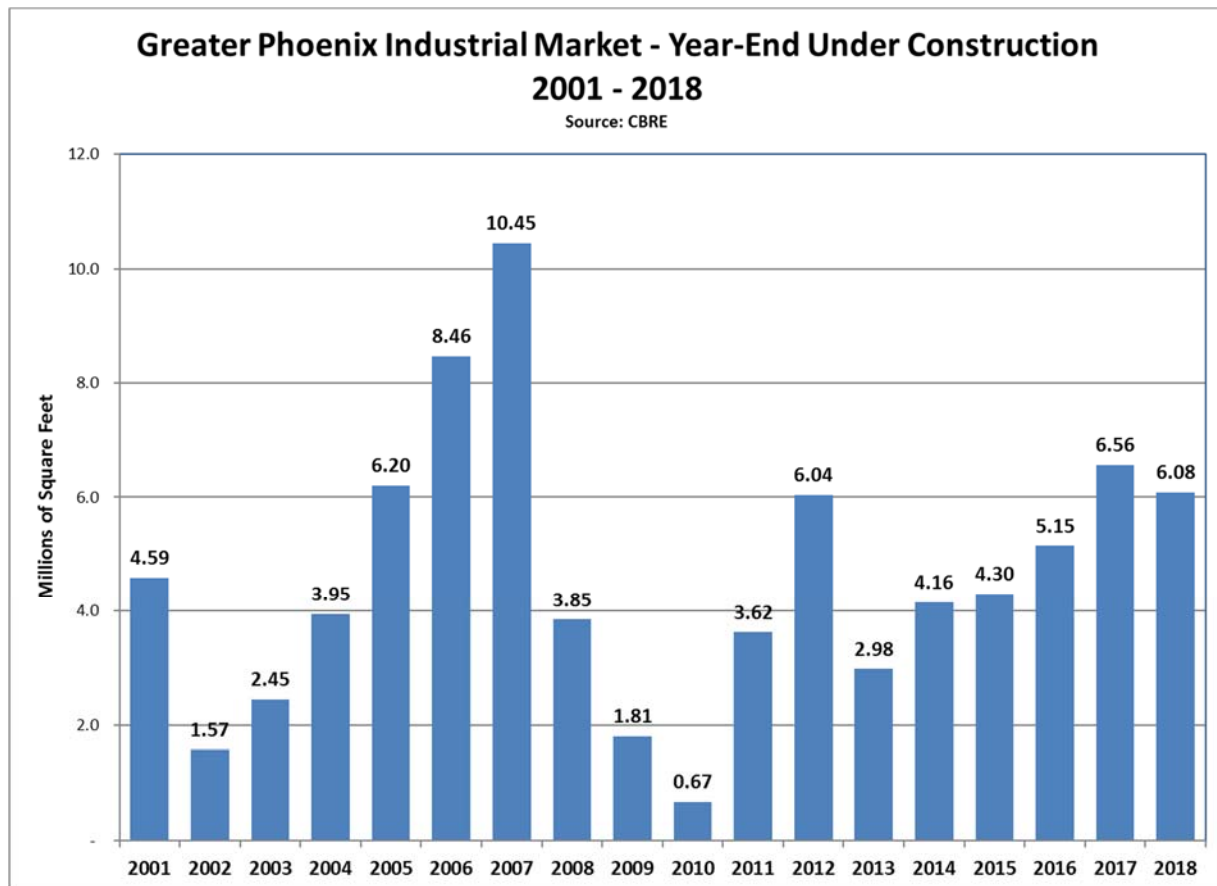


The Greater Phoenix industrial market experienced significant levels of construction activity in 2007 and 2008 in response to the strong demand for industrial space in the 2004 to 2006 timeframe. More than 25 million square feet of industrial space was constructed in 2007 and 2008 which led to the high vacancy rates as the effects of the Great Recession took hold and companies delayed expansion or eliminated unneeded space. Starting in 2013, construction activity returned to more sustainable levels with more than five million square feet constructed between 2014 and 2016. In response to low vacancy rates, 7.4 million square feet of industrial



buildings were completed in 2017 and another 9.0 million square feet in 2018. An additional 6.1 million square feet was under construction at the end of 2018.





Across the country, the industrial market has been the most dynamic real estate sector over the past five years, buoyed by strong employment growth. E-commerce is a primary driver of the sector as online retailers continue to perfect their supply chains to deliver goods more rapidly and cost effectively. The growth in E-commerce is also contributing to high demand at the nation's port. In some cities, former big box retail sites that became vacant are being converted to distribution and logistics buildings. Strong employment and population growth in Phoenix are driving local demand. Manufacturing, third-party logistics, pharmaceuticals and E-commerce are fueling the demand for industrial space in Greater Phoenix.

Over the long-term, from 1990 to 2018, the Greater Phoenix industrial market has grown at an average rate of 160,300 square feet of space for every 1,000 jobs (or a ratio of 160 square feet per new employee). The employment forecast over the next ten years is expected to bring more than 517,000 jobs to the region. This level of growth will continue to drive the industrial real estate market.

The forecasted demand for industrial space over the next ten years is based on the long-term (from 1990 to 2018) relationship between job growth and the development of industrial properties. Based on that relationship, the forecasted demand for industrial space is 66.3 million square feet through 2028. To be conservative, this number represents a 20% reduction to the calculated demand estimate to account for the potential for a mild economic recession.



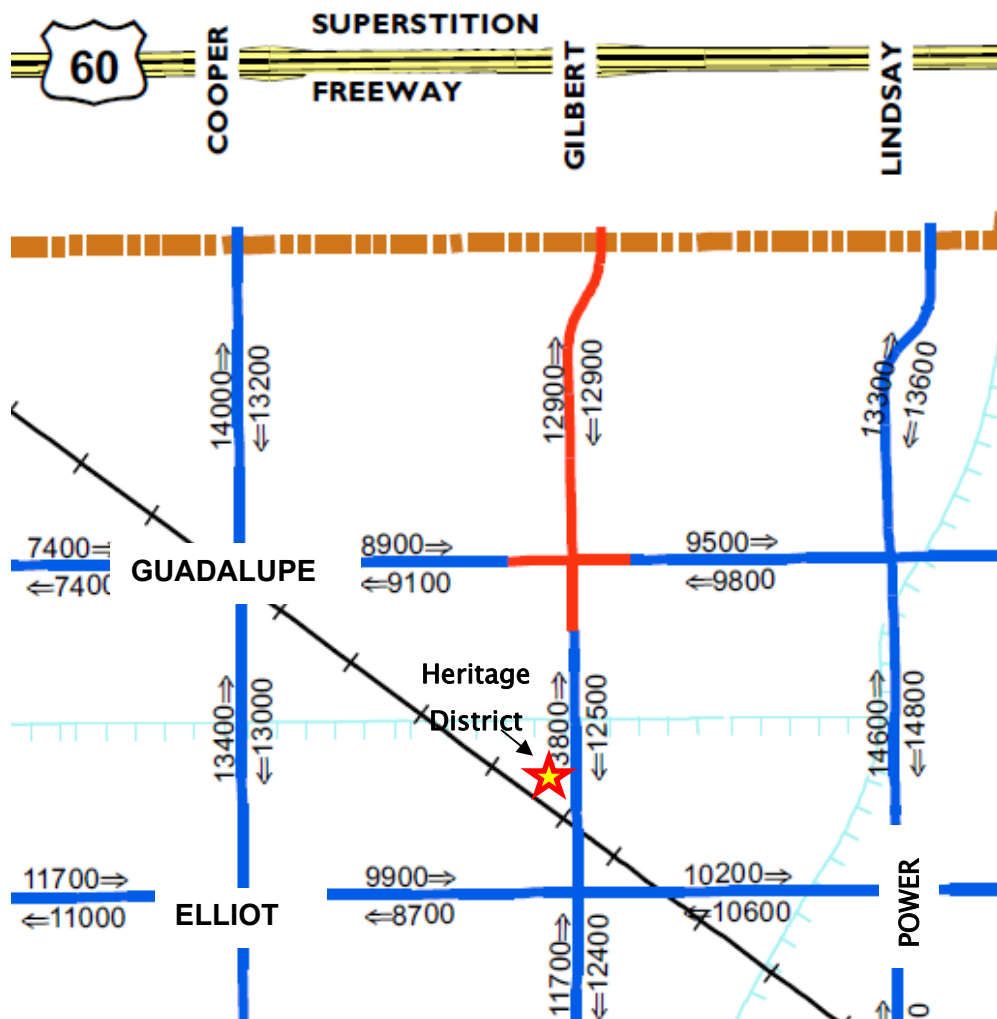
6.0 Case Studies

6.1 Historic Gilbert Heritage District

6.1.1 Site Access and Visibility

Average daily traffic volumes on nearby arterial streets area shown on the following graphic. Traffic count data comes from the Town of Gilbert. As of 2017, northbound Gilbert Road carries 13,800 vehicles per day and southbound Gilbert Road experiences 12,500 vehicles per day (26,300 VPD total). Westbound Guadalupe Road reports between 9,100 and 9,800 vehicles per day while eastbound traffic reports between 8,900 and 9,500 vehicles per day (18,000 to 19,300 VPD total). Westbound Elliot Road reports between 8,700 and 10,600 vehicles per day while eastbound traffic reports between 9,900 and 10,200 vehicles per day (18,600 to 20,800 VPD total). The frontage along Gilbert Road will provide excellent visibility for the development.

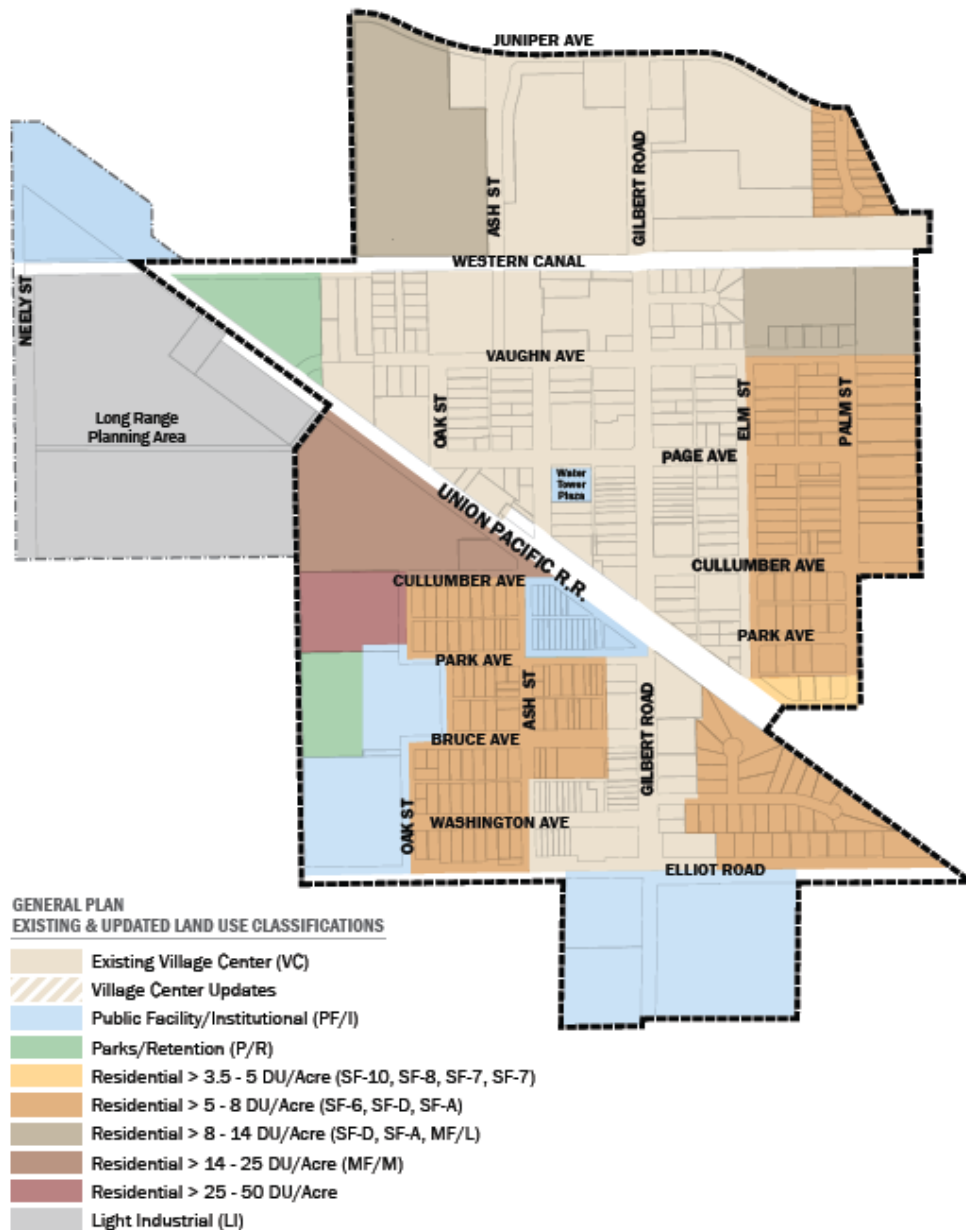
2017 Average Daily Traffic Counts



6.1.2 Regional Character

Downtown Gilbert is referred to as the Heritage District. The Heritage District has been the subject of numerous planning efforts including a master plan, several redevelopment plans (1991, 2001, 2008, 2018), and design guidelines. The objective of the area is to become a mixed-use, pedestrian-oriented project focused on the Village Center concept.

The Heritage District land use plan encompasses 192 acres. It is located along both sides of Gilbert Recker Road extending approximately 1,000 feet east and west from Juniper Avenue to 600 feet south of Elliot Road. The Village Center is much smaller, with current development found on 35 acres (an additional 8.5 acres is in pre-development).



The Heritage District is identified by the Town of Gilbert as a Growth Area, which is intended to create viable and concentrated areas of development that integrate a variety of land uses and open space and is a prime location for infill development. The Town of Gilbert's goal is to continue to see the Heritage District develop as a core area and development types will consist of retail shops, restaurants, offices, lodging, entertainment, public plazas, and very high-density residential units. Estimated market absorption over the next 10 years by land use is as follows:

- ❖ 151,500 square feet of retail.
- ❖ 322,000 square feet of commercial office.
- ❖ 320 hotel rooms.
- ❖ 2,010 units of multi-family housing.
- ❖ 5,400 parking spaces.

The 2018 Redevelopment Plan envisions the North Anchor as an 18-hour employment and entertainment development with ground floor retail. Suggested land uses include office, restaurants/entertainment retail, hotel, and parking. A proposed plan by LGE would satisfy significant development goals for the Heritage District in terms of multi-family, office, hotel, and retail.

According to Discover Gilbert, 26 restaurants have been added to the Heritage District in the last 5 years, including some of the top restaurant brands in Metro Phoenix as well as locally grown creations such as Joe's Barbecue and Liberty Market. The district also features the Hale Theater with Broadway shows, the Gilbert Farmers Market every Saturday and the Art Walk on the first and third Saturdays from October through March. The district is also connected to Gilbert's 135-mile bike path system. The following map illustrates the various retail, dining, and entertainment options currently found within the Heritage District.





HERITAGE DISTRICT

SHOP

- 1 Arizona Hardwood Flooring Supply
15 N Gilbert Rd
480-632-9111
azwood.com
- 2 Art Intersection
207 N Gilbert Rd, Ste 201
480-361-1118
artintersection.com
- 3 C&J's Antiques and Garden
40 N Gilbert Rd
480-539-0401
facebook.com/cjsantiquesandgarden
- 4 Flashback Antiques
225 N Gilbert Rd
480-503-2255
facebook.com/flashbackantiques
- 5 Gilbert Convenience Mart
118 N Gilbert Rd
480-926-4478
- 6 Godar Electronics
339 N Gilbert Rd
480-892-8207
godarusa.com
- 7 Norwood Furniture
216 N Gilbert Rd
480-892-0174
norwoodfurniture.com
- 8 Studio 223
223 N Gilbert Rd
480-892-2808
studio223az.com
- 9 The District, a Vintage Boutique
20 N Gilbert Rd, Ste A
480-382-3044
the-district-a-vintage-boutique.business.site
- 10 Tuft & Needle
350 N Gilbert Rd, Ste 104
877-842-2586
tuftandneedle.com

EXPLORE

- 11 American Legion Post #39
206 N Gilbert Rd
480-892-7038
azlegion39.org
- 12 The Art House - Gilbert
36 N Gilbert Rd
480-818-5831
thearthousegilbert.com
- 13 Boys & Girls Club of the East Valley
44 N Oak St
480-813-2020
clubzona.org
- 14 Gilbert Farmers Market
Saturdays: 8 - 12 pm
Year-round
gilbertmarket.com
- 15 Gilbert Art Walk
1st and 3rd Saturdays
October - March
9 am - 1 pm
gilbertartwalk.com
- 16 Gilbert Chamber of Commerce
119 N Gilbert Rd, Ste 101
480-892-0056
gilbertaz.com
- 17 Gilbert Community Center
130 N Oak St
480-503-6290
gilbertaz.gov
- 18 HD SOUTH | Home of the Gilbert Historical Museum
10 S Gilbert Rd
480-926-1577
hdsouth.org
- 19 Hale Centre Theatre
50 W Page Ave
480-497-1181
haletheatrearizona.com
- 20 Heritage Marketplace
Pocket Park
Behind Barrio Queen & LoLo's
- 21 Gilbert Mural Pocket Park
N Gilbert Rd @ E Cullumber Ave
480-503-6200
gilbertaz.gov
- 22 Page Park
120 N Oak St
480-503-6200
gilbertaz.gov
- 23 Veteran's Park
70 W Park Ave
480-503-6200
gilbertaz.gov
- 24 Water Tower Plaza
45 W Page Ave
480-503-6200
gilbertaz.gov

Indicates Events In Gilbert

DINE

- 25 Barrio Queen
388 N Gilbert Rd
480-634-5025
barrioqueen.com
- 26 Bergies Coffee Roast House
309 N Gilbert Rd
480-497-3913
bergiescoffee.com
- 27 Burger King
450 N Gilbert Road
602-497-1847
bk.com
- 28 Champions Sports Saloon
211 N Gilbert Rd
480-545-9669
championssportssaloon.com
- 29 Clever Koi
384 N Gilbert Rd, Ste 104
480-306-4237
thecleverkoi.com
- 30 Creamistry
335 N Gilbert Rd
creamistry.com
- 31 Dairy Queen
437 N Gilbert Rd
480-892-9180
dairyqueen.com
- 32 Dutch Bros. Coffee
459 N Gilbert Rd
480-539-8888
dutchbros.com
- 33 Even Stevens Sandwiches
384 N Gilbert Rd
480-319-7220
evenstevens.com
- 34 Farmhouse Restaurant
228 N Gilbert Rd
480-926-0676
farmhouseofgilbert.com
- 35 Grubstak
384 N Gilbert Rd, Ste 106
480-699-9188
grubstak.com
- 36 Joe's Real BBQ
301 N Gilbert Rd
480-503-3805
joesrealbbq.com
- 37 Joyride Taco House
302 N Gilbert Rd
480-632-8226
joyridetacohouse.com
- 38 Liberty Market
230 N Gilbert Rd
480-892-1900
libertymarket.com
- 39 LoLo's Chicken & Waffles
366 N Gilbert Rd
480-207-6173
loloschickenandwaffles.com
- 40 Nico Heirloom Kitchen
366 N Gilbert Rd
480-584-4760
nicoaz.com
- 41 Oregon's Pizza Bistro
328 N Gilbert Rd
480-882-9336
oreganos.com
- 42 O.H.S.O. Brewery + Distillery
335 N Gilbert Rd
602-900-9004
ohsobrewery.com
- 43 Petersen's Ice Cream & Café
366 N Gilbert Rd
480-497-3878
petersenicecream.com
- 44 Pomo Pizzeria Napoletana
366 N Gilbert Rd
480-878-2222
pomopizzeria.com
- 45 Postino East
302 N Gilbert Rd
480-632-2251
postinowinecafe.com
- 46 Rocket Fizz
350 N Gilbert Rd, Ste 2
480-219-6981
rocketfizz.com
- 47 Romeo's Euro Café
207 N Gilbert Rd, Ste 105
480-962-4224
eurocafe.com
- 48 Snooze A.M. Eatery
310 N Gilbert Rd
480-664-4488
snoozeeatery.com
- 49 SoCal Fish Taco Company
219 N Gilbert Rd
480-807-6225
socalfish_tacos.com
- 50 SushiBrokers
350 N Gilbert Rd
480-515-5000
sushibrokers.com
- 51 The Brass Tap
313 N Gilbert Rd
813-226-2333
brassstapbeerbar.com/gilbert
- 52 Dierks Bentley's Whiskey Row
325 Gilbert Rd
480-476-8595
dierkswhiskeyrow.com/gilbert
- 53 Zinburger
98 W Vaughn Ave
480-387-5000
zinburgeraz.com



The Gilbert Heritage District extends for approximately ¼ mile on the east and west sides of Gilbert Road from Juniper Avenue to Elliott Road. The Heritage Core Area, where all of the recent construction activity has occurred, extends from the Western Canal to the Union Pacific railroad tracks. However, within the Core Area, all new development has occurred within a six block long area along Gilbert Road extending from the Western Canal to Cullumber Avenue. This is the area that most visitors and residents consider the Heritage District. Its total area is 26 acres in size.

The Gilbert Heritage District consists of existing historic buildings, some office buildings and a variety of new restaurants that have been built in the last 20 years. The largest private building in the area is Norwood Furniture at 36,000 square feet that has operated in the District for more than 50 years. Most of the recent construction activity has been in the form of restaurants and two mixed-use office/retail/restaurant buildings. An 8,200 square foot theater was built in 2003.

The Town of Gilbert has been an active participant in the development of the Core Area of the District and has acquired much of the land west of Gilbert Road as well as land on the east side of the Road. Most of the land has been acquired for public parking lots in support of development of the area. Gilbert has invested tens of millions of public dollars in land acquisition, parking improvements and new buildings.

The Town of Gilbert constructed an 87,000 square foot building and parking structure for use by St. Xavier University (now partially occupied by Park University) at a cost of more than \$40 million.

The population that supports the Heritage District comes from a much broader geographic area that includes most of Gilbert and parts of surrounding cities such as Mesa and Chandler. The restaurants that have located in the Heritage District have been attracted to the area because of the high household incomes in the market area. Gilbert has the second highest median household incomes in the County at nearly \$81,500, second only to the Town of Queen Creek.



1998



- Joe's Real BBQ opens (1)
- Commercial district still limited to area along Gilbert Road between Page Avenue and Railroad
- Residential properties found along and near Gilbert Road



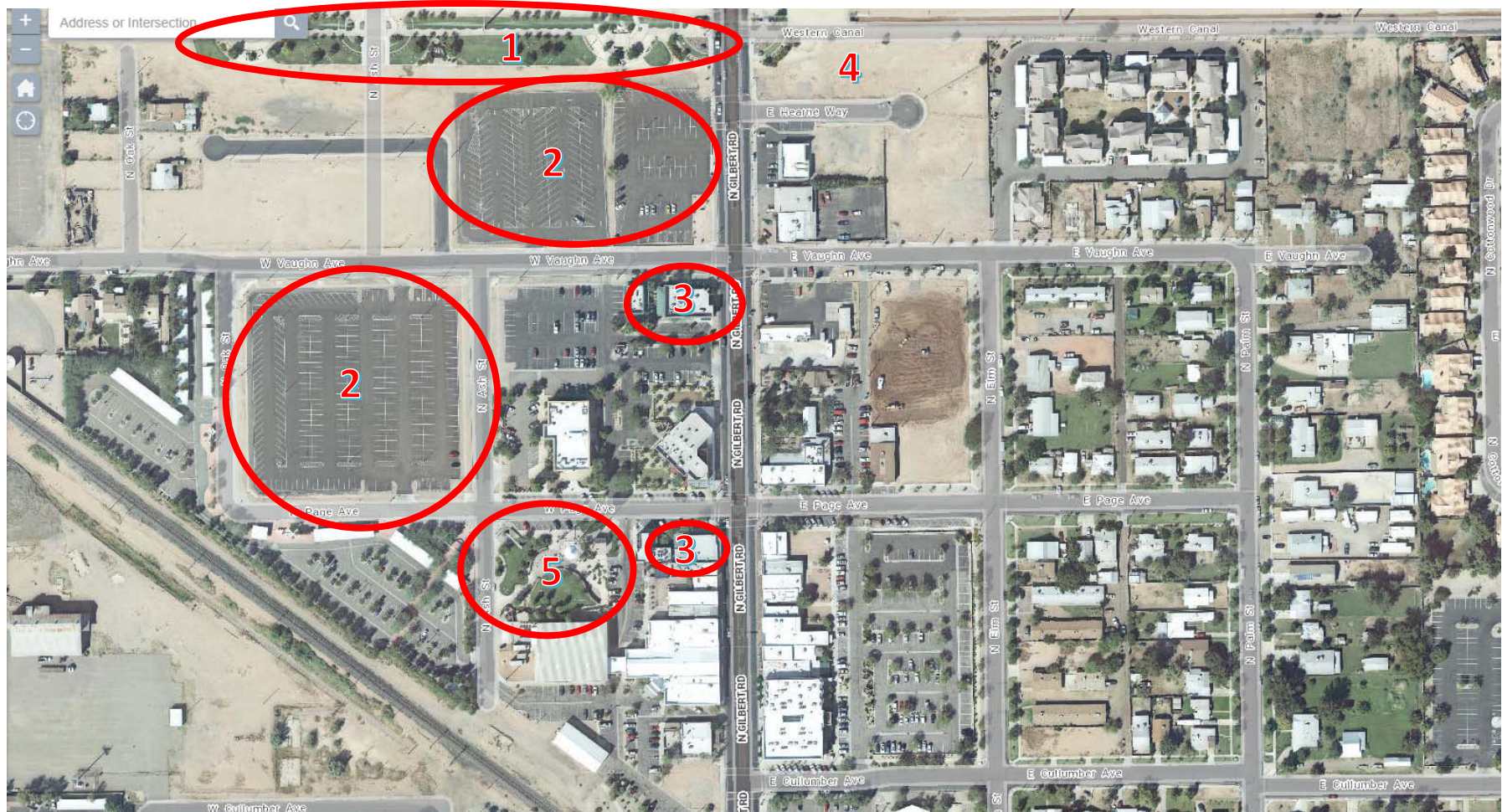
2006



1. Large areas acquired and cleared for development
2. Additional public surface parking
3. Park and Ride facility
4. New restaurant at NWC Page and Gilbert Road
5. Hale Theatre constructed (2003)
6. Oregano's restaurant under construction at SWC Gilbert Road and Vaughn
7. New higher density residential



2013



1. Public improvements along Western Canal
2. Additional surface parking
3. Additional restaurants such as Liberty Market (2008), Oregon's
4. Acquisition of residential parcels cleared for development
5. Splash Pad/Public gathering area



2015



1. New parking garage
2. Several new restaurants along west side of Gilbert Road (Barrio Queen, Zinburger, Lo-Lo's Chicken & Waffles)
3. Food truck Friday venue on undeveloped dirt lot
4. Public construction of higher education building under construction



2019



1. New restaurants/entertainment behind Gilbert Road frontage
2. New restaurants/entertainment and office space on east side of Gilbert Road
3. District Lofts apartments east of railroad
4. Second parking garage on east side



The newest project planned for the Heritage District, known as Heritage North, will be located along Gilbert Road south of Juniper Avenue at the north end of the Heritage District in Gilbert, Arizona. The location of the site is shown below. The plan includes over 500,000 square feet of development consisting of multi-family housing, retail, a hotel, and 125,000 square feet of Class A office space.



6.1.3 Financing

Based on information from the Town of Gilbert's 2015 Capital Improvement Plan (CIP), Heritage District projects were all financed by bonds and one small state grant. This includes a parking structure, a parking lot and the St. Xavier University building. For the University, however, the bonds are revenue bonds (issued assuming the University would essentially pay for the bond cost through lease payments). Due to the subsequent failure of Xavier University, it is unclear how



the Town is paying for this particular project. It is most likely that Gilbert has undertaken paying off the bonds through their General Fund as well as through new lease payments by the new university that has partially occupied the building. For the other projects, there are PFMP bonds (public facilities municipal property corporation bonds) which can be repaid by user fees (for instance for water system improvements) or through dedicated sales taxes. They do not affect property tax rates.

For the 2020 CIP, the list of projects is much more expansive, involving street and utility projects in addition to parking structures. The Town is financing these with a variety of sources including street, parks, and GO bonds, CDBG funds, water and wastewater funds, and \$14.6M from the general fund (out of a total of \$108M over ten years). Most of the general fund dollars are going toward building the parking garage II project. Some of the projects are contingent on unidentified sources of funding. The largest project is a \$35.8M Living Room Plaza that is conceived as a central gathering spot for the Heritage District which includes an underground parking garage. Funding is shown as a public private partnership and timing is uncertain, based on the availability of funding.

2008 Funding Strategies

Within the Town's 2008 Redevelopment Plan, the following section on financing options was included (*Heritage District Redevelopment Plan, 2008*):

"Municipal Resources

1. **Development Agreements** - Agreements must demonstrate community benefit in order for incentives to be granted. Possible incentives include full or partial permit fee waivers, fast track approval process, and assistance with locating financing.
2. **Redevelopment Bonds** - Issue debt for redevelopment purposes. This debt is in the form of revenue bonds, and the proceeds must be repaid from other than municipal property tax sources. The debt is outside of regular municipal debt limits and must stand on its own merit.
3. **Private Placement Activity Bonds** – As a matter of policy, Gilbert has not used capacity for anything other than manufacturing and employment purposes. Other communities have used these funds for single and multifamily housing construction. The future of these funds and their legal application is subject to renewal by Congress.
4. **Improvement Districts** - There are several forms of improvement districts available under state law. Benefited property owners financially participate in their share of the improvements through special assessments. Formation of districts requires consent and approval, through petitions and election.

State Resources

1. **State Historic Preservation Office (SHPO) Rehabilitation Resources** - These state funds are targeted for historic preservation activities, particularly as



they relate to housing and commercial properties. Possible resources include some tax abatement and grants for rehabilitation and restoration.

2. **Arizona Heritage Fund** - Applications are available annually for urban parks, open space and trail development funding. The funding for this grant program is provided by proceeds from the Arizona Lottery. Applications are limited to government entities.
3. **State Housing Fund** - Loans and grants for housing activities through the Arizona Department of Housing. Loans are available for first-time homebuyer and rental housing projects. Grants are available for housing rehabilitation, rental assistance, and planning projects.
4. **Low Income Housing Tax Credits** – Tax credits for rental housing projects that are willing to develop housing units for lower income, special needs, and large family households.

Federal Resources

1. **Community Development Block Grant (CDBG) Program** - Historically, approximately 50% of each year's CDBG funds have been allocated to public facility projects in or near the Heritage District. CDBG funds also provide emergency and minor home repairs, down payment assistance, and support for public services for qualified residents.
2. **Home Investment Partnership (HOME) Program** - Gilbert is part of the Maricopa County HOME Consortium. HOME funds are required to be used for affordable housing activities and are allocated annually. In years past these funds have been utilized to provide housing rehabilitation grants and down payment assistance for qualified homeowners. The majority of the rehabilitation program's clients reside in the Heritage District with most grants between \$5,000 and \$15,000.
3. **Section 108 Loan Guarantee Program** - Available for economic development projects that benefit lower income persons. Section 108 projects must meet the CDBG program's low income benefit and other requirements. The loans are secured by CDBG funds which will repay the loan if the project is unable to meet the repayment schedule.
4. **Economic Development Initiative (EDI)** - Special purpose EDI grants are available for Congressionally earmarked projects. Once approved by Congress, the project completes the application process, funds are awarded, and the project can begin.

Methods of Financing Redevelopment

The majority of new project financing is expected to be provided through private developers. Gilbert may provide incentives to desired development and may use System Development Fees and the sale of General Obligation Bonds to help fund redevelopment projects.



Residential and Commercial Relocation Assistance

The underlying goal of Gilbert's commercial and residential relocation assistance program is to encourage displaced residents and businesses to remain living and doing business in Gilbert. The main consideration of the relocation program is to put the relocated business and/or household into similar facilities that it occupied before the move.

The benefits available under the Gilbert relocation assistance program shall comply with the amounts established by State and Federal laws. The Gilbert Council may exercise its discretion in setting this amount and such discretion should be exercised in a uniform and consistent manner. Eligible displaced persons in like circumstances will be treated equally.

Estimated cost for land acquisition/preparation for redevelopment

Voluntary acquisition (purchase) is Gilbert's initial method to acquire property for redevelopment. One or more acquisition appraisals by independent fee appraisers will be made of all properties to be acquired. Based on the appraisal(s), an offer reflecting fair market value will be made to reach an acceptable price. If an agreement cannot be reached, condemnation with the fair market value established by a court may be considered but would be the last resort. Since Gilbert already owns most of the vacant property in the District there are no immediate plans to acquire additional properties at this time.

Estimated income from disposal of properties

An estimated seven to eight million dollars may be generated as income from the disposal of the properties owned by Gilbert as of the date of this publication. Additional private investment in buildings and other improvements would generate property tax, sales tax, and other income for the life of the improvements.

Public site improvements/utilities

There are no immediate additional public site improvements or utilities anticipated to support the new land uses in the area after redevelopment. In the longer term it is anticipated that a roadway will be built along the eastern border of Arbor Walk which will connect Juniper Avenue to Vaughn Avenue via an extension of Ash Street. Additionally, as development occurs at the Gilbert & Elliot roads intersection in future years there may be a need to provide additional parking in the area. It is anticipated that any parking constructed may be a public/private partnership."



2018 Funding Strategies

Within the Town's 2018 Redevelopment Plan, the following section on funding options was included (*Heritage District Redevelopment Plan, 2018*):

“Infrastructure Funding

For Arizona cities, the primary sources of public infrastructure funding, beyond local general fund capital improvement budgets, comes from federal, state and regional grants. The U.S. Department of Transportation's (USDOT) Better Utilizing Investments to Leverage Development (BUILD) Grants program supports investments in surface transportation infrastructure and awards funding on a competitive basis for projects that will have a significant local or regional impact. BUILD funding can support roads, bridges, transit, and rail or intermodal transportation. The USDOT BUILD grant allows for larger dollar amounts and should be considered a possible funding source for roadway infrastructure projects within the Gilbert Heritage District, such as the proposed Access Road connecting Long Range Planning Area to the Heritage District .

The Maricopa Association of Governments (MAG) is a major source of regional funding for infrastructure projects include the following mechanisms:

1. **MAG Federal Transportation Funds** - Of the multiple programs and grants offered, the most flexible of the federal transportation funds that may be most applicable to funding Gilbert Heritage District infrastructure projects, are the MAG Surface Transportation Block Grant Program and Congestion Mitigation and Air Quality Improvement (CMAQ) Program. These transportation funds may be used for highways, transit or streets improvements.
2. **Half-Cent Sales Tax** - The half-cent sales tax for transportation went into effect in January 2006. The tax is levied on business activities in Maricopa County, including retail sales, contracting, utilities, rental of real and personal property, restaurant and bar receipts, among others. The revenues collected from the half-cent sales tax are deposited in the Arizona Department of Revenue account and allocated between the Regional Area Road Fund (56.2% for highway and 10.5% for arterial street improvements) and the Public Transportation Fund (33.3% for transit). For continued funding of redevelopment projects, extension of the half cent sales tax is critical as these funds expire at the end of 2025.
3. **Local Funds** - Local resources, including taxes, bonds, general funds, the Highway User Revenue Fund (HURF), state funds, and impact fees, allow member agencies to locally fund transportation projects, operations and maintenance, and pavement preservation, and to meet various match requirements for capital projects. Local funds are also available through the Arizona Public Service (APS) to assist residents in undergrounding overhead electric lines, with SRP or the Town of Gilbert subsidizing the cost by up to 67 percent.
4. **Arizona Department of Transportation (ADOT) Funds** - ADOT relies on funding from two primary sources: the Highway User Revenue Fund (HURF) and federal transportation funds. The HURF comprises funds from the gasoline and fuel use taxes, a portion of the vehicle license tax, registration fees and other miscellaneous sources collected within the state.



Financing Strategies

1. **Opportunity Zone Legislation** - The Tax Cuts and Jobs Act passed by Congress and enacted into law on December 22, 2017, added Opportunity Zones to the tax code. These zones were created to spur economic development by providing tax benefits to private investors. Some of the benefits include:
 - Investment held for ten years — taxable amount of the capital gains reinvested is reduced by 15 percent and no tax is owed on appreciation.
 - Investment held for seven years — taxable amount of the capital gains reinvested is reduced by 15 percent.
 - Investment held for five years — taxable amount of the capital gains reinvested is reduced by 10 percent.

Governors were required to submit their zone nominations to the U.S. Treasury Secretary within 90 days of enactment of the Tax Cuts and Jobs Act. Zones must be located in either a low income census tract or a census tract contiguous with a low income census tract to qualify for nomination. Following certification of the nominations by the US Treasury, designation as a qualified Opportunity Zone remains in effect until year-end 2028.

In May of 2018, the US Treasury Department approved 18 Opportunity Zones in the East Valley including one census tract in Gilbert. This tract, bounded by South Gilbert Road on the east, West Elliot Road on the south, North Cooper Road on the west and West Guadalupe Road on the north, includes the portion of the Heritage District west of South Gilbert Road.

Opportunity Zone designation, combined with the adoption of the Redevelopment Plan and the Downtown Master Plan, creates a highly favorable investment climate for the Heritage District.

Parking In-Lieu Fee

Currently the Town of Gilbert provides public parking in the downtown and does not require private commercial development to provide parking. This strategy greatly improves a developer's return and serves as a strong economic development incentive for the downtown. Once the downtown commercial district is more established, the Town would be in position to impose parking requirements and provide developers the option of a Parking In-Lieu Fee payment to help fund future public parking and other parking related facilities."

6.1.4 Summary

In summary, Gilbert's Heritage District represents an aggressive economic development initiative on the part of the Town that has taken decades to produce results. The Town has committed tens of millions of dollars to the effort in the acquisition of property, construction of public parking lots and development of a higher education building.



6.2 Downtown Chandler

This area encompasses the commercial historic district and several areas of low-income concentration. The southern portion of the Corridor is comprised of strip commercial uses and freestanding buildings situated on small lots. A new City Hall was recently constructed to anchor revitalization in the area while preserving Chandler's historic resources. Key strategies in this plan include:

1. Development of high density residential along selected corridors.
2. A more pedestrian-friendly environment.
3. A cultural and commercial entertainment environment linked to the historic downtown square.
4. Preservation and enhancement of residential neighborhoods through infill and renovation.
5. Attracting new businesses, employers, offices and housing to the downtown area

Recognizing a need to reinvest in older shopping centers/retail buildings, the Chandler City Council approved a Commercial Reinvestment Program (CRP) in 2001 to encourage private reinvestment in existing centers to upgrade their appearance and lower vacancy rates. In February 2009, the City Council approved a new Infill Incentive Plan that shifts the focus of the program to projects that redevelop all or a significant portion of an existing commercial center in order to introduce new and/or additional uses such as residential and/or office components. This program rebates 50% of the impact fees for new construction that meets Energy Star standards and 100% of the impact fees for new construction that meets LEED standards.

The Arizona Avenue Corridor Improvement program is used to enhance Downtown properties and amenities to create a vibrant City Center and employment corridor. During the past five years, Chandler has invested in revitalizing its downtown, building new City facilities to anchor pedestrian-oriented amenities and services. A deterrent to revitalization could be the perception of the area as a low to moderate income area that is not attractive and therefore deters pedestrian-oriented activity. Poor property maintenance, numerous obsolete buildings and a lack of onsite parking contribute to this perception. However, significant development is now occurring in the area includes new housing and commercial development.

Financing

An Enhanced Municipal Services District, similar to a Business Improvement District, was created in the City of Chandler to promote and manage the downtown area and provide beautification and maintenance services. The district is funded by annual assessments of all privately-and



publicly-owned property within the district. Assessments are based on assessed value, building square footage and land square footage.

The City of Chandler’s 2016 CIP identifies an appropriation for a new parking garage that is categorized under General Government for Downtown redevelopment. The CIP indicates that this project (\$17 million) will be funded from the General Fund. The “Downtown Redevelopment” program includes funding for a variety of Downtown Redevelopment programs and projects. Included are: acquisitions, demolitions and associated real estate costs, maintenance activities for Downtown Chandler, and the Colonnade program. The first five years of the program do not include any funding for acquisitions as funding will be dedicated to Downtown street improvements.

Planning Documents

The following are official planning documents that guide the redevelopment of Downtown Chandler.

- Chandler Redevelopment Element, 1995
- South Arizona Avenue Entry Corridor Study, 2006
- Chandler General Plan, 2016



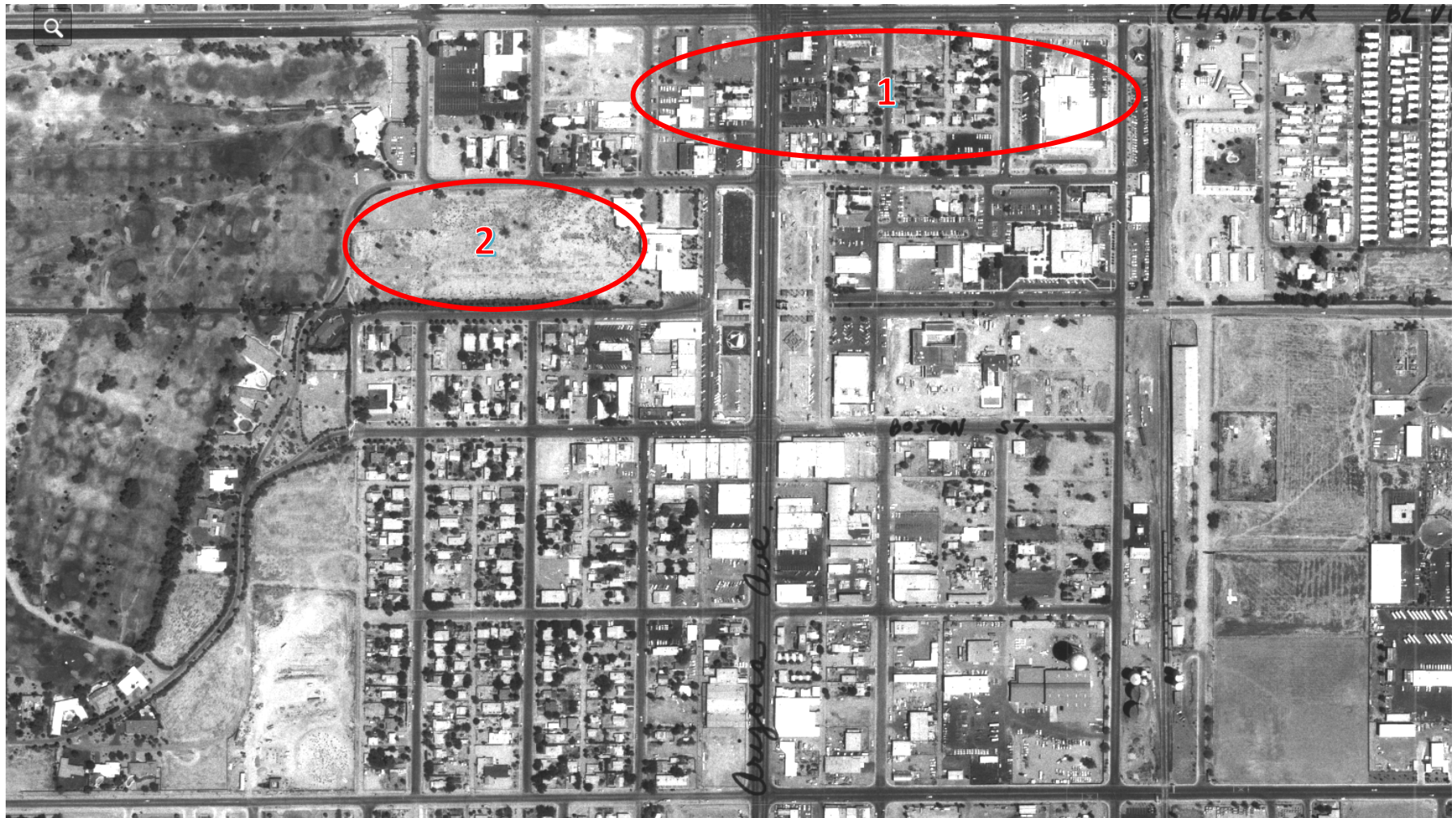
1959



- Largely residential
- Business district on southern end



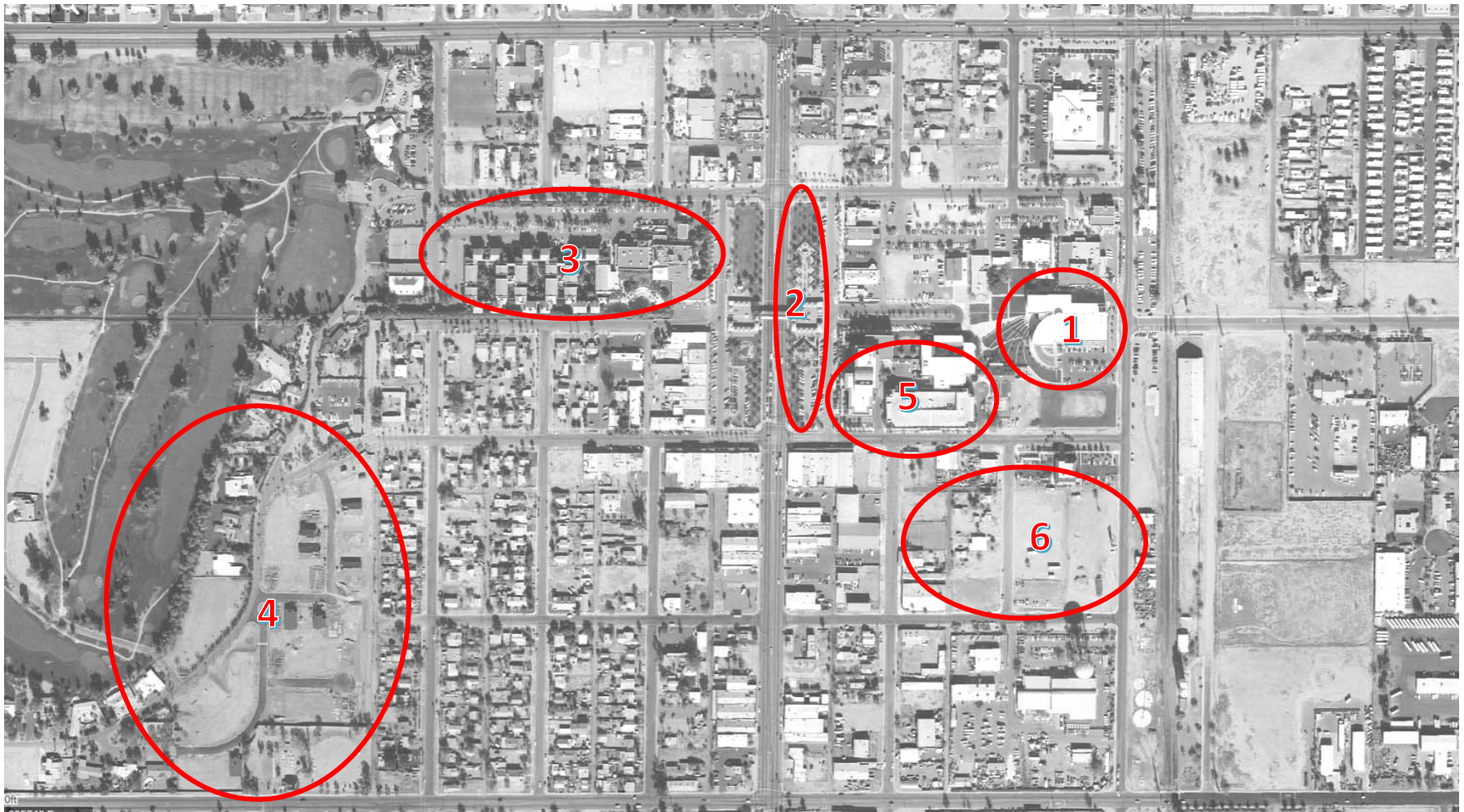
1986



1. Residential replaced with commercial along major arterials
2. Resort Hotel planned



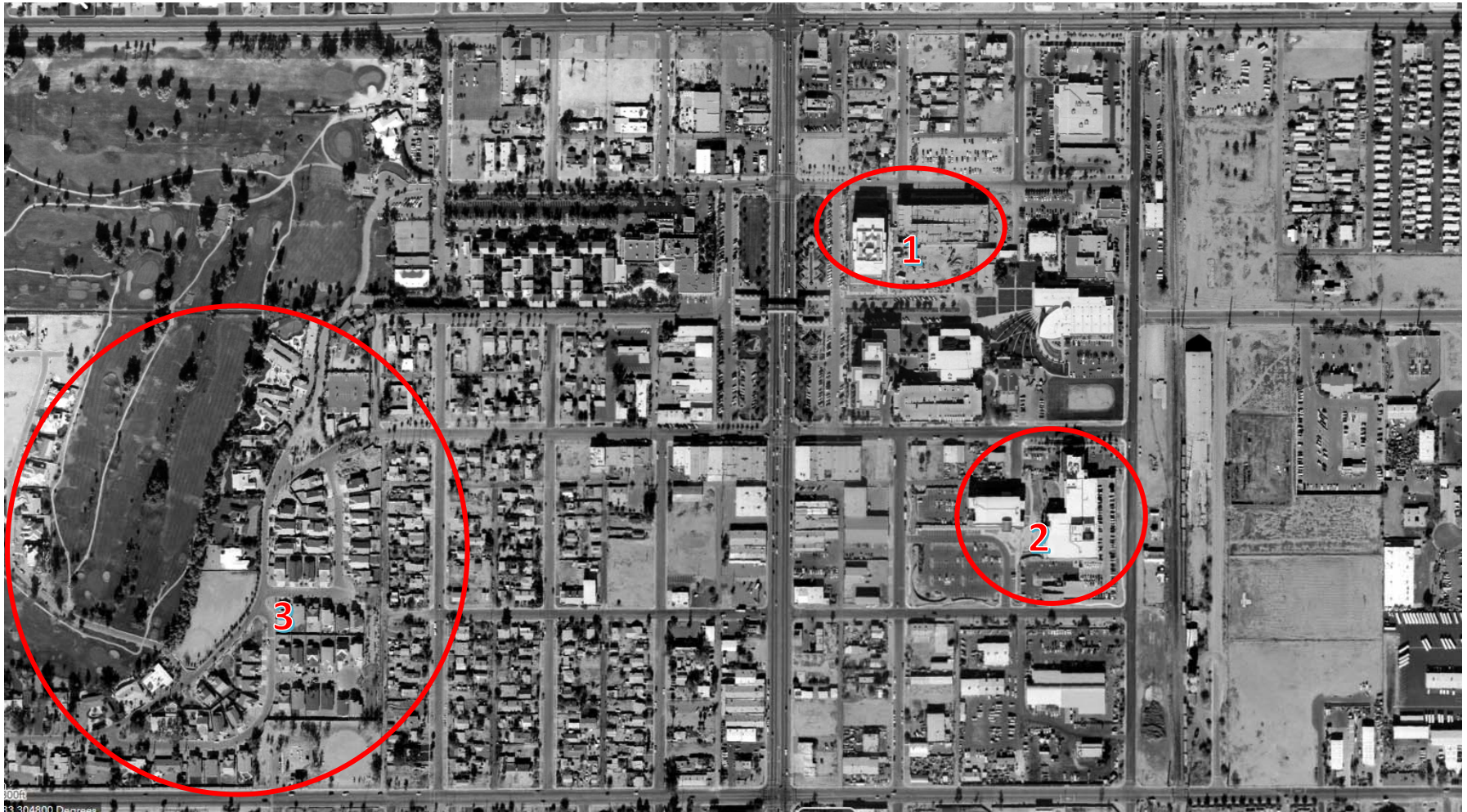
1996



1. New public library
2. Public park improvements
3. Resort Hotel
4. New residential homes on periphery and residential cleared out in downtown core
5. New office building and parking garage
6. Sites cleared for Police Department and Municipal Court



1998



1. Ports America Office complex and parking garage
2. Additional public buildings (police and fire department, municipal court)
3. New homes



2004



1. Additional land acquisition and cleared for development



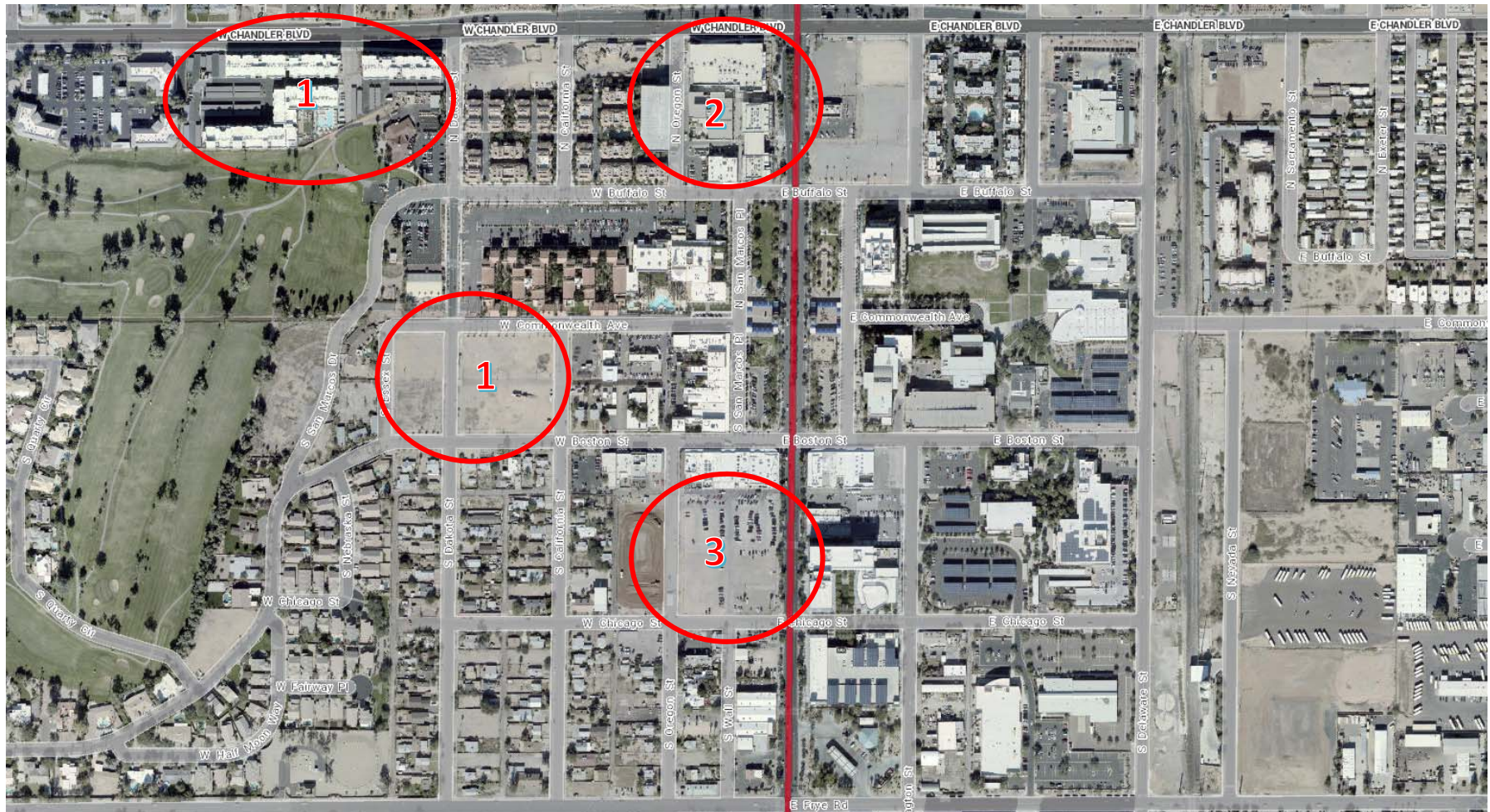
2011



1. New high-density residential developments



2019



1. 573 new multi-family units (additional 250 planned)
2. Northwest mixed use anchor – Overstreet at SWC Chandler Blvd and Arizona Ave
3. Phase 1 of New Square mixed use development (office, retail, hotel, parking garage) at NWC Chicago and Arizona Ave



7.0 Conclusions & Recommendations

7.1 Historic Avondale

As the following demographic summary shows, Historic Avondale is at a competitive disadvantage characteristically compared to both Downtown Gilbert and Downtown Chandler in two important areas – population density and household income. Historic Avondale is somewhat similar to Historic Chandler in terms of household incomes within one mile, but the discrepancy widens in the more traditional market area of three miles and five miles. Downtown Gilbert has a substantial advantage of higher household incomes.

Population density within one mile of each downtown area is quite similar, ranging from 15,900 residents up to 20,700 residents. However, Downtown Chandler and Downtown Gilbert benefit from a much higher population density within three and five miles of their locations compared to Historic Avondale today. The downtowns of Chandler and Gilbert contain roughly double the population within three miles and five miles compared to Avondale.

Demographic Comparisons									
	Historic Avondale			Historic Chandler			Historic Gilbert		
	1 mile	3 mile	5 mile	1 mile	3 mile	5 mile	1 mile	3 mile	5 mile
Population	16,189	69,408	174,437	20,660	142,797	322,192	15,891	124,896	404,069
Households	4,752	21,339	55,611	6,512	52,550	116,387	5,864	43,522	141,669
Families	3,455	15,900	42,759	4,416	34,680	80,825	3,987	31,701	97,227
Average Household Size	3.38	3.23	3.13	3.16	2.71	2.76	2.71	2.86	2.84
Owner Occupied Housing Units	2,096	12,084	37,879	2,562	30,399	75,220	3,445	29,942	88,018
Renter Occupied Housing Units	2,655	9,255	17,732	3,949	22,151	41,168	2,420	13,580	53,651
Median Age	28.4	30.1	32.3	28.6	33.9	35.4	33.7	34.9	33.6
Median Household Income	\$42,671	\$58,494	\$67,787	\$49,244	\$74,542	\$84,028	\$64,662	\$80,553	\$66,258

Source: ESRI Business Analyst 2019

Avondale should consider these issues as only temporary disadvantages. As of the latest projections from the Maricopa Association of Governments (MAG), over 20,000 new residents are expected within three miles of historic Avondale by 2030. Beyond 2030, MAG expects the South Avondale region to experience continued growth. These projections report over 12,500 new residents between 2030 and 2040 within three miles and an additional 8,600 residents in the decade following (2040-2050).

Of the three historic areas, Historic Downtown Avondale is the most likely candidate for substantial redevelopment opportunities over the long term. This area benefits from relatively close proximity to the I-10 as well as higher traffic roadways such as Dysart and MC-85. Also, the Historic Avondale area is expected to mirror the population density of both Downtown Chandler and Downtown



Gilbert in the next 20 to 30 years. Using those two districts as a blueprint, Avondale can start planning today to bring a similar district to fruition for Historic Avondale.

A mixed-use downtown core with a restaurant and entertainment district appears to be a viable opportunity in the long term. Corridors such as Western Avenue between Dysart and Central have redevelopment prospects similar to Downtown Gilbert and Downtown Chandler, especially the Town of Gilbert. Unlike Chandler, Avondale has established their municipal civic center campus further east along Avondale Boulevard south of Van Buren. However, the Dysart Road/Western Avenue area resembles the Gilbert Heritage District 20 years ago. Just like Gilbert received an iconic local eatery with Joe's BBQ, the development of Carolina's at the northeast corner of Dysart and Western could be Avondale's historic district restaurant and entertainment district anchor. Western Avenue has another nationally renowned eating establishment. Laura's Burgers has been included in several food critic lists as a top burger establishment in the entire State of Arizona. These are just the kinds of destination restaurants needed to create momentum for a district. Deconcini Park is also an asset for public gathering spaces.

Avondale should give consideration to the following to help create a more attractive economic environment for a future restaurant and entertainment district:

4. High density residential should be encouraged in the area to help induce additional retailers and restaurateurs.
5. Public events should be held during interim years and perhaps even after the district is established. This includes food truck events, concerts, movies at the park, farmers markets, etc.
6. Preservation and enhancement of residential neighborhoods through infill and renovation.
7. Public acquisition of private parcels over time for consolidation and redevelopment.

Our analysis gives preference to Western Avenue over MC-85 for a downtown commercial core, perhaps on the eastern boundary near Dysart Road to be close to higher traffic counts on Dysart and MC 85. Dysart Road South of Riley Road could also be a consideration, with Carolina's as an anchor tenant. The MC 85 corridor appears problematic for redevelopment the railroad barrier to the north and lack of lot depth fronting the roadway.

The MC 85 corridor has significant barriers to substantial redevelopment despite having high traffic volumes. There is no land along the north side of the roadway that is large enough for



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be larger, typically exceeding 300 units per community which would require a parcel of at least 15 acres.

Avondale Apartment Community Lot and Size Characteristics					
Community	Address	Year Built	Units	Acres	Density (units/acre)
Parkside Palms	109 E. Brinker Dr.	1964	54	4.0	13.6
Las Casitas	1408 N. Central Ave.	1978	168	8.9	18.9
Vianney Villa	750 S. 4th St.	1980	50	4.2	11.8
Mountain View	333 E. Van Buren St.	1984	150	4.6	32.7
Edgewater	102 S. 4th Ave.	1985	196	10.4	18.9
Newport	1333 N. Dysart Rd.	1986	204	6.8	30.0
Sedona Peaks	12721 W. Buckeye Rd.	1999	96	5.1	18.8
Rio Santa Fe	13015 W. Rancho Santa Fe Blvd	1999	336	14.6	23.0
Aventura	10350 W. McDowell Rd.	2000	408	36.8	11.1
Siesta Pointe	12851 W. Buckeye Rd.	2001	104	6.5	16.0
Crystal Springs I	11885 W. McDowell Rd.	2001	200	12.3	16.3
Rose Terrace	525 E. Harrison Dr.	2002	120	18.5	6.5
Crystal Springs II	11875 W. McDowell Rd.	2002	200	10.4	19.2
Oceana	1700 N. 103rd Ave.	2004	240	10.9	22.0
Club at Coldwater Springs	105 N. Links Dr.	2005	251	14.1	17.8
Versante	11120 W. Van Buren St.	2007	336	18.3	18.4
Coldwater Springs	12115 W. Van Buren St.	2007	301	16.5	18.3
Avondale Hacienda	910 S. Dysart Rd.	2008	69	5.5	12.6
Ashton Pointe	12175 W. McDowell Rd.	2009	314	15.5	20.3
Bella Mirage	3800 N. El Mirage Rd.	2009	715	32.3	22.1
Madison Heights	1110 N. Dysart Rd.	2016	143	9.5	15.0
Avalon	2005 N. 103rd Ave.	2018	400	19.3	20.7
Averages			230	13.0	18.4
Minimum			54	4.0	6.5
Max			408	36.8	32.7
Source: RealData Inc.					



7.2 Las Ligas

The Las Ligas region is predominantly residential. There are an estimated 681 parcels in the area with 672 parcels zoned R1-6 (98.7% of total parcels). Of the residential parcels, 532 parcels (79%) have a designated construction year while the remaining 140 do not. Most of those parcels are vacant and have the potential for residential development in the future.

The Las Ligas area has continued to gradually add new residential housing over the past century. An estimated 45% of the homes were built in the 1970s and an additional 11% of the housing stock was built prior to that. Homebuilding slowed in the area during the 1980s and 1990s but picked back up during the last housing boom. Even after the recession, Las Ligas has seen 61 new homes built.

Las Ligas is also surrounded by new and future single family residential development, including Alamar to the south, Cantada Ranch and Hermosa Ranch to the east, and Del Rio Ranch to the north.

There appear to be just three undeveloped commercial parcels, all concentrated at the intersection of Lower Buckeye Road and El Mirage Road. There is a 0.81 acre site at the northwest corner and two parcels totaling 3.15 acres on the south side of the road adjacent to the Circle K.

The lack of commercial land limits the economic opportunities of the Las Ligas area, but the continued residential development in the immediate area could attract small users to the site. Just to the east of Las Ligas, a Family Dollar was constructed on an approximately one-acre site. There are several retail types that only need a limited amount of space such as the parcels offered within Las Ligas, including car washes and small format fast food.

7.3 Cashion

Similar to Las Ligas, Cashion is largely residential. This neighborhood includes a school, public park, and senior village as well. The Cashion neighborhood is also much older with an estimated 50% of the housing stock built prior to 1960 and only about 15% of the housing stock built since 2000. There are also very few undeveloped parcels remaining in Cashion, with roughly a dozen scattered single family lots throughout the neighborhood.

There is one stretch of commercial parcels along Buckeye Road. Some of these parcels are still zoned residential but contain commercial businesses. Establishments include restaurants, bars, services (tire shop, barber, etc.), a church, gas station, post office, and an industrial yard. There are also a few remaining undeveloped lots.

As these commercial parcels were previously single family lots, the lot depth of the commercial parcels limit the type of redevelopment that is possible. Similar, local serving retail that is small



format such as restaurants, coffee, and services are still the most likely candidates. Proximity to the existing Fry's neighborhood center would be most attractive to retailers. It is not uncommon for a Fry's anchored center to attract adjacent retail development such as a bank, pharmacy, or restaurants if space is available.

Similar to the Historic Avondale MC-85 corridor, there may be an opportunity to attract a light industrial user to the northwest corner of Buckeye Road and 107th Avenue located just north of the Cashion neighborhood. There is an industrial user along the same corridor at the northeast corner of Buckeye Road and Avondale Boulevard. The parcels outlined in the map below are similarly sized and would take advantage of access from 107th Avenue (due to access restrictions on Buckeye Road from the rail line). The proposed single family subdivision to the north appears to have an open space buffer designed similarly to the subdivision that borders the existing industrial development. Additionally, parcels east of 107th Avenue and north along 107th Avenue contain industrial uses and would be compatible with an industrial use at this site.



7.4 Interim/Temporary Uses

In all three areas, interim uses, “pop-up” activities, and other strategies can be employed to encourage investment.

- **Pop-Up Events:** As discussed previously for Historic Avondale, food truck, movies at the park and other public events could be held at any of the historic neighborhoods. These events provide additional foot traffic to nearby commercial establishments.
- **Pride of Ownership:**
 - O For the historic residential neighborhoods, grants and loans for home and yard improvement could help improve overall aesthetics which can create a ripple effect in the neighborhood and also attract new development.
 - O Along these same lines, additional sidewalk and vacant lot edge planting would also improve the overall look of the neighborhoods.
 - O Heritage signage could also be a consideration for neighborhood identity.
 - O Finally, code education/DIY workshops regarding neighborhood safety (block watch/signage) as well as beautification could be held periodically in each neighborhood.



APPENDIX 2

Western Avenue Corridor Parking Demand Study

February 4, 2020

PARKING DEMAND AND INVENTORY
WESTERN AVENUE CORRIDOR

February 4, 2020

By: Thomas A. Peterson, P.E., PTOE
City Traffic Engineer

Western Avenue Corridor Parking Demand and Inventory

INTRODUCTION

In December 2019, City traffic engineering staff conducted a parking demand and inventory study of the commercial corridor along Western Avenue from Dysart Road to the west City limits, just west of Fourth Avenue. This study was conducted at the direction of the City Manager's Office following feedback from a local Western Avenue business owner that there was a lack of parking for local businesses. The purpose of the study was to determine, based on actual parking space use and inventory and feedback from local businesses, if there actually is a deficient parking capacity either 1) throughout the corridor, 2) isolated location(s), or 3) no deficiency identified.

METHODOLOGY

The study inventoried the actual number of designated parking spaces in three categories:

1. Public on-street parking along Western Avenue
2. Public off-street parking
3. Private off-street parking

Observations were also noted as to the number of vehicles using public on-street parking that were not visually marked for parking spaces, but not prohibited either. These on-street locations are on side streets that intersect with Western Avenue, with parking capacity related to Western Avenue assumed to include a segment within one-half block of Western Avenue. Alleyways were not included in the inventory because these facilities are there to provide access to individual parcels.

The parking space count was conducted by using the latest Google Earth aerial photography and generally verified by visual observations of whether those parking facilities were still in use during the December 2019 study. Some parking lots were gravel and the number of parking spaces was estimated based on existing parking space utilization. There were also a few parking lots that were gated/closed during the survey. These locations were still counted for capacity purposes. **Exhibits 1-5** illustrate where the different parking facilities were identified.

The parking demand survey was conducted on Wednesday December 18th and Thursday December 19th during two daytime periods—10 AM to 11 AM and from 2PM to 3PM. General observations were noted during the lunch hour period near food service businesses. Traffic engineering staff walked the corridor and visually counted the number of vehicles parked in each facility. The results of the parking demand survey are summarized in **Table 1** for the parking facilities. **Table 2** presents the actual parking demand on the side streets during the same survey periods.

City traffic engineering staff also conducted individual face to face interviews of fifteen (15) businesses located within the Corridor. The interview asked three (3) questions regarding their respective private parking resources, use of on-street public parking and their general perspective of parking availability overall in the Western Avenue Corridor. A sample of the list of interview questions is presented in **Exhibit 6**.

RESULTS

The results of the parking demand survey indicate that with two exceptions, there is no fully utilized facility, either public on-street, public off-street or private off-street parking during either the weekday morning or afternoon periods. During the study there was construction work along Western Avenue near 6th Street that closed off sections of public on-street parking. Despite the loss of parking, there were still ample on-street parking spaces available.

The private parking demand varied from lot to lot, but only two lots were found to be even near full. The two locations that used most of its on-site parking was the A Town Garage and the Carniceria La Tapatia restaurant. However, it did not appear that the parking demand for either site spilled out onto the adjacent street or neighboring parking lots. The auto service center business used valet parking for its employee and customer vehicles onsite which technically resulted in more parked vehicles onsite than there were actual designated parking spaces.

The City's off-street parking lot was very under-utilized—anywhere between zero and 4 spaces were occupied out of the 25 spaces that were available.

The parking spaces on side streets along Western Avenue were basically unused. The large majority of side streets had no vehicles parked on them during any of the four survey counts.

The lunch hour period was observed near the food service businesses to see if there was overflow of parking demand. The general observations were that there was more parking demand during the lunch hour, but still sufficient parking capacity available at these locations.

The face to face interviews generally reflected the results of the parking demand survey. Most business owners have their own private parking resources, but also feel the need to have public on-street parking as well to supplement the occasional high demand associated with special events such as Billy Moore Days, weekends, or during a “function” at an adjacent business. Only one business owner felt there was a lack of close parking for his business everyday which stems from the City's construction of the Sam Garcia Western Avenue Library which is across the street. From the business owner's perspective, the City had promised additional parking behind the library when it was built, but the City hadn't followed through on that promise.

A summary of personal surveys is presented in **Table 3** and the actual surveys are provided in the appendix.

CONCLUSIONS

The results of the parking demand and inventory study found there was ample parking capacity located throughout the Western Avenue Corridor, stretching from Dysart Road to the west city limits. This extra capacity was found in all three categories of parking resources—public on-street, public off-street and private off-street as well as side streets.

The collective conclusion from the face to face interviews with business owners indicate that there is sufficient parking available in most cases, except during a corridor-wide special event or a “business function” at an adjacent business.

While the results of the field survey indicate that there is sufficient parking available for businesses along Western Avenue, there is an opportunity to provide additional on-street public parking (parallel spaces) west of Central Avenue via restriping Western Avenue from five lanes to four lanes. This restriping plan would result in one westbound travel lane, two eastbound travel lanes, and one center turn lane with one westbound parking lane. There is an existing recessed parking lane for eastbound traffic to utilize west of Central Avenue.

An initial estimate of 15-25 parking spaces could be achieved on Western Avenue, west of Central Avenue, although the existing demand for these spaces is likely low based on the results of the study. The estimate of 15-25 parallel spaces depends on if both sides of Western Avenue were to have designated spaces. If the City were to move forward with the reconfiguration plan it would need to coordinate the transition with the City of Goodyear which would likely maintain the five-lane configuration within their jurisdiction.

The study briefly investigated if additional pedestrian crosswalks are feasible across Western Avenue. The scope of the study did not include the surveying of pedestrian activity. However, a general overview of the street network east of Central Avenue finds numerous T intersections and the layout of the on-street parking does not lend itself to adding more crossings unless parking spaces are removed. Between Dysart Road and Central Avenue there are three marked crosswalks, including one in front of the Sam Garcia Library which receives a fair amount of use. With the sensitivity of retaining on-street parking spaces for businesses it is recommended that no additional crosswalks be installed east of Central Avenue. West of Central Avenue, there two designated crosswalks—one at 3rd Avenue near Michael Anderson Elementary School and one at 4th Avenue. A third marked crosswalk is located just within the City of Goodyear, which serves the Avondale businesses on the south side of Western Avenue. Together, these three crosswalks conveniently serve all of the property owners abutting this section of Western Avenue. No additional crosswalks are recommended. The existing crosswalks along Western Avenue were recently repainted to provide better visibility.

Table 1
Parking Demand Survey
Western Avenue Corridor

Parking Lot No.	Description	Total Spaces	Parking Demand Count			
			Wed Dec 18		Thurs Dec 19	
			10-11 AM	2-3 PM	10-11 AM	2-3 PM
1	Avondale Auto Service	38	15	21	19	20
2	Avondale Storage	16	1	3	3	5
3	Harvest Outreach	43*	0	0	0	0
4	W.A. Dysart-6 th St N	15	3	6	8	9
5	W.A. S 7 th St-Dysart	10	5	4	2	3
6	Café Zamora	14	4	4	4	6
7	W.A. S 6 th St-S 7th St.	9	5	3	4	5
8	Southwestern Management	13	0	0	4	0
9	Taqueria La Jacky	13	2	5	4	6
10	City Parking Lot	25	2	4	0	0
11	W.A. 6 th St N-5 th St N	21#	2	0	3	1
12	W.A. S 4 th St-S 6 th St	19#	3	3	0	3
13	Sterling Plaza West Plaza	32	13	16	17	15
14	W.A. 5 th St N-3 rd St N	14	8	5	6	6
15	Rosendo's Taco Shop	39	8	4	4	6
16	W.A. S 3 rd St-S 4 th St	3	2	0	0	0
17	Casito Kahlo	5	1	1	0	0
18	A Town Garage	17^	20	19	14	19
19	W.A. 3 rd St N-2 nd St N	8	4	3	2	1
20	W.A. S 2 nd St-S 3 rd St	6	3	2	3	3
21	Pot of Gold Auctions	20	2	2	3	1
22	Avondale Liquor	15	0	3	0	2
23	AZ Dept of Transportation	32	11	8	11	7
24	W.A. 2 nd St N-1 st St N	3	0	0	0	1
25	W.A. S 1 st St-2 nd St N	14	4	4	4	2
26	Alice and Friends	11	4	2	6	5
27	Laura's Burgers	21	6	3	3	6
28	W.A. 1 st St N-Central	2	0	0	0	1
29	W.A. Central-S 1 st St	9	1	2	2	3
30	Super Carnicaria Mi Ranchito	14	2	3	0	1
31	Avondale Old Town Hall	34	0	1	0	0
32	Christ Community Church	97	2	2	19	1
33	W.A. Central-Avon SD	20	0	1	0	3
34	Gravel Parking Lot	20	7	5	2	5
35	Gravel Parking Lot	30	14	11	10	8
36	Service Center Garage	4	2	2	4	1
37	Avondale School District	33	21	14	20	19
38	Checks Cashed	5	1	2	1	1
39	W.A. South Avondale SD	5	2	3	3	1

Table 1
Parking Demand Survey (Continued)
Western Avenue Corridor

Parking Lot No.	Description	Total Spaces	Parking Demand Count			
			Wed Dec 18		Thurs Dec 19	
			10-11 AM	2-3 PM	10-11 AM	2-3 PM
40	Cupcake Place	3	0	0	0	0
41	Redemption Christ Church	24	0	0	0	0
42	Western Cleaners	8	4	1	3	3
43	U.S. Post Office	20	5	4	4	7
44	Vacant Lot	16	0	0	0	0
45	Tropicana	30	8	10	6	4
46	Carniceria La Tapatia	20	20	20	9	7
47	Napa Auto Parts (Vacant)	15	1	0	6	1

W.A.—Western Avenue

*-- Parking lot closed during survey

#--Partially closed during street utility construction

^-- Normal parking spaces. Business “valeted” vehicles

Table 2
Parking Demand Survey
Side Streets to Western Avenue Corridor

Description	Total Spaces*	Parking Demand Count			
		Wed Dec 18		Thurs Dec 19	
		10-11 AM	2-3 PM	10-11 AM	2-3 PM
N. 6 th Street	6	0	0	0	0
N. 5 th Street	6	0	1	1	2
N. 3 rd Street	0	0	0	0	0
N. 2 nd Street	7	0	0	0	0
N. 1 st Street	7	1	0	0	0
N. 3 rd Avenue	7	0	0	1	0
S. 4 th Avenue	6	0	0	0	0
S. 3 rd Avenue	0	0	0	0	0
S. 1 st Street	3	0	1	0	0
S. 3 rd Street	8	0	0	0	2
S. 4 th Street	8	4	2	0	2
S. 6 th Street	8	0	0	0	0
S. 7 th Street	8	2	0	2	2

*-Estimated, unmarked spaces within 150 feet of Western Avenue.

Table 3 Western Avenue Parking Survey Business Owners (15 Responses)		
Question	Responses	
	Yes	No
Does your business have its own private parking (either owned entirely or through a shared parking agreement)?	11	4
Does your business rely on public parking, either on-street or at the City's public parking lot on the corner of 6 th Street?	13	2
Are there instances where there is no available public parking for your business? If yes, how frequent?	9*	6
*-Special Events (4), Weekends (4), Adjacent business functions (3), Weekdays (2), Funerals (1).		

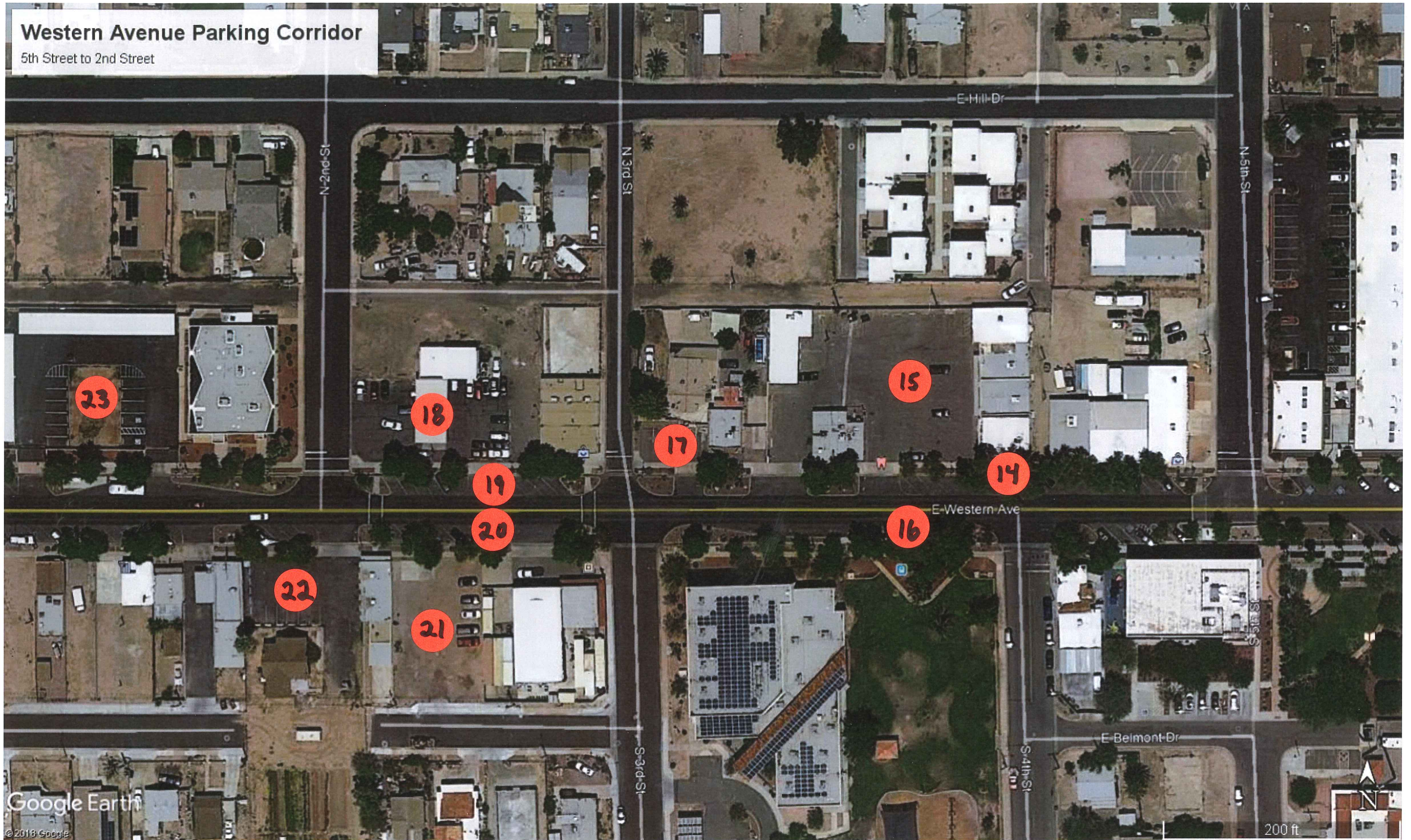
Western Avenue Parking Corridor

Dysart Road to 5th Street



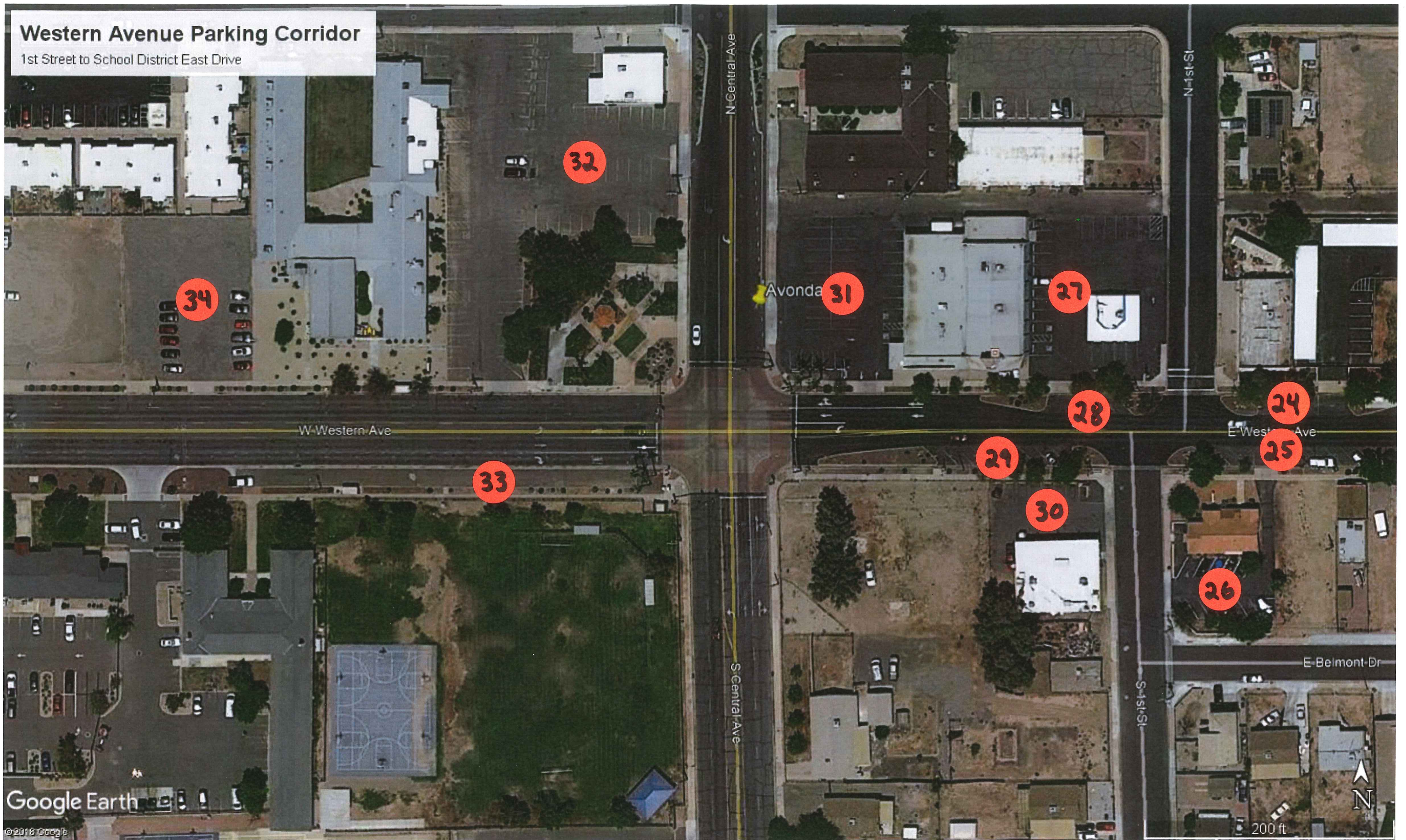
Western Avenue Parking Corridor

5th Street to 2nd Street



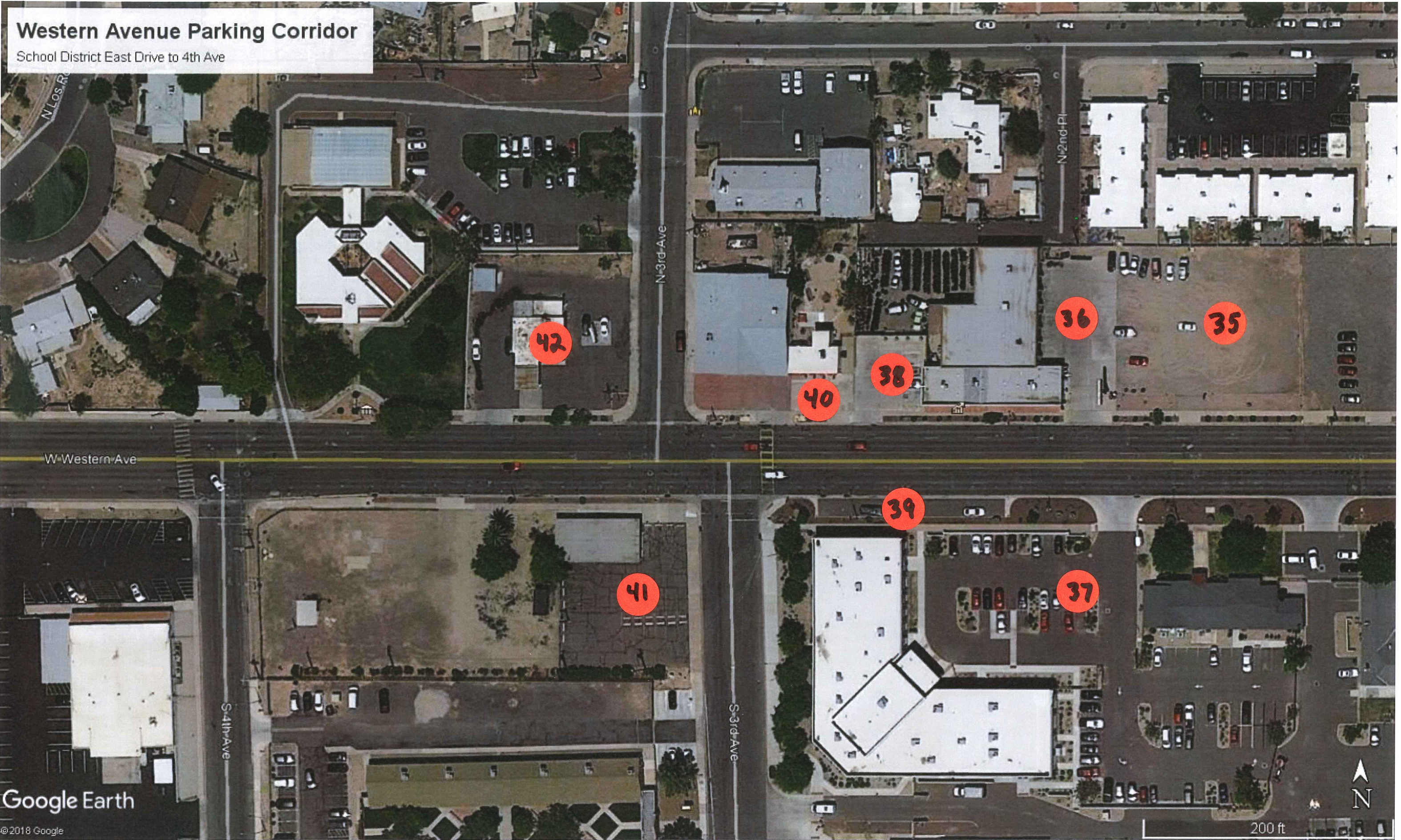
Western Avenue Parking Corridor

1st Street to School District East Drive



Western Avenue Parking Corridor

School District East Drive to 4th Ave



Western Avenue Parking Corridor

4th Ave to West City Limit



1. Does your business have its own private parking (either owned entirely or through a shared parking agreement)? If so, how many parking spaces are provided?
2. Does your business rely on public parking, either on-street or at the City's public parking lot, located on the southeast corner of S. 6th Street/Western Avenue?
3. Are there instances where there is no available public parking for your business? If so, is it a frequent occurrence (i.e. daily, couple days per week)?

APPENDIX

Survey: Western Avenue Parking Study

12/19/2019

Party surveyed Lori - Alice & Friends Salon

1. Does your business have its own private parking (either owned entirely or through a shared parking agreement)? If so, how many parking spaces are provided? Yes, 10-12

2. Does your business rely on public parking, either on-street or at the City's public parking lot, located on the southeast corner of S. 6th Street/Western Avenue? Yes

3. Are there instances where there is no available public parking for your business? If so, is it a frequent occurrence (i.e. daily, couple days per week)? No.

Survey: Western Avenue Parking Study

12/19/2019

Party surveyed Louder - Casita Kahlo

1. Does your business have its own private parking (either owned entirely or through a shared parking agreement)? If so, how many parking spaces are provided? Yes - 25

2. Does your business rely on public parking, either on-street or at the City's public parking lot, located on the southeast corner of S. 6th Street/Western Avenue? No

3. Are there instances where there is no available public parking for your business? If so, is it a frequent occurrence (i.e. daily, couple days per week)?

Yes, basically during events.

Street maintenance City workers sometime park in her spaces. Typically not a big deal unless they are there too long.

Survey: Western Avenue Parking Study

12/19/2019

Party surveyed Amalia - West AZ Ins. Campos Agape,
Avondale Family Dental

1. Does your business have its own private parking (either owned entirely or through a shared parking agreement)? If so, how many parking spaces are provided?

Yes - shared - roughly 20 - 4 businesses

2. Does your business rely on public parking, either on-street or at the City's public parking lot, located on the southeast corner of S. 6th Street/Western Avenue?

Yes.

3. Are there instances where there is no available public parking for your business? If so, is it a frequent occurrence (i.e. daily, couple days per week)?

Yes, Especially when funeral's taking place.

Survey: Western Avenue Parking Study

12/19/2019

Party surveyed Guadalupe Rivera - Pasta Factory

1. Does your business have its own private parking (either owned entirely or through a shared parking agreement)? If so, how many parking spaces are provided? No

2. Does your business rely on public parking, either on-street or at the City's public parking lot, located on the southeast corner of S. 6th Street/Western Avenue? Yes.

3. Are there instances where there is no available public parking for your business? If so, is it a frequent occurrence (i.e. daily, couple days per week)? Yes, especially weekends.

Survey: Western Avenue Parking Study

12/19/2019

Party surveyed Delia Perez-Michelles

1. Does your business have its own private parking (either owned entirely or through a shared parking agreement)? If so, how many parking spaces are provided?

No.

2. Does your business rely on public parking, either on-street or at the City's public parking lot, located on the southeast corner of S. 6th Street/Western Avenue?

Yes.

3. Are there instances where there is no available public parking for your business? If so, is it a frequent occurrence (i.e. daily, couple days per week)?

Yes, regular. - weekdays for business hours
- weekends also

Survey: Western Avenue Parking Study

12/19/2019

Party surveyed Avondale Storage - 623)925-2555

1. Does your business have its own private parking (either owned entirely or through a shared parking agreement)? If so, how many parking spaces are provided?

Yes ~ 10-15

2. Does your business rely on public parking, either on-street or at the City's public parking lot, located on the southeast corner of S. 6th Street/Western Avenue?

No, not necessarily.

3. Are there instances where there is no available public parking for your business? If so, is it a frequent occurrence (i.e. daily, couple days per week)?

Yes, during Events + Functions & sometimes by nearby businesses.

Survey: Western Avenue Parking Study

12/19/2019

Party surveyed German - Taqueria La Jacy

1. Does your business have its own private parking (either owned entirely or through a shared parking agreement)? If so, how many parking spaces are provided?

Yes. Roughly 10-15

2. Does your business rely on public parking, either on-street or at the City's public parking lot, located on the southeast corner of S. 6th Street/Western Avenue?

Yes.

3. Are there instances where there is no available public parking for your business? If so, is it a frequent occurrence (i.e. daily, couple days per week)?

Yes - Especially when nearby businesses have functions, parking is very limited.

Survey: Western Avenue Parking Study

12/19/2019

Party surveyed Nancy - Zamora Restaurant

1. Does your business have its own private parking (either owned entirely or through a shared parking agreement)? If so, how many parking spaces are provided?

Yes - used mostly by employees.

Unknown qty but only a few.

2. Does your business rely on public parking, either on-street or at the City's public parking lot, located on the southeast corner of S. 6th Street/Western Avenue?

Yes.

3. Are there instances where there is no available public parking for your business? If so, is it a frequent occurrence (i.e. daily, couple days per week)?

Yes - Especially weekends.

Survey: Western Avenue Parking Study

12/19/2019

Party surveyed Tristen Chavez - Avondale Machine Office - Mgr

1. Does your business have its own private parking (either owned entirely or through a shared parking agreement)? If so, how many parking spaces are provided?

No.

2. Does your business rely on public parking, either on-street or at the City's public parking lot, located on the southeast corner of S. 6th Street/Western Avenue?

Yes.

3. Are there instances where there is no available public parking for your business? If so, is it a frequent occurrence (i.e. daily, couple days per week)?

Yes, during functions in the Area.

Survey: Western Avenue Parking Study

12/19/2019

Party surveyed Joseph Valdez - owner - Akacuss Lock

1. Does your business have its own private parking (either owned entirely or through a shared parking agreement)? If so, how many parking spaces are provided?

No.

2. Does your business rely on public parking, either on-street or at the City's public parking lot, located on the southeast corner of S. 6th Street/Western Avenue?

Yes.

3. Are there instances where there is no available public parking for your business? If so, is it a frequent occurrence (i.e. daily, couple days per week)?

Regularly - weekly + regular.

Library Parking Expectation didn't happen - Why?

Has caused parking issues near businesses have lost parking business. Where is the library parking?

Survey: Western Avenue Parking Study

12/19/2019

Party surveyed Anna Keep Sake Trophy - Employee

1. Does your business have its own private parking (either owned entirely or through a shared parking agreement)? If so, how many parking spaces are provided?

Back parking, possibly owned. Roughly 5 spaces

2. Does your business rely on public parking, either on-street or at the City's public parking lot, located on the southeast corner of S. 6th Street/Western Avenue?

Yes.

3. Are there instances where there is no available public parking for your business? If so, is it a frequent occurrence (i.e. daily, couple days per week)?

Not aware of.

Survey: Western Avenue Parking Study

12/19/2019

Party surveyed Mike Ortiz - FireArms.com

1. Does your business have its own private parking (either owned entirely or through a shared parking agreement)? If so, how many parking spaces are provided?

Yes, dirt lot, west side, numerous.

2. Does your business rely on public parking, either on-street or at the City's public parking lot, located on the southeast corner of S. 6th Street/Western Avenue?

Yes.

3. Are there instances where there is no available public parking for your business? If so, is it a frequent occurrence (i.e. daily, couple days per week)?

No.

Survey: Western Avenue Parking Study

12/19/2019

Party surveyed Jose Castillo

1. Does your business have its own private parking (either owned entirely or through a shared parking agreement)? If so, how many parking spaces are provided?

Yes - employee only

2. Does your business rely on public parking, either on-street or at the City's public parking lot, located on the southeast corner of S. 6th Street/Western Avenue?

Yes

3. Are there instances where there is no available public parking for your business? If so, is it a frequent occurrence (i.e. daily, couple days per week)?

No.

Survey: Western Avenue Parking Study

12/19/2019

Party surveyed Francis Borges - Amigos Wireless

1. Does your business have its own private parking (either owned entirely or through a shared parking agreement)? If so, how many parking spaces are provided?

Yes = 3

2. Does your business rely on public parking, either on-street or at the City's public parking lot, located on the southeast corner of S. 6th Street/Western Avenue?

Yes.

3. Are there instances where there is no available public parking for your business? If so, is it a frequent occurrence (i.e. daily, couple days per week)?

No.

Survey: Western Avenue Parking Study

12/19/2019

Party surveyed Robin - Laura's Burgers

1. Does your business have its own private parking (either owned entirely or through a shared parking agreement)? If so, how many parking spaces are provided?

Yes, ~~the~~ rear + west side by building
They have 4 spaces of their own, out front, on their property
but those will be eliminated for additional outdoor seating.
They also share parking on the west + North sides of
the Lot.

2. Does your business rely on public parking, either on-street or at the City's public parking lot, located on the southeast corner of S. 6th Street/Western Avenue?

Yes, As convenience + when the business
to their west is having an event.

3. Are there instances where there is no available public parking for your business? If so, is it a frequent occurrence (i.e. daily, couple days per week)?

Normally No. Rare occasion.

Additional input: 4 lane reduced to 2 lanes + diagonal parking
= hard to see + feel safe driving thru area, pulling
out + backing out.

March 11, 2020 and March 14, 2020 Community Meetings – Summary of Attendees Comments

Las Ligas/Rio Vista:

- Make the area more presentable, have more community engagement.
- Further clean and improve residential properties.
- Maintain their identity as Las Ligas, have a gateway identification sign, add streetlights, sidewalks, and speed bumps.
- Incorporate public art with a racing theme.
- Would like to see more residential development, while others prefer to keep it as-is until property owners want to develop.

Cashion:

- Maintain Cashion identity, would like to see gateway identification signs recognizing the area, provide monument signs at multiple locations, signage will create a better look for the area. Provide a welcome entrance.
- Add more trees and flowers to Cashion perimeter to enhance the look.
- Provide art identifying the area and its history. Large sign, letters, add flowers, make it picturesque, statue of a pinata or horse with Mr. Arce on top of the horse.
- Cleanup of the area is most important. Put out dumpsters for people to clean up their property.
- City-initiated rezoning of property along Buckeye Road to Cashion Business District (CBD) zoning instead of individual property owners requesting it –
 - Would like to see new buildings improve the area but not if the City profits from it.
 - Would like to see more businesses like a dollar store, laundromat, urgent care, hair salon, clothing store, entertainment for youth, and restaurants close to the area.
 - A mini-library, larger post office, a banquet or party hall, and a mini-workshop for the instruction of carpentry, interior decoration, cake decorating, welding, etc.
- County property on the north side of Buckeye Road west of 107th Avenue to Avondale Boulevard would benefit the area, need more businesses.
 - Develop the land with a park having seating and landscaping, a park to service senior citizens and kids, water features and/or a place to do community activities such as a farmer's market.
 - Have live music for families, a public pool, fitness center, a shopping center, retail stores, a café, laundromat, urgent care, hair salon, restaurants, a mini-golf course, an orchard and vegetable garden, a mini-Amtrak station, old west themed restaurant or bar.
 - Tear down the old cotton gin silo building, unsafe and illegal activity occurs there. Annex the land. Avoid building walls to screen the property.
- Property at the southeast corner of Pima Street and 111th Avenue –
 - Would like to see development of a recreation center or gym to play basketball for kids, a pharmacy or market, park with fitness area, splash pad for kids, a park like on Western and Central, a secured park with fencing around it and limited hours.
 - A childcare center, a workshop to teach teenagers and adults to learn different skills like photography, interior decoration, and a museum to showcase local area photos, arts, and artists.
- Close alleyways. Add speed bumps. Update homes in the residential neighborhood.
- Convert landscaping to desert plant materials.

- Public art focusing on plants with colors, cultural identity, murals, a cowboy on horseback, iron monument of a man walking his dog, a water feature, and highlighting the native and Mexican/Mexican American contributions to the area, historic figures of local heroes and legends to spark interest in the area.

Old Town:

- A Mercado would be good along Western Avenue or SWC Dysart and Western, SEC Dysart and Buckeye, along Dysart, and near the water tower.
- A Mercado at police station and Sernas Plaza site is good.
- A Mercado is not desired as there are enough restaurants in the area.
- Parklets on Western Avenue are attractive and provide small meeting places. Have flower boxes. Add more parklets to encourage foot traffic.
- The parklets stick out and are not as eye-catching.
- Add more shops to the area, add a pedestrian area along the Agua Fria River north-south, provide wider sidewalks, shade areas, misters for summer months, the street is too narrow, add crosswalks with flashing lights to alert motorists to stop for pedestrians, lighting, bike lanes along Ludlow Drive and 4th Street or other landscaped divider between streets and sidewalks, add water fountains with filters for pedestrians.
- Murals are liked, want more art that represents the culture and history of the citizens. Have sculpture art. Have art that reflects southwest Native American art, Hispanic heroes, and western style. Add pop culture, local sports themed art. Add art along MC85 and Western Avenue to add to the corner intersection. Use local artists.
- Gateway Intersections for Old Town comments included having something on Dysart and Western, an archway at Central and Western; signage used to welcome the public to areas such as Hillcrest and Logan Heights in San Diego.
- Have a Sam Garcia monument outside of the library on Western. Have a gateway entrance from Buckeye at 3rd Street.
- Have an archway promoting the large number of schools and places of worship on Central.
- More pedestrian lighting is needed along Western. Add more lighting to neighborhoods north and south of Western. Add more lighting to Casa Lomas Condominiums along Ludlow and 3rd street.
- Overhead string lights across Western will upgrade the area.
- Address homeless persons and crime.
- Expanding the OTAB zoning district area - It would help to reduce crime if more homes were converted to have limited commercial uses, only allow expansion to abandoned homes.
- Land use proposal for vacant properties:
 - NWC Hill Drive and Western Avenue – a park, build affordable housing for first time homebuyers or low income families; a parking lot for event parking on Western Avenue; businesses, restaurant, grocery, gas station; community center; a park.
 - SWC Dysart Road and Western Avenue – a Mercado, Starbucks, grocery store, clothing store, thrift store, park.
 - North side of Buckeye Road west of 107th Avenue – Go Cart Amusement Park, a mall, a park, retail stores.
 - SEC Dysart Road and Buckeye Road – art history museum representing Old Town Avondale, stores and restaurants, Post Office, a Veteran’s Memorial, a hotel.
- Design Exhibits for the three areas:

- The roundabout design at Dysart and Western enhanced the Old Town Area would help with traffic on Dysart and make it easier for pedestrians to cross, concerns was close to the railroad tracks and could slow traffic more.
- Liked the idea of a lighted vertical monument sign in the middle of it. Provides recognition to Western Avenue. Likes the changing colors it could have on top portion.
- Adds more historic value to the sign's design.
- The sign could be more dynamic and meaningful such as a clock tower.
- Western Avenue streetscape – concern for parking and ease of access from parked cars to the stores. Liked the removal of planting strip and replace with decorative pavement strips and add tree grates. Liked having wider sidewalks and uniform trees but wants to ensure they are aligned in a straight line versus the staggered design now. Liked having art added to parklets. Concern with parklets being difficult to park next to and negotiate them and instead add more parking.
- Lighting with string lights is liked.
- Add speakers to light posts for public music to play as pedestrians stroll like what was done in Tolleson.

CITY COUNCIL REPORT

SUBJECT: Recognition of City of Avondale Efforts for Census 2020

MEETING DATE: 12/7/2020

TO: Mayor and Council

FROM: Jessica Blazina, Intergovernmental Affairs Administrator, (623) 333-1612

THROUGH: Gina Montes, Assistant City Manager, (623) 333-1012

REVIEWED: Charles A. Montoya, City Manager, (623) 333-1016

PURPOSE:

Luis Cardenas Camacho, Partnership Specialist, Denver Region, US Census Bureau will recognize the City Council for Avondale's efforts to ensure a complete count for the 2020 Census effort.

BACKGROUND:

The US Census celebrated Census Day on April 1, 2020 to kick off the 2020 Census effort. Though outreach efforts looked different in the midst of a pandemic, the effort to count all residents continued until October 15, 2020. The population count is used to determine, among other things, the amount of federal and state funding distributed to cities and towns.

DISCUSSION:

The City of Avondale worked closely with the Regional Field Office for the US Census Bureau to ensure an accurate count of Avondale residents by holding numerous safe, socially distanced outreach events. These events, combined with a large social media presence, resulted in Avondale's self-response rate of 63.6%. The State of Arizona self-response rate is 64.1%.

Avondale exceeded the 2010 self-response rate of 60.0%

BUDGET IMPACT:

There is no budgetary impact.

RECOMMENDATION:

The City Council will receive a presentation from Luis Cardenas Camacho, Partnership Specialist, Denver Region, US Census Bureau will recognize the City Council for Avondale's efforts to ensure a complete count for the 2020 Census effort.

CITY COUNCIL REPORT

SUBJECT: Proclamation - Honoring Paula Lamb on the Occasion of her Retirement

MEETING DATE: 12/7/2020

TO: Mayor and Council

FROM: Abril Ruiz-Ortega, Court Administrator, 623-333-5822

THROUGH: Craig Jennings, Judge, 623-333-5813

REVIEWED: Charles A. Montoya, City Manager, (623) 333-1016

PURPOSE:

City Council will present a Proclamation honoring Paula Lamb for nineteen and a half years of dedicated service to the City of Avondale.

BACKGROUND:

Paula Lamb began her career with the City of Avondale on July 11, 2001. She has served in many areas of the Avondale City Court to include, Court Clerk, assisting the public providing customer service at the front counter and most recently Court Clerk III, processing criminal cases, in-custody matters and protective order cases.

DISCUSSION:

The City of Avondale wishes to express its appreciation for the hard work, dedication and years of service and to honor Paula Lamb on the occasion of her retirement after nineteen and a half years of exemplary service to the citizens of Avondale.

BUDGET IMPACT:

None

RECOMMENDATION:

Staff recommends City Council present a Proclamation honoring Paula Lamb for nineteen and a half years of dedicated service to the City of Avondale.

City of Avondale *Proclamation*

Proclamation Honoring Paula Lamb

December 7, 2020

A proclamation of the council of the City of Avondale, Arizona, honoring Paula Lamb for her nineteen and a half years of leadership and dedicated service to the Avondale community.

WHEREAS, Paula Lamb answered the call to the Judicial Branch, serving from July 11, 2001 to December 30, 2020.

WHEREAS, she has served in many areas of the Avondale City Court to include, Court Clerk, assisting the public providing customer service at the front counter and most recently Court Clerk III, processing criminal cases, in-custody matters and protective order cases; and

WHEREAS, fellow court employees have embraced Paula Lamb as a team member and friend; and

WHEREAS, Paula Lamb has demonstrated integrity and professionalism to all customers and has faithfully served the City during periods of transition and growth; and

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF AVONDALE, ARIZONA, that the City of Avondale hereby wishes to express its sincere gratitude and appreciation to Paula Lamb for her nineteen and a half years of leadership and dedication to the Valley.

Mayor

ATTEST:

City Clerk

CITY COUNCIL REPORT

SUBJECT: Minutes

MEETING DATE: 12/7/2020

TO: Mayor and Council

FROM: Marcella Carrillo, City Clerk, (623) 333-1214

THROUGH: Cherlene Penilla, Deputy City Manager, 623-333-1015

REVIEWED: Charles A. Montoya, City Manager, (623) 333-1016

PURPOSE:

City Council will consider a request to approve the October 19, 2020, November 2, 2020, and November 16, 2020 City Council Meeting Minutes. The Council will take the appropriate action.

BACKGROUND:

n/a

DISCUSSION:

n/a

BUDGET IMPACT:

This item has no budget impact.

RECOMMENDATION:

Staff recommends City Council approve the October 19, 2020, November 2, 2020, and November 16, 2020 City Council Meeting Minutes.

MINUTES OF THE AVONDALE CITY COUNCIL
CITY OF AVONDALE, ARIZONA
ONLINE MEETING
October 19, 2020

A **Work Session** of the City Council of the City of Avondale, Arizona was convened using the Zoom Cloud Meeting platform in open and public session at 6:31 p.m. All participants attended by phone or video.

Members Present: Mayor Kenneth Weise; Vice Mayor Pat Dennis; Councilmembers Tina Conde, Bryan Kilgore, Veronica Malone, Curtis Nielson, and Mike Pineda.

Members Absent: None.

Other Municipal Officials Present: Charles Montoya, City Manager; Gina Montes, Assistant City Manager; Tracy Stevens, Deputy City Manager; Cherlene Penilla, Deputy City Manager; Nicholle Harris, City Attorney; Marcella Carrillo, City Clerk; Cindy Blackmore, Public Works Director; Jeff Case, Fire Chief; Kenneth Chapa, Economic Development Services Director; Bryan Hughes, Parks and Recreation Director; Chris Lopez, Neighborhood and Family Services Director; Kevin Murphy, Development and Engineering Services Director; Dale Nannenga, Police Chief; Jeffrey Scheetz, Chief Information Officer; and Pier Simeri, Marketing and Public Relations Director.

Audience: Approximately 15 members of the public were present.

1. ROLL CALL BY THE CITY CLERK

2. PUBLIC SAFETY UPDATE

Dale Nannenga, Police Chief, presented Council with an update regarding current programs, initiatives, and strategies being developed or established by the Police Department.

Chief Nannenga stated that the last update was presented to City Council in February of 2017. Since that time, the department has experienced quite a bit of growth, including the addition of 21 police officers, 13 new professional staff positions, two new substations, and the expansion of the main police station. The 2017 presentation included information on the 21st Century Policing, a recommendation task force put together by President Obama, centered on six pillars: building trust and legitimacy; policy and oversight; technology and social media; community policing and crime reduction; training and education; and officer wellness and safety.

Current community involvement and programming have included the following:

- Holds holiday events in neighborhoods and schools within Avondale.
- Holds food drives for the community through various events.
- Participates in various public service events such as the Westside Recreation Program and the Make a Difference Day.
- Reinstated the Police Explorers program, providing youth with an opportunity to volunteer within the department.

- Created a strong presence on social media, with over 20,000 followers on Facebook.
- Created the position of the Neighborhood Resource Officers to focus on community outreach and building relationships with community groups.
- Involved with the schools in the community by providing programs through the School Resource Officers (SRO).
- Participated with student groups at Estrella Mountain Community College.
- Fully staffed the Community Action Team.
- Heavily involved with the Arizona Special Olympics.
- Created the Citizens Police Academy, selecting participants directly from the community.
- Created two new substations.
- Officers have participated within the Avondale Employee Housing Program, providing down-payment assistance to Police Department employees.

Chief Nannenga spoke about the current initiatives underway. The department has created the new SRO Sergeant position who will oversee the creation of a Teen Police Academy, act as the liaison with elementary and charter schools, and create additional programs within schools. Chief Nannenga met with school board members from the Agua Fria School District, who wishes to replicate the SRO program at Agua Fria High School. The department met with students to create a safety plan program, by which students can come forward and voice concerns regarding any safety plans within their schools.

The department is reviewing its critical policies, including use of force, which has been determined to be very solid. Chokeholds are forbidden by the department, as of several years ago. This has been expanded to prohibiting the procedure even by use of force instructors. The department is also reviewing policies to ensure they are accredited by the state. In terms of technology, the department has implemented body cameras for the entire uniform division and is looking to expand this to plain clothes assignments. Cell phones have been issued to officers and all uniformed personnel for use in the field.

Mr. Montoya continued the presentation, explaining the department is looking into implementing cameras also for park rangers and detectives. The signal technology causes the body-worn camera to automatically activate if an officer withdraws a weapon from their holster if it is not already active. All officers have tasers which are a less lethal option. The department also uses BolaWraps, the command van, and drones.

Over the last year, the Police Chief and Assistant Police Chief have looked at creating an Accountability Inspection Officer, who would be responsible for policies and procedures, assisting with accreditation, and reviewing and cataloguing camera data. In terms of yearly reports, the department looked at use of force statistics and a report will be reviewed on an annual basis. Management works with the department on use of force statistics and citizen complaints. The City submits data to the FBI use of force database and to the State for P.O.S.T. certification. Department policies are posted on the website, available for City Council and the public to review. They are constantly reviewed and updated as new technologies, policies and procedures from legislature come forward.

Since 2017, the department has begun to develop more de-escalation training for all officers. The Chief's goal is to provide this training to as many officers as possible. Over the last year and a half, the department has worked to develop integrated traffic cameras at intersections throughout the City. In addition, the department is seeking additional funding through grants and direct request to the City to ensure that there are active body cameras for every sworn officer, including park rangers and municipal officers. The department is expanding peer support, including mental health, first aid and other types of social and mental health awareness. The department and other West Valley entities have formed a coalition to work together to assist with crisis intervention training for all officers. The department is trying to change the uniforms in order to achieve distinction between neighborhood officers, school resources officer, and park ranger. This will be helpful for the community's understanding of each officer's roles. Vehicles will also be distinctive.

The department will be requesting three additional positions, which will not be sworn officers. The positions will assist with incidents such as traffic and noise complaints. They will attend community events and schools. The department is exploring the possibility of adding a small suite at The BLVD, which would serve as a base for bike patrols. With the growth of Alamar and the potential of 4,000 additional single-family homes over the next seven to ten years, there is potential for a police and fire station at El Mirage in the coming years. Community Service Officers (CSO) will work nonviolent property crimes and allow sworn officers to take more priority calls. The expansion of the police department will allow for a separate room space for utilization of the interactive video simulator training.

Mayor Weise commented regarding the significant process made in these areas since he moved to Avondale. He particularly favors the strategy of having CSOs take over less critical calls, which allows sworn officers to focus on dangerous crimes and other serious incidents. Mr. Montoya agreed, stating issues such as noise complaints and other neighborhood issues are good opportunities for CSO involvement.

Council Member Conde asked if the new position is similar to the Volunteers in Police Service (VIPS) positions. Mr. Montoya explained the CSO position will handle issues beyond what the VIPS have been doing and will have more extensive training. Council Member Conde asked about the selection process. Mr. Montoya stated that the process will be the same as the selection of municipal security officers. A job description will be created and listed, individuals will apply, and will be subject to background checks.

Council Member Kilgore thanked Mr. Montoya and Chief Nannenga for the presentation. He stated that he appreciates what the department has done so far, expressing his appreciation for providing body worn cameras to the park rangers, stating it was a great idea. He suggested training topics for the School Resource Officers to include racism, police brutality, excessive use of force, and gun laws. He explained the community and the youth should know about the mentioned topics, especially during current times. He appreciates the expansion of the peer support programming, expressing the importance of helping officers, especially those who are ostracized or for those who may be shunned for standing up to do what is right. He stated his desire for the City to be able to do more for the good officers, so they do not feel left out for doing the right thing. He supports the

addition of the Community Service Officers but stated a desire to explore avenues to assist law enforcement such as mental health professionals. He noted a previous situation with a veteran, where a mental health professional could have helped create a different outcome. He stated he is open to exploring those opportunities as well. Mr. Montoya explained there is currently a mental health professional who works with the department and goes out on calls as needed but the individual primarily assists the homeless coordinator. Mr. Montoya stated Chief Nannenga has talked about expanding that program but that type of individual is not always needed. Council Member Kilgore echoed his previous comments regarding expanding the program, allowing someone with more experience in the area to provide more safety to the community.

Council Member Kilgore stated that he attended a virtual police community relations discussion with Northern Arizona University (NAU). Various presenters were providing presentations on what they were doing within their communities, similar to today's presentation. They all talked about how they rely heavily on their advisory boards, getting people from the community to advise them on certain situations. He noted his desire for the City to add a Police Advisory Board to the current Board and Commission Program, stressing the importance of the need after the death of George Floyd in Minneapolis. Mr. Montoya stated that the City did have an advisory board approximately eight years ago, which only met approximately once every two years. It was difficult to find individuals who would commit to participation. In the last seven to eight years, any incidents have come to City management for final calls. The concern is that if an advisory board overrides the termination of an officer for negligence, it becomes the responsibility of Mayor and Council to accept liability. Staff recommends adding the initial CSOs over the next six to eight months and then come back to Council to review the progress. One of the unknown factors is the pandemic as it is unknown how long it will last. Council Member Kilgore stated he understood Mr. Montoya's point, but stressed the point that the residents are the most valuable resource. Noting that law enforcement is there because of the people and what better of a way to use their tax dollars by using their expertise and wisdom.

Mayor Weise stated that Council can discuss Council Member Kilgore's suggestion at a work session or Council meeting. His preference would be to have the discussion in-person with all involved personnel. Council Member Kilgore stated that due to the pandemic, the discussion might have to be held virtually.

Council Member Pineda noted that since 2017, the City has been proactively moving forward regarding the six pillars discussed by Chief Nannenga. He is pleased with the interaction of the department with students at the elementary school level. It is important to develop a friendly and nonhostile relationship, where children understand that police are there to protect them. He shared a few comments regarding different conversations that he had with residents within the community. Comments from residents included police personnel being friendly, outgoing and communicative. The department's proactive measures have been a game changer for the community.

Mr. Montoya shared a personal interaction with officers recently within his neighborhood. He explained it will also be easier for officers to engage with the community with additional substations added.

Mayor Weise stated he appreciates Council Member Pineda's comments as he has grown up within Avondale and has interacted with the department his entire life, same with Council Member Malone.

Council Member Nielson asked how this positive information can be disseminated throughout the community. He also commented that Littleton School District holds leadership and service academies and it would be helpful for police to present to those programs. He congratulated the department for its good works. Mr. Montoya stated that earlier this year, City staff attempted to have community meetings with each of the HOAs and quickly realized what a significant undertaking that would represent. Council Member Malone's recommendation was to start the process in quadrants of the City, invite HOAs to City Hall and provide these types of engagement presentations.

Council Member Malone agreed with the HOA Summit suggestion for implementation as it will be a great opportunity for the police and Council to be even more engaged in the community. Council Member Malone asked about the frequency of bike patrols. Mr. Montoya stated that the department has been doing debriefings over the past couple of weeks and he is uncertain whether a definite schedule has been created. He noted that having the substations located within the neighborhoods makes it easier for officers to bike. Council Member Malone asked about the makeup of the CAT team. Mr. Montoya stated that he believes it is comprised of a sergeant and five officers. Council Member Malone asked about the timeline for hiring the CSOs. Mr. Montoya anticipates that they will be brought to Council for consideration in the next 30 days with recruitment hopefully by December or early 2021. Council Member Malone suggested that the CSOs have background and training in mental health. Mr. Montoya stated staff will look into that but noted that this type of training is very specific. Council Member Malone spoke positively about the Citizens Police Academy and how it helped her engage with the Police Department to find out how the department functions. During the time of civil unrest, she had several community members contact her. As a result, she contacted Chief Nannenga and got him engaged with a community member. She was pleased to see programs, such as the one mentioned with Estrella Mountain Community College, being used within the community. In closing, she thanked staff for their hard work.

Vice Mayor Dennis asked about the timeline for the last accreditation. Mr. Montoya said the police department does not have current accreditation. The State Police Chiefs association have their own accreditation program that the City will be going through. It is an 18-month to two-year process and costs approximately \$100,000. National accreditation costs approximately \$500,000 and is a two- to three-year process. He stated the department is starting the accreditation process now. Vice Mayor Dennis commented that accreditation is a good way to evaluate how the City is facilitating public safety.

Vice Mayor Dennis referenced de-escalation training, noting that 40 to 50 percent of officers have received the relevant training. She asked about the timeline for training for all officers. She also inquired whether the department is addressing implicit bias. Mr. Montoya stated that the standard is for police departments to have 20 percent of its force trained in de-escalation training. Chief Nannenga would like to get to 80 to 90 percent. There is no specific timeline at this time, but he can provide further information

to Council as a follow-up. Vice Mayor Dennis stated she was interested to see the cost associated with this training to guide the Council in the future. In terms of implicit bias, Mr. Montoya stated the department has been working with constituents of the community college, faith-based organizations, the NAACP and other organizations to start working through the biases that may present in everyday use. Other areas of training are specific to interactions with individuals who have a mental illness or faculty struggles with hearing or speech. He stated Chief Nannenga would like this type of training be provided to 100 percent of the officers. Vice Mayor Dennis stressed the need for training timelines to be provided to Council.

Vice Mayor Dennis asked about the current number of neighborhood resource officers. Mr. Montoya said there are currently two. Vice Mayor Dennis commented that two is not enough to service the entire community. She asked about the areas of work the CSOs would be engaging with along with the neighborhood resource officers. Mr. Montoya said Chief Nannenga's intent is that the CSOs will be available for mostly nonviolent calls within the community. This includes neighborhood issues, HOA meetings, school visits, or simply talking with people in public. He will provide Council with a more detailed description regarding CSO job description and details. Vice Mayor Dennis stated that she would like to have a better idea of what the City is trying to accomplish and would like to have a better idea of the training the individuals will receive.

In terms of working with HOAs, Vice Mayor Dennis stated it would be helpful for the City to provide information to them for inclusion on the HOA websites and newsletters. Mr. Montoya stated that City staff agrees with the importance of connecting with HOAs. Chief Nannenga's intent is to continue to have officer engagement with each of the HOAs.

Vice Mayor Dennis referred to instances of public complaints about individual police officers and stressed the need to establish a process to ensure that any recommendations are being addressed. Mr. Montoya said there is a process within the police department that addresses complaints, including internal affairs, overseeing lieutenant, both assistant chiefs, police chief, HR and possibly City management.

Vice Mayor Dennis asked if the City has considered training partnerships for addressing domestic violence and other issues. Mr. Montoya stated the police department engages in many training processes regarding domestic violence and bias. There are individual contracts for training enhancement as well as working in conjunction with other communities.

Mayor Weise stated that over the past 30 years, he has had two very different experiences with police officers, sharing his personal experiences. He noted there will always be the wrong types of people who apply for police job, but it is up to the testing processes to weed these individuals out. He stated he has seen a marked change in the police department over the past 23 years living in Avondale but noted there is always room for improvement. It is important to address public comments and criticism. The 2017 guidelines from the Obama Administration forced police departments across the nation to look at what they had been doing for decades and identify areas for improvement. In some situations, public advisory boards have worked to the detriment of residents.

Council Member Pineda requested a future presentation after the mentioned data is compiled through the accreditation process. In response, Mr. Montoya stated staff will provide an update in the future.

3. ADJOURNMENT

There being no further business before the Council, Council Member Pineda moved to adjourn the Work Session meeting; Council Member Malone seconded the motion.

Upon vote, the motion was carried unanimously 7 to 0.

Council Member Conde	Aye
Council Member Kilgore	Aye
Council Member Malone	Aye
Council Member Nielson	Aye
Council Member Pineda	Aye
Vice Mayor Dennis	Aye
Mayor Weise	Aye

Meeting adjourned at 7:37 p.m.

A **Regular Meeting** of the City Council of the City of Avondale, Arizona was convened using the Zoom Cloud Meeting platform in open and public session at 7:44 p.m. All participants attended by phone or video.

Mayor Kenn Weise led the Pledge of Allegiance, followed by a moment of silent reflection with thoughts for Arizona House Representative Lorenzo Sierra

Members Present: Mayor Kenn Weise; Vice Mayor Pat Dennis; Councilmembers Tina Conde, Bryan Kilgore, Veronica Malone, Curtis Nielson, and Mike Pineda.

Members Absent: None.

Other Municipal Officials Present: Charles Montoya, City Manager; Gina Montes, Assistant City Manager; Tracy Stevens, Deputy City Manager; Cherlene Penilla, Deputy City Manager; Nicholle Harris, City Attorney; Marcella Carrillo, City Clerk; Cindy Blackmore, Public Works Director; Jeff Case, Fire Chief; Kenneth Chapa, Economic Development Services Director; Bryan Hughes, Parks and Recreation Director; Chris Lopez, Neighborhood and Family Services Director; Kevin Murphy, Development and Engineering Services Director; Jeffrey Scheetz, Chief Information Officer; and Pier Simeri, Marketing and Public Relations Director.

Audience: Approximately ten members of the public were present.

1. ROLL CALL AND STATEMENT OF PARTICIPATION BY THE CITY CLERK

2. UNSCHEDULED PUBLIC APPEARANCES

Pearlette Ramos, member of the public, thanked City Council for taking up the issue of community policing.

3. CONSENT AGENDA

Items on the consent agenda are of a routine nature or have been previously studied by the City Council at a work session. They are intended to be acted upon in one motion. Council members may pull items from consent if they would like them considered separately.

Mayor Weise asked if any Councilmember wished to have an item removed from the Consent Agenda. Having no requests from Council, motion was made by Council Member Pineda, seconded by Council Member Nielson, to approve the Consent Agenda.

Upon vote, the motion carried unanimously 7 to 0.

Council Member Conde	Aye
Council Member Kilgore	Aye
Council Member Malone	Aye
Council Member Nielson	Aye
Council Member Pineda	Aye
Vice Mayor Dennis	Aye
Mayor Weise	Aye

a. MINUTES

City Council approved the September 21, 2020 City Council Meeting Minutes.

b. DESIGN-BUILD AGREEMENT WITH WILLMENG CONSTRUCTION FOR THE BLVD WATER FEATURES

City Council (a) approved a Design-Build Agreement with Willmeng Construction to provide design-build services for The BLVD Water Features Project in an amount not-to-exceed \$4,800,000 for design and construction with a negotiated amount of \$400,000 for the design and preconstruction services; (b) authorized the necessary budget transfers; and (c) authorized the Mayor, or City Manager and City Clerk to execute the necessary documents and any future amendments.

c. BUDGET TRANSFER FOR PUBLIC ART PROJECTS

City Council approved a budget amendment in the amount of \$130,000 to increase spending authority for Public Art projects.

d. RESOLUTION 1070-1020 INTERGOVERNMENTAL AGREEMENT WITH MARICOPA COUNTY FOR THE EXCHANGE OF SERVICES (ENTENTE)

City Council adopted Resolution 1070-1020 authorizing an Intergovernmental Agreement (IGA) with Maricopa County for the purpose of the exchange of services for roadway

maintenance (Entente Program), and authorized the Mayor, the City Manager and City Clerk to execute the necessary documents.

e. RESOLUTION 1071-1020 VICTIM ASSISTANCE GRANT AWARD FROM THE STATE OF ARIZONA

City Council adopted Resolution 1071-1020 authorizing the City of Avondale's acceptance of grant funding through the Arizona Department of Public Safety / Victims of Crime Act (VOCA) Grant in the amount of \$868,766 to the City of Avondale Police Department/Southwest Family Advocacy Center over the period October 1, 2020 through September 30, 2023 and authorized the Mayor, the City Manager, and City Clerk to execute the necessary documents.

f. ORDINANCE 2032-1020 APPROVAL OF A WAIVER OF THE FOUR-YEAR ADVANCE NOTICE OF ABANDONMENT OF ARIZONA DEPARTMENT OF TRANSPORTATION (ADOT) RIGHT-OF-WAY ALONG THE WEST SIDE OF 107TH AVENUE BETWEEN MCDOWELL ROAD AND INTERSTATE-10

City Council adopted Ordinance 2032-1020 approving a waiver of the four-year advance notice of abandonment of Arizona Department of Transportation (ADOT) Right-of-Way along the west side of 107th Avenue between McDowell Road and I10, and authorized the Mayor, the City Manager, and City Clerk to execute the necessary documents.

g. ORDINANCE 2031-1020 CHANNEL & LEVEE EASEMENT AND AGREEMENT WITH MARICOPA COUNTY FLOOD CONTROL DISTRICT

City Council adopted Ordinance 2031-1020 approving a Permanent Flood Control Channel and Levee Easement and Agreement for Flood Control Purposes with the Flood Control District of Maricopa County and authorized the Mayor, the City Manager, and City Clerk to execute the necessary documents.

4. REGULAR AGENDA

Note from the City Clerk: Items 4a and 4b were presented together and voted on individually.

a. PUBLIC HEARING AND RESOLUTION 1072-1020 – MAJOR GENERAL PLAN AMENDMENT FOR FULTON HOMES ACCLAIM APPLICATION PL-20-0043

City Council held a public hearing and consider a request by Mr. Stephen W. Anderson, Gammage & Burnham PLC, to adopt Resolution 1072-1020 approving a Major Amendment to the Avondale General Plan 2030 Land Use Map for Fulton Homes Acclaim, a proposed 153.20 gross acre planned development at the northwest corner of 99th Avenue and Thomas Road. The proposed Major General Plan Amendment, if approved, will amend the General Plan 2030 Land Use Map designations for the property from 114.73 gross acres of Mixed Use and 38.47 gross acres of Freeway Commercial to Medium Density Residential (MDR). City Council will take appropriate action.

Brian Craig, Planning Manager, reviewed the site area and map of the property. The 153.2 gross acre site is currently zoned C-2, Community Commercial. The proposal is to rezone the property to PAD residential. The notch located in the southwest area is not part of the

Major General Plan Amendment, nor part of the rezone owned by SRP. On the southeast corner of the site, there will be a future out-lot for relocation of the existing well. The proposal is to move to Medium Density Residential (MDR), which would allow for 2.5 to 4.0 dwelling units per acre. The development proposal is to be developed in two phases. The first phase would include the east half of the property with the second phase to include the west half of the property. The west half of the property is currently encumbered by floodplain, which needs to be resolved before it can be fully developed. There are six development parcels in the proposal. This includes three lot sizes: 45 feet, 50 feet, 60 feet. Each phase would include each of the sizes.

Base zoning would be R1-5, single family residential. There are a few minor exceptions to the base zoning, which staff supports. This primarily pertains to the 45-foot wide lots. The lot size, depth, and coverage required under straight zoning requires a 100-foot depth lot. The developer is offering 92-foot depth for the smallest lots. Many of the sites that back up to open space or along park areas will be slightly longer than 92 feet. With this comes a reduction in overall required square footage from 5,000 square feet to 4,140 square feet. There is an increase in lot coverage for the building from 45 percent to 55 percent. There is a request to reduce the livable setback (non-garage portion of the home) to 10 feet for the 45-foot width lot and 12 feet for the 50-foot width lot. They will still maintain a 20-foot depth from the property line to the garage. The site will be accessed from Thomas Road to the south with a landscaped median on the East at 99th Avenue with similar landscaping.

Approximately 25 percent of the development will be dedicated to open space and play space. The site will include a 7.4-acre central park with amenities. Amenities include a community pool, shaded playground structures, ramadas, sport courts and community parking spaces. There is a north to south trail connection through the neighborhood. Architecture and elevation designs were reviewed. There is interconnectivity of the widened sidewalks and trail system. There are three trail connections from east to west. There are three pedestrian crossing sections to allow pedestrians to safely cross the street to the Parkside development.

Staff supports the General Plan amendment. There is a low inventory of unplanned, available medium density residential in Avondale. Close to 1,300 acres of medium density residential is under development at Alamar on the south side of the community as well as recently approved Verde Trails and Del Rio Ranch Three, all active and close to construction, leaving little remaining of this type of density of homes. The City worked initially with the developer to have executive sized lots included and they have done so to a 20 percent total of its inventory. The executive summary indicates a strong competitive disadvantage for this site to remain vacant. Staff believes the residential site is compatible to the surrounding residential areas and is served with adequate water, sewer and street infrastructure. The developer will be required to add an additional lane on 99th Avenue. However, Thomas Road is currently built to its full design standard.

Regarding the rezoning, once approved, this development will be in conformance with the updated General Plan designation as well as the Freeway Corridor Specific Plan. It is also in conformance with the zoning ordinance, subdivision regulations, and will be in

conformance with the design manual, with the exception of the aforementioned setbacks and lot dimensions. It provides an adequate transition to the estate sized residential to the west. The PAD standards are consistent with those allowed in the surrounding area. Staff believes that exceptional design, especially related to open space amenities is provided.

This is the only major General Plan amendment being considered in Avondale this year. The City followed State statute with 60-day review notices to various agencies. There were certificates from the school districts as to adequate capacity. The neighborhood meeting had two attendees. All required notifications were completed. There was one comment on aVOICE encouraging the City Council to authorize the project. Staff recommends approval of both items.

Mayor Weise opened the public hearing and did not receive any requests to speak. Mayor Weise closed the public hearing and opened the floor to Council comments.

Council Member Conde commented that she likes the use of mixed materials for the building exteriors. In response to a request for clarification, Mr. Craig confirmed that the developer will be adding a lane to 99th Avenue as one of the development requirements.

Council Member Kilgore thanked staff for the presentation.

Council Member Malone noted that the canal runs between Glenarm Farms and the development and asked about safety measures for residents. Mr. Craig stated that the canal will remain in place, which is part of the design considerations for 300 to 500 feet of open space from the west edge of the development inward to the site. This will provide separation from the residential area. Staff will work with engineering to ensure that any required fall protection is provided. He stated that updates on implementation of these safety measures can be provided to City Council as they occur.

Council Member Nielson referred to the 20-foot setbacks, noting it seems to be customary for garages to be used as storage; therefore, there will likely be cars parked in the driveways. The width of the residential street may not be wide enough to accommodate travel if other vehicles are parked on the street. Mr. Craig stated that staff worked with partners in the fire department and fire marshal's office to establish a minimum width and have obtained their approval.

Vice Mayor Dennis asked if parking was allowed near the mentioned pedestrian crossing sections. Mr. Craig stated no, parking signs will most likely be added near the pedestrian crossing sections. In response to a question from Vice Mayor Dennis, Mr. Craig said there is a restroom in the clubhouse area of the pool. Vice Mayor Dennis asked whether the developer is working with Parkside on the canal tilework. Mr. Montoya stated that the City has been working intermittently with developers on Parkside.

Mayor Weise said he appreciates the amount of open space and green space as well as the pool area. He asked if there will be a dog park. Mr. Craig said the applicant has not indicated whether there will be a formal dog park. Mayor Weise said he would like to see

a dog park, especially as there is an extensive trail system and people will be walking their dogs. Mayor Weise stated that he appreciates the different architectural concepts and noted the importance of diversity in housing.

In response to a question from Vice Mayor Dennis, Mr. Craig stated that one of the stipulations the developer hopes to include in their agreement with SRP is to have the theme wall around the facility match that of the development.

Vice Mayor Dennis moved to adopt Resolution 1072-1020 – approval of Application PL-20-0043 Fulton Homes Acclaim Major General Plan Amendment; Council Member Pineda seconded the motion.

Upon vote, the motion was carried unanimously 7 to 0.

Council Member Conde	Aye
Council Member Kilgore	Aye
Council Member Malone	Aye
Council Member Nielson	Aye
Council Member Pineda	Aye
Vice Mayor Dennis	Aye
Mayor Weise	Aye

b. PUBLIC HEARING AND ORDINANCE 2033-1020 – REZONING FROM COMMUNITY COMMERCIAL (C2) TO PLANNED AREA DEVELOPMENT (PAD) FOR FULTON HOMES ACCLAIM – APPLICATION PL-20-0086

City Council held a public hearing and considered a request by Mr. Stephen W. Anderson, Gammage & Burnham PLC, to adopt Ordinance 2033-1020, rezoning 153.20 acres of land at the northwest corner of 99th Avenue and Thomas Road from Community Commercial (C-2) to Planned Area Development (PAD). The proposed Fulton Homes Acclaim PAD will allow for a 581-lot, master-planned single-family development at a density of approximately 4.0 dwelling units per acre. A request to change the General Plan 2030 Land Use Map designation of the property from Mixed Use and Freeway Commercial to Medium Density Residential (MDR) will be considered separately.

Mayor Weise opened the public hearing and did not receive any requests to speak. Mayor Weise closed the public hearing and opened the floor to Council comments.

Vice Mayor Dennis moved to adopt Motion to adopt Ordinance 2033-1020 – approval of Application PL-20-0086 Fulton Homes Acclaim Rezoning from C-2 to PAD subject to seven (7) recommended conditions as listed in the staff report; Council Member Nielson seconded the motion.

Upon vote, the motion was carried unanimously 7 to 0.

Council Member Conde	Aye
Council Member Kilgore	Aye
Council Member Malone	Aye

Council Member Nielson	Aye
Council Member Pineda	Aye
Vice Mayor Dennis	Aye
Mayor Weise	Aye

c. PUBLIC HEARING AND ORDINANCE 2034-1020 - REZONING FROM AGRICULTURAL (AG) TO COMMERCE PARK (CP) FOR BEST WESTERN AND MICROTEL HOTELS – APPLICATION PL-19-0248

City Council held a public hearing and considered a request by Mr. Ranjit Singh, IB Hospitality, LLC, to adopt Ordinance 2034-1020, rezoning approximately 3.6 acres of land located east of the north terminus of Eliseo C. Felix Jr. Way, south of Interstate 10 from Agricultural (AG) to Commerce Park (CP) to allow for the development of two (2) hotels on the subject property.

Brian Craig, Planning Manager with Development and Engineering Services, provided the site details. The site has predominantly C-2, Community Commercial in the area with a small area zoned A-1 industrial adjacent to the south and southwest of the site. The request is to take the entire 3.6 acres and rezone to Commerce Park. While the site is currently zoned agricultural, it is not in active agricultural production. Agricultural zoning is used as a holding zoning district for areas prior to development. The current General Plan designation on the site is Business Park. The site has been vacant since annexation in the 1960's.

The site is slightly encumbered by FEMA designation AH flood zone, which would need to be handled before development can occur. The conceptual site plan was reviewed. The intent is for each hotel to have a maximum of 100 rooms and be six stories tall. Six stories would be the tallest building in Avondale. Six stories are allowed in the Freeway Corridor Specific Plan for the District. The applicant must process a conditional letter of map revision (CLOMAR) along with a minor land division (MLD) prior to moving on to site and design review. The CLOMAR process takes several months and the developer has begun the initial discussions with FEMA. The next step is formal site plan and design review. Elevations and building architectural renderings were reviewed.

The proposal is compatible with the General Plan Land Use Designation of Business Park. Business Park encourages hospitality uses. The Strategic Plan has a key goal of encouraging hospitality uses, especially in the Freeway Corridor. The plan is compatible with the Freeway Corridor Specific Plan. Development on the site would bring additional eyes to the area. Recommended conditions of approval are reasonable to ensure conformance. One person attended the neighborhood meeting and the discussion centered around what amenities and access the hotels propose to offer. These include exterior pools, meeting spaces, exercise facilities, and a business center. Access to the site will be from the exits at Fairway Drive and from Dysart Road down to Van Buren Street and up Eliseo C. Felix Jr. Way. All required notifications were completed and there were no comments on aVOICE. Staff recommends approval of this item.

Mayor Weise opened the public hearing and did not receive any requests to speak. Mayor Weise closed the public hearing and opened the floor to Council comments.

Mayor Weise commented that these hotels will serve a different clientele than the City's existing hotels. Existing hotels are predominantly used for long-term stays, leisure stays, and some business. They are also pulling business from the 303 and I-10 West business. People involved in building large warehousing and logistics are staying in Avondale. He had an opportunity to meet someone involved with the Amazon facility buildout, who was staying in the City for two to three weeks. The proposed hotels will do some leisure business but may be more targeted toward extended stay and businesspeople who are coming in for projects.

Council Member Conde said she was excited about this unique development. Having six stories will be a good addition to the existing Avondale hotel inventory. She appreciates the modern, contemporary design, variety of textures, and materials. She thanked staff for their work in ensuring good designs, which are aesthetically pleasing.

Council Member Kilgore thanked staff for the presentation. He thanked the applicant for making the requested modification and working with staff on the project. He stated that he was glad to see the project being constructed in an area that has been vacant for so long. He noted he is happy for development but expressed concerns that the pandemic has affected the hospitality industry, and this may continue for a time. He also expressed concern for mitigating any effects from the floodplain issues.

In response to the comments from Council Member Kilgore, Mayor Weise commented that in discussions with hotel personnel this weekend, the hotels are running at 75 to 80 percent occupancy, which is higher than last year. He asked Mr. Craig to comment on Council Member Kilgore's concern of the floodplain issue. Mr. Craig stated the mentioned concern is also a concern of staff and they are working with the applicant to ensure a qualified professional is hired to complete the project.

Council Member Malone said it exciting to see a new project in the area, which has been historically underutilized.

Council Member Nielson echoed earlier concerns about addressing the floodplain issues. He commented that Eliseo C. Felix Jr. Way may need some attention and may be not be able to handle the anticipated traffic. Mr. Craig addressed the floodplain issues, noting that one of the requirements in the engineering reports is a survey of the site as well as drilling to ensure that the water table will not impact the development. Staff can certainly reach out to Public Works to discuss road maintenance. The applicant has been directed to not encourage hotel traffic to come through the Coldwater Development, but to travel through Van Buren Street. Mr. Montoya stated that staff will work with Planning and Public Works on this. Until the development moves forward, they will not likely do additional striping or chip seal, as that area will be torn up in the construction process.

Council Member Pineda commented that the developer must know their clientele well, as this is very interesting area for hotel placement. He echoed the comments made by Council Member Malone.

Vice Mayor Dennis stated that she spoke with the owner of the project, who answered many of her questions. One important element is looking through the cut-through which goes through the Home Depo parking lot. She suggested looking at the road that connects the parcel to the commercial piece in terms of improvement and facilitation of access. Vice Mayor Dennis inquired on the hotel's plan for a restaurant. Mr. Craig said the hotel will not have a restaurant, but they plan to promote restaurants within the area. Mr. Montoya stated staff will work with the developer as well as ADOT to ensure clear access is available to the hotel.

Vice Mayor Dennis moved to adopt Ordinance 2034-1020 – approval of Application PL-19-0248 Best Western and Microtel Hotels Rezoning from AG to CP subject to three (3) recommended conditions as listed in the staff report; Council Member Nielson seconded the motion.

Upon vote, the motion was carried unanimously 7 to 0.

Council Member Conde	Aye
Council Member Kilgore	Aye
Council Member Malone	Aye
Council Member Nielson	Aye
Council Member Pineda	Aye
Vice Mayor Dennis	Aye
Mayor Weise	Aye

5. ADJOURNMENT

There being no further business before the Council, Council Member Nielson moved to adjourn the Regular Meeting; Council Member Conde seconded the motion.

Upon vote, the motion was carried unanimously 7 to 0.

Council Member Conde	Aye
Council Member Kilgore	Aye
Council Member Malone	Aye
Council Member Nielson	Aye
Council Member Pineda	Aye
Vice Mayor Dennis	Aye
Mayor Weise	Aye

Meeting adjourned at 8:42 p.m.

Kenn Weise, Mayor

CERTIFICATION AND ATTESTATION

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the Work Session and Regular Meeting of the Council of the City of Avondale held on the 19th day of October 2020. I further certify that the meeting was duly called and held, and that the quorum was present.

Marcella Carrillo, City Clerk

Date Approved by City Council

MINUTES OF THE AVONDALE CITY COUNCIL
CITY OF AVONDALE, ARIZONA
ONLINE MEETING
November 2, 2020

A **Regular Meeting** of the City Council of the City of Avondale, Arizona was convened using the Zoom Cloud Meeting platform in open and public session at 7:00 p.m. All participants attended by phone or video.

Mayor Kenn Weise asked everyone to keep their thoughts and prayers on the country for a smooth process as the elections move forward on November 3rd.

Members Present: Mayor Kenn Weise; Vice Mayor Pat Dennis; Councilmembers Tina Conde, Bryan Kilgore, Veronica Malone, Curtis Nielson, and Mike Pineda.

Members Absent: None.

Other Municipal Officials Present: Charles Montoya, City Manager; Gina Montes, Assistant City Manager; Tracy Stevens, Deputy City Manager; Cherlene Penilla, Deputy City Manager; Nicholle Harris, City Attorney; Marcella Carrillo, City Clerk; Cindy Blackmore, Public Works Director; Jessica Blazina, Intergovernmental Affairs Administrator; Jeff Case, Fire Chief; Kenneth Chapa, Economic Development Services Director; Lindsey Duncan, Finance and Budget Director; Bryan Hughes, Parks and Recreation Director; Chris Lopez, Neighborhood and Family Services Director; Kevin Murphy, Development and Engineering Services Director; Dale Nannenga, Police Chief; Jeffrey Scheetz, Chief Information Officer; and Pier Simeri, Marketing and Public Relations Director.

Audience: Approximately five members of the public were present.

1. ROLL CALL AND STATEMENT OF PARTICIPATION BY THE CITY CLERK

2. UNSCHEDULED PUBLIC APPEARANCES

None.

3. PRESENTATION ITEMS

a. INTRODUCTION OF NEW EMPLOYEE

Jeff Case, Fire Chief, introduced the following employee, Firefighter, Dariel Anon, who recently graduated from the academy. Council Members congratulated and welcomed Mr. Anon into employment with the City.

Christopher Lopez, Director, Neighborhood & Family Services Department, introduced the new employees Jerie Guajardo, Family Services Manager and Terryann Lawler, Library Manager. Council Members congratulated and welcomed Ms. Guajardo and Ms. Lawler into employment with the City.

4. CONSENT AGENDA

Items on the consent agenda are of a routine nature or have been previously studied by the City Council at a work session. They are intended to be acted upon in one motion. Council members may pull items from consent if they would like them considered separately.

Mayor Weise asked if any Councilmember wished to have an item removed from the Consent Agenda. Having no requests from Council, motion was made by Vice Mayor Dennis, seconded by Council Member Kilgore, to approve the Consent Agenda.

Upon vote, the motion carried unanimously 7 to 0.

Council Member Conde	Aye
Council Member Kilgore	Aye
Council Member Malone	Aye
Council Member Nielson	Aye
Council Member Pineda	Aye
Vice Mayor Dennis	Aye
Mayor Weise	Aye

a. MINUTES

City Council approved the October 5, 2020 City Council Meeting Minutes.

b. ORDINANCE 2035-1120 – LEASE AGREEMENT WITH THE OPPORTUNITY TREE

City Council (a) adopted Ordinance 2035-1120, approving a lease agreement with The Opportunity Tree, a non-profit organization seeking to provide services to individuals with intellectual and developmental disabilities (IDD) and their families out of the City building located at 328 W. Western Ave.; (b) authorized the related Professional Service Agreement with The Opportunity Tree and (c) authorized the Mayor, City Manager, City Attorney and City Clerk to execute the necessary documents.

c. ORDINANCE 2036-1120 – LEASE AGREEMENT WITH PHOENIX CHILDREN'S HOSPITAL, INC.

City Council (a) adopted Ordinance 2036-1120 and (b) approved the Lease Agreement with Phoenix Children's Hospital, Inc. for the property located at 765 N. 114th Avenue and authorized the Mayor, City Attorney and City Clerk to execute the necessary documents.

d. ORDINANCE 2037-1120 – LEASE AGREEMENT AMENDMENT WITH EPS GROUP, INC.

City Council adopted Ordinance 2037-1120, approving the First Amendment to the Office Lease with EPS Group, INC. and authorized the Mayor, City Attorney and City Clerk to execute the necessary documents.

e. ORDINANCE 2038-1120 – ACQUISITION OF REAL PROPERTY LA CANADA BOULEVARD

City Council (a) adopted Ordinance 2038-1120 authorizing the purchase and dedication of real property for City right-of-way for La Canada Boulevard and (b) approved the transfer of the necessary funds and authorized the Mayor, City Attorney and City Clerk to execute the necessary documents.

f. ORDINANCE 2039-1120 – ACQUISITION OF REAL PROPERTY 11348 WEST VAN BUREN STREET

City Council (a) adopted Ordinance 2039-1120, authorizing the purchase of real property from Maureen R. Maxon for the property located at 11348 West Van Buren Street; (b) authorized staff to process any necessary budget amendments; and authorized the Mayor, City Attorney and City Clerk to execute the necessary documents.

g. COST PARTICIPATION AGREEMENT WITH THE ROOSEVELT IRRIGATION DISTRICT FOR NORTH AVONDALE WATER SUPPLY PROJECT

City Council (a) approved a Cost Participation Agreement with Roosevelt Irrigation District for post design services associated with the North Avondale Water Supply Project in an amount not to exceed \$11,000 and (b) authorized an appropriations transfer and authorize the Mayor, or City Manager and City Clerk to execute the necessary documents.

h. DESIGN SERVICES FOR VAN BUREN FIRE STATION

City Council (a) entered into a Professional Service Agreement with Perlman Architects of Arizona for Architectural and Engineering Design of the Van Buren Fire Station in the amount not to exceed \$570,683.61 and (b) established a total project budget of \$12,500,000 for design and construction and authorize the Mayor or City Manager and City Clerk to execute the necessary documents.

i. RENAMING A SECTION OF INDIAN SPRINGS ROAD TO JIMMIE JOHNSON DRIVE

City Council approved a request to rename a section of the roadway adjacent to Phoenix Raceway from Indian Springs Road to Jimmie Johnson Drive.

5. REGULAR AGENDA

Note from the City Clerk: Items 5a and 5b were presented together and voted on individually.

a. PUBLIC HEARING AND ORDINANCE 2040-1120 – KAZI'S – REQUEST FOR HISTORIC AVONDALE INFILL OVERLAY (HAIO) APPLICATION PL-18-0099

City Council held a public hearing and consider a request by Quoc Truong, Architectural Resource Team, on behalf of property owner, Hamid Kazi, to adopt Ordinance 2040-1120 applying the Historic Avondale Infill Overlay (HAIO) to approximately 0.9 net acres of property located approximately 125 feet east of the southeast corner of Litchfield Road and Main Street (MC 85). The subject property is zoned Community Commercial (C-2). Approval of the request will modify development standards on the subject site, allowing for development of a new gas station with convenience store, Kazi's, on the property. Development standards subject to modification through this request include, but are not limited to, a reduced parking and landscape setback adjacent to Main Street, a reduced building setback to a residential use, and a reduced landscape setback to a residential use. An application for a Conditional Use Permit (CUP) to allow for a gas station and convenience store in the C-2 zoning district for this property will be considered separately.

Ms. Simerdla stated that the purpose of the items are to review a request to apply the Historic Avondale Infill Overlay (HAIO District), review a conditional use permit (CUP) application, request for a gas station with a convenience store in the Community Commercial C2 District, conduct separate public hearings for each item and hold separate

motions to approve each item. The site location was reviewed. The parcel was annexed into the City in 1958 and has remained vacant since 1979. It is located within the Historic Avondale area in the Main Street Business District. It was rezoned from Multifamily R-3 to C-2 Community Commercial in 2009. A conditional use permit is required for gas station use in the C-2 District. The General Plan land use designation is Local Commercial. The first request is to apply the HAO District. This district was created to provide flexibility in development standards and to facilitate infill development. This district does not change the underlying zoning or uses allowed in the zoning district.

The second request is for approval of a conditional use permit for a gas station. The proposal is to construct a fuel canopy with ten fuel pumps and a 4,503 square-foot convenience store with an indoor kitchen as well as a drive thru on the rear elevation for the indoor kitchen. Hours of operation will be Monday to Friday 5 a.m. to 11 p.m., Saturday 6 a.m. to 11 p.m., and Sunday at 6 a.m. to 10 p.m. The fuel pumps will be open 24 hours.

In terms of the site plan, there will be a full access driveway on Main Street. The location of the fuel pumps, underground fuel storage tank, and convenience store were identified. The drive thru wraps around the rear of the store. A 30-foot easement separates the property from the neighborhood to the south. There will be a six-foot CMU wall to the east and to the south. The requested modifications from the C-2 standards include reducing the landscape and parking setbacks from 30 feet to 17.5 feet. The 17.5-foot strip will be landscaped. The building setback from a residential property line will be reduced from 50 feet to 20 feet; however, with the 30-foot easement, there will still be 50 feet to the nearest lot with a house on it. The developer is requesting to reduce the landscape setback from a residential property line from 25 feet to 10 feet. The final request is for a cover over the pickup window for the food drive thru. The code requires a fully integrated canopy; however, this is not feasible with the angled layout. Elevations were reviewed. All required notifications were completed. A neighborhood meeting was held online on July 30. Vice Mayor Dennis was the only attendee. There was one comment in support of the project on aVOICE. The Planning Commission recommended approval of September 16th.

A gas station use is consistent with what is permitted in the local commercial General Plan land use designation and furthers the objectives for development in Historic Avondale, which encourages development of an infill lot. The proposed site plan meets City requirements in terms of parking, setbacks, and landscaping. It will allow for development of an infill site that has remained vacant for nearly 40 years. Overall, it will be a significant improvement to the area in terms of architecture and landscaping. Staff recommends approval of both applications.

Mayor Weise opened the public hearing and did not receive any requests to speak. Mayor Weise closed the public hearing and opened the floor to Council comments.

Council Member Conde asked whether the drive thru lane will provide space for a car to exit around other vehicles. Ms. Simerdla said there will be sufficient queuing for seven to eight vehicles; however, the lane will accommodate only one car width. Council Member Conde inquired as to the total number of parking spaces. Ms. Simerdla stated that there

are seven spaces on the side and thirteen spaces on the front, which meets the parking standards for the project. Council Member Conde asked if the development includes a space and equipment for filling tires. Ms. Simerdla stated that the site plan does not include this level of detail; however, she can look for this information during the site plan and design review stage. Council Member Conde commented that the development will be a nice addition to the area.

Council Member Nielson asked for clarification on the location of the pickup window. Ms. Simerdla stated the speaker box and menu board is very close to the pickup window. A 70-foot minimum distance from the speaker box to a residential property line is required. Council Member Nielson commented that the development is a good option for use in the area.

Council Member Pineda stated that this convenience store will be a cornerstone in the area to provide a good visual component and service the local community. He asked whether a partner restaurant has been identified. A representative of the architect in charge of the project stated that a franchise has not been identified as of yet. Mr. Kazi is trying a new concept for mobile ordering. Mr. Kazi is in discussion with a couple of groups; however, no final decisions have been made.

Council Member Kilgore thanked staff for their work with the business owner on the project as well as the Planning Commission for their advice and expertise. He is pleased about the drive thru element, particularly as a lifeline for businesses during the COVID-19 epidemic. He noted this development is unique for the historic part of Avondale and he is looking forward to seeing it come to fruition.

Council Member Malone concurred with the comments about the site location and its resource to residents and visitors.

Vice Mayor Dennis thanked staff in working with Mr. Kazi through several iterations of the plan. This is a unique project for Avondale's Historic District and will help meet the needs of the community.

Mayor Weise expressed appreciation for Vice Mayor Dennis' participation in the community meeting. He also appreciates the architecture and design of the canopy. He loves the idea of the mobile app, although it may take some education for those not accustomed to using them. The business will also service visitors to Festival Fields.

Council Member Pineda moved to adopt Ordinance 2040-1120 - approval of Application PL-18-0099 Kazi's Historic Avondale Infill Overlay subject to one (1) recommended condition as listed in the staff report; Council Member Conde seconded the motion

Upon vote, the motion was carried unanimously 7 to 0.

Council Member Conde	Aye
Council Member Kilgore	Aye
Council Member Malone	Aye

Council Member Nielson	Aye
Council Member Pineda	Aye
Vice Mayor Dennis	Aye
Mayor Weise	Aye

b. PUBLIC HEARING KAZI'S – REQUEST FOR CONDITIONAL USE PERMIT – APPLICATION PL-19-0023

City Council held a public hearing and consider a request by Quoc Truong, Architectural Resource Team, on behalf of property owner, Hamid Kazi, for approval of a Conditional Use Permit (CUP) to allow a gas station in the C-2 (Community Commercial) zoning district. The use is proposed on a 0.9 net acre site, located approximately 125 feet east of the southeast corner of Litchfield Road and Main Street (MC85). The subject property is zoned C-2; City Council approval of a CUP is required for a gas station in the C-2 zoning district since it is a conditionally permitted use within this zoning district. There is a concurrent request to apply the Historic Avondale Infill Overlay (HAIO) to allow for modified development standards on the site.

Mayor Weise opened the public hearing and did not receive any requests to speak. Mayor Weise closed the public hearing and invited a motion.

Vice Mayor Dennis moved to approve Application PL-19-0023 Kazi's Conditional Use Permit, subject to two (2) recommended conditions as listed in the staff report; Council Member Nielson seconded the motion

Upon vote, the motion was carried unanimously 7 to 0.

Council Member Conde	Aye
Council Member Kilgore	Aye
Council Member Malone	Aye
Council Member Nielson	Aye
Council Member Pineda	Aye
Vice Mayor Dennis	Aye
Mayor Weise	Aye

6. ADJOURNMENT

There being no further business before the Council, Vice Mayor Dennis moved to adjourn the Regular Meeting; Council Member Nielson seconded the motion.

Upon vote, the motion was carried unanimously 7 to 0.

Council Member Conde	Aye
Council Member Kilgore	Aye
Council Member Malone	Aye
Council Member Nielson	Aye
Council Member Pineda	Aye
Vice Mayor Dennis	Aye

Mayor Weise Aye

Meeting adjourned at 7:40 p.m.

Kenn Weise, Mayor

CERTIFICATION AND ATTESTATION

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the Regular Meeting of the Council of the City of Avondale held on the 2nd day of November 2020. I further certify that the meeting was duly called and held, and that the quorum was present.

Marcella Carrillo, City Clerk

Date Approved by City Council

MINUTES OF THE AVONDALE CITY COUNCIL
CITY OF AVONDALE, ARIZONA
ONLINE MEETING
November 16, 2020

A **Regular Meeting** of the City Council of the City of Avondale, Arizona was convened using the Zoom Cloud Meeting platform in open and public session at 6:01 p.m. All participants attended by phone or video.

Members Present: Mayor Kenn Weise; Vice Mayor Pat Dennis; Council Members Tina Conde, Bryan Kilgore, Veronica Malone, Curtis Nielson, and Mike Pineda.

Members Absent: None.

Other Municipal Officials Present: Charles Montoya, City Manager; Gina Montes, Assistant City Manager; Tracy Stevens, Deputy City Manager; Cherlene Penilla, Assistant City Manager; Nicholle Harris, City Attorney; Marcella Carrillo, City Clerk; Cindy Blackmore, Public Works Director; Jessica Blazina, Intergovernmental Affairs Administrator; Jeff Case, Fire Chief; Ken Chapa, Economic Development Services Director; Lindsey Duncan, Finance and Budget Director; Bryan Hughes, Parks and Recreation Director; Chris Lopez, Neighborhood and Family Services Director; Kevin Murphy, Development and Engineering Services Director; Dale Nannenga, Police Chief; Jeffrey Scheetz, Chief Information Officer; and Pier Simeri, Marketing and Public Relations Director.

Audience: Three members of the public were present.

1. ROLL CALL AND STATEMENT OF PARTICIPATION BY THE CITY CLERK

2. UNSCHEDULED PUBLIC APPEARANCES

None.

3. RECOGNITION ITEMS

a. PROCLAMATION - HONORING SERGEANT JEREMY ROJAS ON THE OCCASION OF HIS RETIREMENT

City Council presented a Proclamation honoring Sergeant Jeremy Rojas for twenty years of dedicated service to the City of Avondale. Chief Nannenga, Council, and Mr. Rojas shared a few words of appreciation. Sergeant Rojas' son, Joshua Rojas, baseball player for the Arizona Diamondbacks, presented an autographed memento to the City of Avondale.

b. PROCLAMATION - HONORING LIEUTENANT MICHAEL SGRILLO ON THE OCCASION OF HIS RETIREMENT

City Council presented a Proclamation honoring Lieutenant Michael Sgrillo for twenty-seven years of dedicated service to the City of Avondale. Chief Nannenga, Council, and Mr. Sgrillo shared a few words of appreciation.

c. INTRODUCTION OF NEW EMPLOYEES

Dale Nannenga, Police Chief, introduced the following new employees:

Police Officers

- Richard Miranda
- Jeffrey Feldpausch
- Fritzerald Mendiola
- Bethany Rendon
- Graciela Carrillo
- Robert Pedroza
- Benjamin Gomez
- Derek Rogers **Mr. Rogers was not in attendance*

Municipal Security Officers

- Steve Guthrie
- Eric Ramirez

4. CONSENT AGENDA

Items on the consent agenda are of a routine nature or have been previously studied by the City Council at a work session. They are intended to be acted upon in one motion. Council members may pull items from consent if they would like them considered separately.

Mayor Weise announced that Agenda Item 4h, adoption of the canvass of vote, was pulled from the agenda at the request of staff as Maricopa County Board of Supervisors has not yet approved the election results. Mayor Weise asked if any Council Member wished to have any additional items removed from the Consent Agenda. Having no additional requests from Council, motion was made by Council Member Nielson, seconded by Council Member Malone, to approve the Consent Agenda, with the exception of Agenda Item 4h.

Upon vote, the motion carried unanimously 7 to 0.

Council Member Conde	Aye
Council Member Kilgore	Aye
Council Member Malone	Aye
Council Member Nielson	Aye
Council Member Pineda	Aye
Vice Mayor Dennis	Aye
Mayor Weise	Aye

a. MID-YEAR POSITION ADDITIONS AND VARIOUS BUDGET ADJUSTMENTS

City Council approved a request to: (a) authorize six new, full-time equivalent (FTE) positions to include three Community Service Officers; one Recreation Coordinator; one Recreation Programmer; and one Destination Sales Manager; (b) authorize a budget adjustment from the General Fund contingency to fund the positions; and (c) authorize a

budget amendment from the General Fund contingency to fund an increase in the processing fees for credit card payments the City receives.

b. FIRST AMENDMENT TO CONTRACT FOR SERVICES – AREA AGENCY ON AGING FISCAL YEAR 2020-2021

City Council approved an amendment to the current contract with Area Agency on Aging (AAA) for fiscal year 2020-2021 to receive additional funding in the amount of \$17,000 for the Home Delivered Meal Program and authorized the City Manager and City Clerk to execute the necessary documents.

c. CONSTRUCTION MANAGER AT RISK AGREEMENT WITH WILLMENG CONSTRUCTION, INC. FOR THE VAN BUREN FIRE STATION

City Council approved a request to enter into a Construction Manager at Risk (CMAR) Agreement with Willmeng Construction, Inc. for Pre-Construction and Construction Services of the Van Buren Fire Station and authorized the Mayor or City Manager and City Clerk to execute the necessary documents.

d. RESOLUTION 1073-1120 – AMENDMENT TO THE INTERGOVERNMENTAL AGREEMENT WITH MARICOPA COUNTY AND TRELIS FOR HOME COMMUNITY HOUSING DEVELOPMENT ORGANIZATION FUNDS

City Council adopted Resolution 1073-1120 approving an amendment to an Intergovernmental Agreement with Maricopa County and Trellis for HOME Community Housing Development Organization (CHDO) funds, and authorized the Mayor, City Manager, City Attorney and City Clerk to execute the necessary documents.

e. RESOLUTION 1074-1120 – GRANT ACCEPTANCE OF AN URBAN AREA SECURITY INITIATIVE GRANT FROM THE ARIZONA DEPARTMENT OF HOMELAND SECURITY

City Council adopted Resolution 1074-1120, authorizing the acceptance of an Urban Area Security Initiative Grant from the Arizona Department of Homeland Security (AZDOHS) relating to the Terrorism Liaison Officer sustainment and enhancement, and authorized the Mayor, City Attorney and City Clerk to execute the necessary documents.

f. RESOLUTION 1075-1120 – INTERGOVERNMENTAL AGREEMENT WITH THE CITY OF PHOENIX FOR PARTICIPATION IN THE ARIZONA INTERNET CRIMES AGAINST CHILDREN TASK FORCE

City Council adopted Resolution 1075-1120, authorizing an Intergovernmental Agreement with the City of Phoenix relating to participation in the Arizona Internet Crimes Against Children Task Force (ICAC Task Force) and authorized the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents.

g. RESOLUTION 1076-1120 – AMENDMENTS TO THE PERSONNEL POLICIES AND PROCEDURES, CHAPTER 6 EMPLOYEE BENEFITS

City Council adopted Resolution 1076-1120, approving the proposed amendments to the Personnel Policies and Procedures, Chapter 6 Employee Benefits and authorized the City Manager, City Attorney, and City Clerk to execute the necessary documents.

h. RESOLUTION 1077-1120 – CANVASS OF VOTES FOR THE NOVEMBER 3, 2020 SPECIAL ELECTION

This item was pulled from the agenda. Item is listed below in more detail.

i. ORDINANCE 2043-1120 – CHAPTER 23 CODE AMENDMENT REGARDING SPEED LIMITS ON RESIDENTIAL AND COMMERCIAL STREETS

City Council adopted Ordinance 2043-1120, amending Chapter 23, Section 2315 relating to speed limits on residential and commercial streets by assigning a speed limit of 40 mph to Avondale Boulevard between Lower Buckeye Road and Weir Avenue, allowing for future speed limit changes to be approved administratively and authorized the Mayor, or City Manager, City Attorney and City Clerk to execute the necessary documents.

j. ORDINANCE 2041-1120 – GRANTING AN EASEMENT TO THE UNITED STATES DEPARTMENT OF THE INTERIOR BUREAU OF RECLAMATION (BOR)

City Council adopted Ordinance 2041-1120, granting an easement to the United States Department of the Interior Bureau of Reclamation (BOR) and its assigns in connection with the 107th Avenue and McDowell Road Intersection Improvement Project and authorized the Mayor or City Manager, and City Clerk to execute the necessary documents.

k. ORDINANCE 2042-1120 – ABANDONMENT OF A ROADWAY EASEMENT AT THE BLVD

City Council adopted Ordinance 2042-1120, authorizing the abandonment of a roadway easement generally located north of Van Buren Street and east of Avondale Blvd, and authorized the Mayor, City Attorney and City Clerk to execute the necessary documents.

l. FINAL PLAT FOR PARK AVENUE EAST AT THE BLVD - APPLICATION PL-20-0237

City Council approved a Final Plat for Park Avenue East at The BLVD, approximately 12.99 acres of City-owned property located at the southeast corner of Park Avenue and Dale Earnhardt Drive.

m. GUARDIAN SELF STORAGE - MINOR LAND DIVISION - APPLICATION PL-19-0209

City Council approved a request by Philip Gollon, Arc Services Inc. (on behalf of property owner GSA Avondale LLC) for approval of a Minor Land Division (MLD).

n. RESOLUTION 1078-1120 – GRANT ACCEPTANCE FROM THE GOVERNOR'S OFFICE OF HIGHWAY SAFETY FOR "BUCKLE UP ARIZONA...IT'S THE LAW!" ENFORCEMENT CAMPAIGN

City Council adopted Resolution 1078-1120, authorizing the acceptance of a grant provided by the Governor's Office of Highway Safety (GOHS) in the amount of \$3,000, which will support the Police Department's funding of Arizona's safety belt and child passenger safety laws through overtime expenses and authorized the Mayor, the City Attorney and the City Clerk to execute the necessary documents.

o. RESOLUTION 1079-1120 – GRANT ACCEPTANCE FROM THE GOVERNOR'S OFFICE OF HIGHWAY SAFETY FOR OCCUPANT PROTECTION AWARENESS

City Council adopted Resolution 1079-1120, authorizing the acceptance of a grant provided by the Governor's Office of Highway Safety (GOHS) in the amount of \$10,494 for project funding of occupant protection education and awareness and the purchase of

child safety seats and pool noodles throughout the City and authorized the Mayor, the City Manager, the City Attorney and the City Clerk to execute the necessary documents.

THE FOLLOWING ITEM WAS PULLED FROM CONSIDERATION:

At the request of staff, the following item was pulled from the agenda and not considered by City Council as the Maricopa County Board of Supervisor had not yet approved the election results. The item will be considered at a future date.

h. RESOLUTION 1077-1120 – CANVASS OF VOTES FOR THE NOVEMBER 3, 2020 SPECIAL ELECTION

City Council to consider a request to adopt Resolution 1077-1120 canvassing the results of the November 3, 2020 Special Election and authorize the Mayor, City Attorney and City Clerk to execute the necessary documents.

5. ADJOURNMENT

There being no further business before the Council, Council Member Malone moved to adjourn the Regular Meeting; Council Member Kilgore seconded the motion.

Upon vote, the motion was carried unanimously 7 to 0.

Council Member Conde	Aye
Council Member Kilgore	Aye
Council Member Malone	Aye
Council Member Nielson	Aye
Council Member Pineda	Aye
Vice Mayor Dennis	Aye
Mayor Weise	Aye

Meeting adjourned at 6:32 p.m.

Kenn Weise, Mayor

CERTIFICATION AND ATTESTATION

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the Regular Meeting of the Council of the City of Avondale held on the 16th day of November 2020. I further certify that the meeting was duly called and held, and that the quorum was present.

Marcella Carrillo, City Clerk

Date Approved by City Council

CITY COUNCIL REPORT

SUBJECT: Appointment of Members to the City's Boards, Commissions and Committees

MEETING DATE: 12/7/2020

TO: Mayor and Council

FROM: Marcella Carrillo, City Clerk, (623) 333-1214

THROUGH: Cherlene Penilla, Deputy City Manager, (623) 333-1015

REVIEWED: Charles A. Montoya, City Manager, (623) 333-1016

PURPOSE:

City Council will consider a request to approve the Council Subcommittee on Boards, Commissions and Committees's recommendations for the appointment of members of the City's boards, commissions and committees. The Council will take appropriate action.

BACKGROUND:

The Council Boards, Commissions, and Committees Subcommittee makes recommendations for membership based on term expiration, vacancies from resignations, or changes to member eligibility status.

As required in the City Council Rules of Procedures, the City Clerk emailed all candidates notifying them of the recommendations. The email also stated that the recommendation would be presented to the City Council as a scheduled agenda item.

DISCUSSION:

The Council Subcommittee on Boards, Commissions and Committees held a meeting on November 10, 2020 to discuss and recommend candidates for appointment to the City's Boards, Commissions, and Committees.

The Council Subcommittee on Boards, Commissions and Committees recommendations for appointment are listed below:

Capital Improvement Plan Citizens Committee

- Katherine Hall moved from an Alternate Member to a Regular Member with a 2020 partial term to expire on 12/31/2020, followed by a full term to expire on 12/31/2023 *effective immediately to fill a vacancy
- Fabian Prado appointed as a Regular Member with a 2020 partial term to expire on 12/31/2020, followed by a full term to expire on 12/31/2023 *effective immediately to fill a vacancy

Energy, Environment, And Natural Resources Commission

- Daniel Schuh reappointed as a Regular Member with a 2021 term to expire on 12/31/2023
- Bernadette Barba reappointed as a Regular Member with a 2021 term to expire on 12/31/2023
- Thomas Albrigo reappointed as a Regular Member with a 2021 term to expire on 12/31/2023
- Kim Avila reappointed as an Alternate Member with a 2021 term to expire on 12/31/2023
- Alejandro Arreguin appointed as an Alternate Member with a 2020 partial term to expire on 12/31/2020, followed by a full term to expire on 12/31/2023 *effective immediately to fill a vacancy

Municipal Art Committee

- Jan Graham reappointed as a Regular Member with a 2021 term to expire 12/31/2023
- Kalila Martine De Aragon appointed as a Regular Member with a 2021 term to expire on 12/31/2023
- Shawna Scroggins moved up from an Alternate Member to a Regular Member position with a 2020 partial term to expire on 12/31/2020, followed by a full term to expire on 12/31/2023 *effective immediately to fill the vacancy of Mr. Arreguin
- Gurjit Kaur appointed as an Alternate Member with a 2020 partial term to expire on 12/31/2020, followed by a full term to expire on 12/31/2023 *effective immediately to fill the vacancy of Ms. Scroggins

Neighborhood and Family Services Commission

- Jerome Brownlee moved up from an Alternate Member to a Regular Member position with a 2021 term to expire on 12/31/2020
- Michelle McMullen moved up from an Alternate Member to a Regular Member position with a 2021 partial term to expire on 12/31/2021
- Nellie Goetz appointed as Alternate Member #1 with a 2021 partial term to expire on 12/31/2022
- Maxine White appointed as Alternate Member #2 with a 2021 term to expire on 12/31/2023

Planning Commission

- Christopher Thompson reappointed as a Regular Member with a 2021 term to expire on 12/31/2023
- Lisa Osborne reappointed as a Regular Member with a 2021 term to expire on 12/31/2023
- Blanca Uvari appointed as an Alternate Member with a 2021 term to expire on 12/31/2023
- Alisha Meginnis appointed as a Regular Member with a 2021 term to expire on 12/31/2023

Parks and Recreation Advisory Board

- Monique Ayers reappointed as a Regular Member with a 2021 term to expire on 12/31/2023
- Marie Arellano as a Regular Member with a 2021 term to expire on 12/31/2023
- Lilly Lazo as an Alternate Member with a 2020 partial term to expire on 12/31/2022 *effective immediately to fill a vacancy

Board of Adjustment

- Maxine White appointed as a Regular Member with a 2020 term to expire on 12/31/2023

- Nellie Goetz appointed as a Regular Member with a 2020 partial term to expire on 12/31/2022

Risk Management Trust Fund Board and Worker's Compensation Trust Board

- Thomas Albrigo reappointed as a Regular Member with a 2021 term to expire on 12/31/2023
- Angela Medina reappointed as a Regular Member with a 2021 term to expire on 12/31/2023

Volunteer Fire Fighter Pension Board

- Eddie James reappointed as a Regular Member with a 2021 term to expire on 12/31/2023

BUDGET IMPACT:

This item has no budget impact.

RECOMMENDATION:

Staff is recommending that the Council approve the subcommittee's recommendations for the appointment of members of the city's boards, commissions, and committees.

CITY COUNCIL REPORT

SUBJECT: Appointment of Chair and Vice Chair to the Planning Commission and the Board of Adjustment

MEETING DATE: 12/7/2020

TO: Mayor and Council

FROM: Marcella Carrillo, City Clerk, (623) 333-1214

THROUGH: Cherlene Penilla, Deputy City Manager, 623-333-1015

REVIEWED: Charles A. Montoya, City Manager, (623) 333-1016

PURPOSE:

City Council will consider a request to approve the appointment of the Chair and Vice Chair of the Planning Commission and the Board of Adjustment for the calendar year 2021. The Council will take appropriate action.

BACKGROUND:

For 2020, the Chair for the Planning Commission was David Iwanski and the Vice Chair for the Planning Commission was Linda Warren.

For 2020, the Chair for the Board of Adjustment was Melissa Valdez and the Vice Chair for the Board of Adjustment was Oscar De Alba.

DISCUSSION:

The Bylaws for the Planning Commission and the Board of Adjustment require that the Council appoint the Chair and Vice Chair for these bodies. Each year, staff recommends members to serve in these positions for the upcoming year. This year's 2021 recommendations are as follows:

Planning Commission

Chair - David Iwanski

Vice Chair - Christopher Thompson

Board of Adjustment

Chair - Carolyn Jones

Vice Chair - Maxine White

BUDGET IMPACT:

This item has no budget impact.

RECOMMENDATION:

Staff is recommending approval of staff's recommendations for appointment of members to serve as Chair and Vice Chair of the Planning Commission and the Board of Adjustment for all of 2021.

CITY COUNCIL REPORT

SUBJECT: One Arizona Opioid Settlement Memorandum of Understanding

MEETING DATE: 12/7/2020

TO: Mayor and Council

FROM: Nicholle Harris, City Attorney, (623) 333-1514

THROUGH: Gina Montes, Assistant City Manager, (623) 333-1012

REVIEWED: Charles A. Montoya, City Manager, (623) 333-1016

PURPOSE:

City Council will consider a request to approve participation in the One Arizona Opioid Settlement and authorize the City Attorney to execute the Memorandum of Understanding. The Council will take appropriate action.

BACKGROUND:

State and local governments across the country have been litigating against the opioid industry in response to the affects of opioid abuse on the community.

The City of Avondale was recently informed by the Arizona Attorney General's Office, the Maricopa County Attorney's Office and the League of Arizona Cities and Towns that Arizona now has an opportunity to settle with some of the manufacturers and distributors and secure financial resources to assist with the challenges presented to the State due to the opioid crisis.

To date, the State and all 15 counties have agreed to the One Arizona Opioid Settlement Memorandum of Understanding(the "One Arizona Plan" or "MOU"). The MOU includes an allocation plan for the settlement funds that is as fair and equitable as possible, taking into account the individual impact the opioid crisis has had on a particular city or town.

To maximize recovery, Arizona needs 100% participation of state, counties, cities and towns as the total amount of money that Arizona receives is dependent upon the number of local governments that participate. The State is requesting the City of Avondale sign on to the MOU.

DISCUSSION:

The City of Avondale does not need to bring a lawsuit to participate in the settlement. Litigating and non-litigating cities and towns may sign on to the MOU. If 100% recovery is achieved, the funds will be divided 44% to the State and 56% to the counties, cities and towns.

The funds will be distributed to the local governments in a way the reflects the severity of the crisis with the area and calculated using (a) the number of persons suffering from Opioid Use Disorder; (b) the number of opioid overdose deaths; and (c) the amount of opioids distributed (measured in MMEs, or Morphine Milligram

Equivalents).

The specific amount of recovery for Avondale has yet to be determined and the amount of recovery depends on 100% participation of the State. A conservative estimate puts Avondale's potential recovery at around one million dollars.

Once received by the City, the settlement funds may only be used for the approved uses stated in the MOU at Exhibit A, which are limited to local opioid abatement purposes that directly support the residents and the Avondale community. The funds would not be available for use on public infrastructure or other projects unrelated to mitigating opioid addiction.

This is the first step in the process. By signing on to the MOU, the City is indicating its intent to enter into the settlement agreement once it is finalized. The settlement agreement would come before the Council for approval at a later date.

BUDGET IMPACT:

No budget impact.

RECOMMENDATION:

Staff recommends the City enter into the One Arizona Opioid Settlement Memorandum and authorize the City Attorney to execute the MOU.

ONE ARIZONA OPIOID SETTLEMENT MEMORANDUM OF UNDERSTANDING

General Principles

- The people of the State of Arizona and Arizona communities have been harmed by the opioid epidemic, which was caused by entities within the Pharmaceutical Supply Chain.
- The State of Arizona, *ex rel.* Mark Brnovich, Attorney General (the “State”), and certain Participating Local Governments are separately engaged in litigation seeking to hold the Pharmaceutical Supply Chain Participants accountable for the damage they caused.
- The State and the Participating Local Governments share a common desire to abate and alleviate the impacts of the Pharmaceutical Supply Chain Participants’ misconduct throughout the State of Arizona.
- The State and the Participating Local Governments enter into this One Arizona Opioid Settlement Memorandum of Understanding (“MOU”) to jointly approach Settlement negotiations with the Pharmaceutical Supply Chain Participants.
- This MOU has been drafted collaboratively to maintain the Parties’ existing or potential legal claims (to the extent legally cognizable) while allowing the Parties to cooperate in exploring all possible means of resolution.
- Nothing in this MOU binds the Parties to a specific outcome. Any resolution under this MOU will require a subsequent acceptance by the State and the Participating Local Governments of a final opioid Settlement plan.
- Nothing in this MOU should alter or change the right of the State or any Participating Local Government to pursue its own claim. The intent of this MOU is to join the Parties to seek a Settlement or Settlements with one or more Pharmaceutical Supply Chain Participants.

A. Definitions

As used in this MOU:

1. “Approved Purpose(s)” shall mean those uses identified in the agreed Opioid Abatement Strategies attached as Exhibit A.
2. “Litigation” means existing or potential legal claims against Pharmaceutical Supply Chain Participants seeking to hold them accountable for the damage caused by their misfeasance, nonfeasance, and malfeasance relating to the unlawful manufacture, marketing, promotion, distribution, or dispensing of prescription opioids.

3. “Opioid Funds” shall mean monetary amounts obtained through a Settlement as defined in this MOU.
4. “Participating Local Government(s)” shall mean all counties, cities, and towns within the geographic boundaries of the State that have chosen to sign on to this MOU. The Participating Local Governments may be referred to separately in this MOU as “Participating Counties” and “Participating Cities and Towns” (or “Participating Cities or Towns,” as appropriate).
5. “Parties” shall mean the State and the Participating Local Governments.
6. “Pharmaceutical Supply Chain” shall mean the process and channels through which licit opioids are manufactured, marketed, promoted, distributed, or dispensed.
7. “Pharmaceutical Supply Chain Participant” shall mean any entity that engages in or has engaged in the manufacture, marketing, promotion, distribution, or dispensing of licit opioids.
8. “Settlement” shall mean the negotiated resolution of legal or equitable claims against a Pharmaceutical Supply Chain Participant when that resolution has been jointly entered into by the State and the Participating Local Governments.
9. “Trustee” shall mean an independent trustee who shall be responsible for the ministerial task of releasing the Opioid Funds that are in trust as authorized herein and accounting for all payments into or out of the trust.

B. Intrastate Regions

1. The State of Arizona will be divided into regions, each of which will be referred to as a “Region” and will consist of: (1) a single Participating County and all of its Participating Cities and Towns; or (2) all of the Participating Cities and Towns within a non-Participating County. If there is only one Participating City or Town within a non-Participating County, that single Participating City or Town will still constitute a Region. Two or more Regions may at their discretion form a group (“Multicounty Region”). Regions that do not choose to form a Multicounty Region will be their own Region. Participating Cities and Towns within a non-Participating County may not form a Region with Participating Cities and Towns in another county.
2. The LG Share funds described in Section C(1) will be distributed to each Region according to the percentages set forth in Exhibit B. The Regional allocation model uses three equally weighted factors: (1) the amount of opioids shipped to the Region; (2) the number of opioid deaths that occurred in that Region; and (3) the number of people who suffer opioid use disorder in that Region. In the event any county does not participate in this MOU, that county’s percentage share shall be reallocated proportionally amongst the Participating Counties by applying this same methodology to only the Participating Counties.
3. In single-county Regions, that county’s health department will serve as the lead agency responsible for distributing the LG Share funds. That health department, acting as the

lead agency, shall consult with the cities and towns in the county regarding distribution of the LG Share funds.

4. For each Multicounty Region, an advisory council shall be formed from the Participating Local Governments in the Multicounty Region to distribute the collective LG Share funds. Each advisory council shall include at least three Participating Local Government representatives, not all of whom may reside in the same county. Each advisory council shall consult with the Participating Local Governments in the Multicounty Region regarding distribution of the collective LG Share funds.
5. For each Region consisting of the Participating Cities and Towns within a non-Participating County, an advisory council shall be formed from the Participating Cities and Towns in the Region to distribute the LG Share funds. Each advisory council shall include at least three representatives from the Participating Cities and Towns in the Region, or a representative from each Participating City and Town if the Region consists of fewer than three Participating Cities and Towns. In no event may more than one individual represent the same city or town. To the extent any Participating Cities or Towns in the Region are not represented on the advisory council, the advisory council shall consult with the non-represented Participating Cities and Towns regarding distribution of the collective LG Share funds.

C. Allocation of Settlement Proceeds

1. All Opioid Funds shall be divided with 44% to the State (“State Share”) and 56% to the Participating Local Governments (“LG Share”).¹
2. All Opioid Funds, regardless of allocation, shall be utilized in a manner consistent with the Approved Purposes definition, as ultimately memorialized in a Settlement that becomes an order of the court. Compliance with this requirement shall be verified through reporting, as set out in Section F.
3. The LG Share will be distributed to each Region as set forth in Section B(2). Participating Counties and their constituent Participating Cities and Towns may distribute the funds allocated to the Region amongst themselves in any manner they choose. If the county and its cities and towns cannot agree on how to allocate the funds, Exhibit C reflects a default allocation that will apply. The default allocation formula uses historical federal data showing how the specific county and the cities and towns within it have made opioids-related expenditures in the past. If the county or any cities or towns within a Region do not sign on to this MOU and subsequent Settlement, and if the Participating Local Governments in the Region cannot agree on how to allocate the funds amongst themselves, they shall reallocate the funds proportionally amongst themselves by applying this same methodology to only the Participating Local Governments in the Region.

¹ This MOU assumes that any opioid settlement for Native American Tribes and Third-Party Payors, including municipal insurance pools, will be dealt with separately.

4. If the LG Share for a given Participating Local Government is less than \$500, then that amount will instead be distributed to the county in which the Participating Local Government is located to allow practical application of the abatement remedy. If the county did not sign on to the Settlement as defined herein, the funds will be reallocated to the State Share.
5. The State Share shall be paid by check or wire transfer directly to the State through the Trustee, who shall hold the funds in trust in a Qualified Settlement Fund (QSF) for the benefit of the State to be promptly distributed as set forth in C(1) herein. The LG Share shall be paid by check or wire transfer directly to the Participating Local Governments through the Trustee, who shall hold the funds in trust in a QSF for the benefit of the Participating Local Governments to be promptly distributed as set forth in B(2), C(1), C(3), and C(4) herein.
6. The State Share shall be used only for (1) Approved Purposes within the State or (2) grants to organizations for Approved Purposes within the State.
7. The LG Share shall be used only for (1) Approved Purposes by Participating Local Governments within a Region or Multicounty Region or (2) grants to organizations for Approved Purposes within a Region or Multicounty Region.
8. The State will endeavor to prioritize up to 30% of the State Share for: opioid education and advertising related to awareness, addiction, or treatment; Department of Corrections and related prison and jail opioid uses, and opioid interdiction and abatement on Arizona's southern border, including grants to assist with the building, remodeling and/or operation of centers for treatment, drug testing, medication-assisted treatment services, probation, job training, and/or counseling services, among other programs.

D. Participation of Cities and Towns

1. By virtue of signing on to the MOU and Settlement, each Participating County will receive 60% of its available LG Share. The Participating County will receive up to an additional 40% of its available LG Share by securing the participation of its constituent cities and towns as signatories to this MOU and the Settlement. The sliding scale attached as Exhibit D will determine the share of funds available to the Participating County.
2. If a Participating County does not achieve 100% participation of its cities and towns within the period of time required in a Settlement document for subdivision participation, the remaining portions of the LG Share that were otherwise available to the Participating County will be reallocated to (i) the State Share and (ii) the LG Share for the Participating Counties which have achieved 100% participation of their cities and towns in accordance with the percentages described in Sections B(2), C(1), and C(3), and set forth in Exhibits B and C.

E. Payment of Counsel and Litigation Expenses

1. The Parties anticipate that any national Settlement will provide for the payment of all or a portion of the fees and litigation expenses of certain state and local governments.

2. If the court in *In Re: National Prescription Opiate Litigation*, MDL No. 2804 (N.D. Ohio) or if a national Settlement establishes a common benefit fund or similar device to compensate attorneys for services rendered and expenses incurred that have benefited plaintiffs generally in the litigation (the “Common Benefit Fund”), and requires certain governmental plaintiffs to pay a share of their recoveries from defendants into the Common Benefit Fund as a “tax,” then the Participating Local Governments shall first seek to have the settling defendants pay the “tax.” If the settling defendants do not agree to pay the “tax,” then the “tax” shall be paid from the LG Share prior to allocation and distribution of funds to the Participating Local Governments.²
3. Any governmental entity that seeks attorneys’ fees and expenses from the Litigation shall seek those fees and expenses first from the national Settlement. In addition, the Parties agree that the Participating Local Governments will create a supplemental attorney’s fees and costs fund (the “Backstop Fund”).
4. The Backstop Fund is to be used to compensate counsel for Participating Local Governments that filed opioid lawsuits by September 1, 2020 (“Litigating Participating Local Governments”). Payments out of the Backstop Fund shall be determined by a committee consisting of one representative from each of the Litigating Participating Local Governments (the “Opioid Fee and Expense Committee”).
5. The Backstop Fund shall be funded as follows: From any national Settlement, the funds to be deposited in the Backstop Fund shall be 14.25% of the LG Share of each payment (annual or otherwise) to the State of Arizona for that Settlement. No portion of the State Share shall be used for the Backstop Fund or in any other way to fund any Participating Local Government’s attorney’s fees and costs.
6. The maximum percentage of any contingency fee agreement permitted for compensation shall be 25% of the portion of the LG Share attributable to the Litigating Participating Local Government that is a party to the contingency fee agreement, plus expenses attributable to that Litigating Participating Local Government. Under no circumstances may counsel collect more for its work on behalf of a Litigating Participating Local Government than it would under its contingency agreement with that Litigating Participating Local Government.
7. Any funds remaining in the Backstop Fund in excess of the amounts needed to cover private counsels’ representation agreements shall revert to the Participating Local Governments according to the percentages set forth in Exhibits B and C, to be used for Approved Purposes as set forth herein and in Exhibit A.

² This paragraph shall not apply to any Settlement with distributors McKesson, Amerisource Bergen, and Cardinal Health or manufacturer Johnson & Johnson.

F. Compliance Reporting and Accountability

1. The Trustee shall provide an up-to-date accounting of payments into or out of the trust and/or its subaccounts upon written request of the State or a Participating Local Government.
2. The State, Regions, and Participating Local Governments may object to an allocation or expenditure of Opioid Funds solely on the basis that the allocation or expenditure at issue (1) is inconsistent with provision C(1) hereof with respect to the amount of the State Share or LG Share; (2) is inconsistent with an agreed-upon allocation, or the default allocations in Exhibits B and C, as contemplated by Section C(3); or (3) violates the limitations set forth in F(3) with respect to compensation of the Trustee. The objector shall have the right to bring that objection within two years of the date of its discovery to a superior court in Maricopa County, Arizona.
3. Out of the Opioid Funds, reasonable expenses up to 0.005% shall be paid to the Trustee.
4. The Parties shall maintain, for a period of at least five years, records of abatement expenditures and documents underlying those expenditures, so that it can be verified that funds are being or have been utilized in a manner consistent with the Approved Purposes definition.
5. At least annually, each Region or Multicounty Region shall provide to the State a report detailing for the preceding time period (1) the amount of the LG Share received by each Participating Local Government within the Region or Multicounty Region, (2) the allocation of any awards approved (listing the recipient, the amount awarded, the program to be funded, and disbursement terms), and (3) the amounts disbursed on approved allocations. In order to facilitate this reporting, each Participating Local Government within a Region or Multicounty Region shall provide information necessary to meet these reporting obligations to a delegate(s) selected by the Region or Multicounty Region to provide its annual report to the State.
6. At least annually, the State shall publish on its website a report detailing for the preceding time period (1) the amount of the State Share received, (2) the allocation of any awards approved (listing the recipient, the amount awarded, the program to be funded, and disbursement terms), and (3) the amounts disbursed on approved allocations. In addition, the State shall publish on its website the reports described in F(5) above.
7. If it appears to the State, a Region, or a Multicounty Region that the State or another Region or Multicounty Region is using or has used Settlement funds for non-Approved Purposes, the State, Region, or Multicounty Region may on written request seek and obtain the documentation underlying the report(s) described in F(5) or F(6), as applicable, including documentation described in F(4). The State, Region, or Multicounty Region receiving such request shall have 14 days to provide the requested information. The requesting party and the State, Region, or Multicounty Region receiving such request may extend the time period for compliance with the request only upon mutual agreement.

8. Following a request made pursuant to F(7) and when it appears that LG Share funds are being or have been spent on non-Approved Purposes, the State may seek and obtain in an action in a court of competent jurisdiction in Maricopa County, Arizona an injunction prohibiting the Region or Multicounty Region from spending LG Share funds on non-Approved Purposes and requiring the Region or Multicounty Region to return the monies that it spent on non-Approved Purposes after notice as is required by the rules of civil procedure. So long as the action is pending, distribution of LG Share funds to the Region or Multicounty Region temporarily will be suspended. Once the action is resolved, the suspended payments will resume, less any amounts that were ordered returned but have not been returned by the time the action is resolved.
9. Following a request made pursuant to F(7) and when it appears to at least eight Participating Counties that have signed on to this MOU and a subsequent Settlement that the State Share funds are being or have been spent on non-Approved Purposes, the Participating Counties may seek and obtain in an action in a superior court of Maricopa County, Arizona an injunction prohibiting the State from spending State Share funds on non-Approved Purposes and requiring the State to return the monies it spent on non-Approved Purposes after notice as is required by the rules of civil procedure. So long as the action is pending, distribution of State Share funds to the State temporarily will be suspended. Once the action is resolved, the suspended payments will resume, less any monies that were ordered returned but have not been returned by the time the action is resolved.
10. In an action brought pursuant to F(8) or F(9), attorney's fees and costs shall not be recoverable.

F. Settlement Negotiations

1. The State and the Participating Local Governments agree to inform each other in advance of any negotiations relating to an Arizona-only settlement with a Pharmaceutical Supply Chain Participant that includes both the State and the Participating Local Governments and shall provide each other the opportunity to participate in all such negotiations.
2. The State and the Participating Local Governments further agree to keep each other reasonably informed of all other global settlement negotiations with Pharmaceutical Supply Chain Participants. Neither this provision, nor any other, shall be construed to state or imply that either the State or the Participating Local Governments (collectively, the "Arizona Parties") are unauthorized to engage in settlement negotiations with Pharmaceutical Supply Chain Participants without prior consent or contemporaneous participation of the other, or that either party is entitled to participate as an active or direct participant in settlement negotiations with the other. Rather, while the State's and the Participating Local Government's efforts to achieve worthwhile settlements are to be collaborative, incremental stages need not be so.
3. The State or any Participating Local Government may withdraw from coordinated Settlement discussions detailed in this Section upon 10 business days' written notice to the other Arizona Parties and counsel for any affected Pharmaceutical Supply Chain

Participant. The withdrawal of any Arizona Party releases the remaining Arizona Parties from the restrictions and obligations in this Section.

4. The obligations in this Section shall not affect any Party's right to proceed with trial or, within 30 days of the date upon which a trial involving that Party's claims against a specific Pharmaceutical Supply Chain Participant is scheduled to begin, reach a case-specific resolution with that particular Pharmaceutical Supply Chain Participant.

G. Amendments

1. The Parties agree to make such amendments as necessary to implement the intent of this agreement.

ACCEPTED by the undersigned and executed this _____ day of _____, 2020.

ARIZONA ATTORNEY GENERAL

Mark Brnovich

APACHE COUNTY

Michael B. Whiting

COCHISE COUNTY

Brian McIntyre

COCONINO COUNTY

William P. Ring

GILA COUNTY

Bradley B. Beauchamp

GRAHAM COUNTY

[REDACTED]

Kenny Angle

GREENLEE COUNTY

[REDACTED]

Jeremy Ford

LA PAZ COUNTY

[REDACTED]

Tony Rogers

MARICOPA COUNTY

[REDACTED]

Allister Adel

MOHAVE COUNTY

[REDACTED]

Matthew J. Smith

NAVAJO COUNTY

[REDACTED]

Brad Carlyon

PIMA COUNTY

[REDACTED]

Barbara LaWall

PINAL COUNTY



Kent Volkmer

SANTA CRUZ COUNTY



George Silva

YAVAPAI COUNTY



Sheila Polk

YUMA COUNTY



John R. Smith

APACHE COUNTY CITIES & TOWNS

EAGER TOWN

By: _____
Its: _____

SPRINGERVILLE TOWN

By: _____
Its: _____

ST JOHNS CITY

By: _____
Its: _____

COCHISE COUNTY CITIES & TOWNS

BENSON CITY

By: _____
Its: _____

BISBEE CITY

By: _____
Its: _____

DOUGLAS CITY

By: _____
Its: _____

HUACHUCA CITY TOWN

By: _____
Its: _____

SIERRA VISTA CITY

By: _____
Its: _____

TOMBSTONE CITY

By: _____
Its: _____

WILLCOX CITY

By: _____
Its: _____

COCONINO COUNTY CITIES & TOWNS

FLAGSTAFF CITY

By: _____
Its: _____

FREDONIA TOWN

By: _____
Its: _____

PAGE CITY

By: _____
Its: _____

SEDONA CITY

By: _____
Its: _____

TUSAYAN TOWN

By: _____
Its: _____

WILLIAMS CITY

By: _____
Its: _____

GILA COUNTY CITIES & TOWNS

GLOBE CITY

By: _____
Its: _____

HAYDEN TOWN

By: _____
Its: _____

MIAMI TOWN

By: _____
Its: _____

PAYSON TOWN

By: _____
Its: _____

STAR VALLEY TOWN

By: _____
Its: _____

WINKELMAN TOWN

By: _____
Its: _____

GRAHAM COUNTY CITIES & TOWNS

PIMA TOWN

By: _____
Its: _____

SAFFORD CITY

By: _____
Its: _____

THATCHER TOWN

By: _____
Its: _____

GREENLEE COUNTY CITIES & TOWNS

CLIFTON TOWN

By: _____
Its: _____

DUNCAN TOWN

By: _____
Its: _____

LA PAZ COUNTY CITIES & TOWNS

PARKER TOWN

By: _____
Its: _____

QUARTZITE TOWN

By: _____
Its: _____

MARICOPA COUNTY CITIES & TOWNS

APACHE JUNCTION CITY

By: _____
Its: _____

FOUNTAIN HILLS TOWN

By: _____
Its: _____

AVONDALE CITY

By: _____
Its: _____

GILA BEND TOWN

By: _____
Its: _____

BUCKEYE TOWN

By: _____
Its: _____

GILBERT TOWN

By: _____
Its: _____

CAREFREE TOWN

By: _____
Its: _____

GLENDALE CITY

By: _____
Its: _____

CAVE CREEK TOWN

By: _____
Its: _____

GOODYEAR CITY

By: _____
Its: _____

CHANDLER CITY

By: _____
Its: _____

GUADALUPE TOWN

By: _____
Its: _____

EL MIRAGE CITY

By: _____
Its: _____

LITCHFIELD PARK CITY

By: _____
Its: _____

MARICOPA COUNTY CITIES & TOWNS

MESA CITY

By: _____
Its: _____

SURPRISE CITY

By: _____
Its: _____

PARADISE VALLEY TOWN

By: _____
Its: _____

TEMPE CITY

By: _____
Its: _____

PEORIA CITY

By: _____
Its: _____

TOLLESON CITY

By: _____
Its: _____

PHOENIX CITY

By: _____
Its: _____

WICKENBURG TOWN

By: _____
Its: _____

QUEEN CREEK TOWN

By: _____
Its: _____

YOUNGTOWN TOWN

By: _____
Its: _____

SCOTTSDALE CITY

By: _____
Its: _____

MOHAVE COUNTY CITIES & TOWNS

BULLHEAD CITY

By: _____
Its: _____

COLORADO CITY TOWN

By: _____
Its: _____

KINGMAN CITY

By: _____
Its: _____

LAKE HAVASU CITY

By: _____
Its: _____

NAVAJO COUNTY CITIES & TOWNS

HOLBROOK CITY

By: _____
Its: _____

SNOWFLAKE TOWN

By: _____
Its: _____

PINETOP-LAKESIDE TOWN

By: _____
Its: _____

TAYLOR TOWN

By: _____
Its: _____

SHOW LOW CITY

By: _____
Its: _____

WINSLOW CITY

By: _____
Its: _____

PIMA COUNTY CITIES & TOWNS

MARANA TOWN

By: _____
Its: _____

SOUTH TUCSON CITY

By: _____
Its: _____

ORO VALLEY TOWN

By: _____
Its: _____

TUCSON CITY

By: _____
Its: _____

SAHUARITA TOWN

By: _____
Its: _____

PINAL COUNTY CITIES & TOWNS

CASA GRANDE CITY

By: _____
Its: _____

KEARNY TOWN

By: _____
Its: _____

COOLIDGE CITY

By: _____
Its: _____

MAMMOTH TOWN

By: _____
Its: _____

ELOY CITY

By: _____
Its: _____

MARICOPA CITY

By: _____
Its: _____

FLORENCE TOWN

By: _____
Its: _____

SUPERIOR TOWN

By: _____
Its: _____

SANTA CRUZ COUNTY CITIES & TOWNS

NOGALES CITY

By: _____
Its: _____

PATAGONIA TOWN

By: _____
Its: _____

YAVAPAI COUNTY CITIES & TOWNS

CAMP VERDE TOWN

By: _____
Its: _____

DEWEY-HUMBOLDT TOWN

By: _____
Its: _____

CHINO VALLEY TOWN

By: _____
Its: _____

JEROME TOWN

By: _____
Its: _____

CLARKDALE TOWN

By: _____
Its: _____

PRESCOTT CITY

By: _____
Its: _____

COTTONWOOD CITY

By: _____
Its: _____

PRESCOTT VALLEY TOWN

By: _____
Its: _____

YUMA COUNTY CITIES & TOWNS

SAN LUIS CITY

By: _____
Its: _____

SOMERTON CITY

By: _____
Its: _____

WELLTON TOWN

By: _____
Its: _____

YUMA CITY

By: _____
Its: _____

EXHIBIT A

OPIOID ABATEMENT STRATEGIES

PART ONE: TREATMENT

A. TREAT OPIOID USE DISORDER (OUD)

Support treatment of Opioid Use Disorder (OUD) and any co-occurring Substance Use Disorder or Mental Health (SUD/MH) conditions, co-usage, and/or co-addiction through evidence-based, evidence-informed, or promising programs or strategies that may include, but are not limited to, the following:

1. Expand availability of treatment for OUD and any co-occurring SUD/MH conditions, co-usage, and/or co-addiction, including all forms of Medication-Assisted Treatment (MAT) approved by the U.S. Food and Drug Administration.
2. Support and reimburse services that include the full American Society of Addiction Medicine (ASAM) continuum of care for OUD and any co-occurring SUD/MH conditions, co-usage, and/or co-addiction, including but not limited to:
 - a. Medication-Assisted Treatment (MAT);
 - b. Abstinence-based treatment;
 - c. Treatment, recovery, or other services provided by states, subdivisions, community health centers; non-for-profit providers; or for-profit providers;
 - d. Treatment by providers that focus on OUD treatment as well as treatment by providers that offer OUD treatment along with treatment for other SUD/MH conditions, co-usage, and/or co-addiction; or
 - e. Evidence-informed residential services programs, as noted below.
3. Expand telehealth to increase access to treatment for OUD and any co-occurring SUD/MH conditions, co-usage, and/or co-addiction, including MAT, as well as counseling, psychiatric support, and other treatment and recovery support services.
4. Improve oversight of Opioid Treatment Programs (OTPs) to assure evidence-based, evidence-informed, or promising practices such as adequate methadone dosing.
5. Support mobile intervention, treatment, and recovery services, offered by qualified professionals and service providers, such as peer recovery coaches, for persons with OUD and any co-occurring SUD/MH conditions, co-usage, and/or co-addiction and for persons who have experienced an opioid overdose.
6. Support treatment of mental health trauma resulting from the traumatic experiences of the opioid user (e.g., violence, sexual assault, human trafficking, or adverse childhood experiences) and family members (e.g., surviving family members after an overdose

or overdose fatality), and training of health care personnel to identify and address such trauma.

7. Support detoxification (detox) and withdrawal management services for persons with OUD and any co-occurring SUD/MH conditions, co-usage, and/or co-addiction, including medical detox, referral to treatment, or connections to other services or supports.
8. Support training on MAT for health care providers, students, or other supporting professionals, such as peer recovery coaches or recovery outreach specialists, including telementoring to assist community-based providers in rural or underserved areas.
9. Support workforce development for addiction professionals who work with persons with OUD and any co-occurring SUD/MH conditions, co-usage, and/or co-addiction.
10. Provide fellowships for addiction medicine specialists for direct patient care, instructors, and clinical research for treatments.
11. Provide funding and training for clinicians to obtain a waiver under the federal Drug Addiction Treatment Act of 2000 (DATA 2000) to prescribe MAT for OUD, and provide technical assistance and professional support to clinicians who have obtained a DATA 2000 waiver.
12. Support the dissemination of web-based training curricula, such as the American Academy of Addiction Psychiatry's Provider Clinical Support Service-Opioids web-based training curriculum and motivational interviewing.
13. Support the development and dissemination of new curricula, such as the American Academy of Addiction Psychiatry's Provider Clinical Support Service for Medication-Assisted Treatment.

B. SUPPORT PEOPLE IN TREATMENT AND RECOVERY

Support people in treatment for and recovery from OUD and any co-occurring SUD/MH conditions, co-usage, and/or co-addiction through evidence-based, evidence-informed, or promising programs or strategies that may include, but are not limited to, the following:

1. Provide the full continuum of care of recovery services for OUD and any co-occurring SUD/MH conditions, co-usage, and/or co-addiction, including supportive housing, residential treatment, medical detox services, peer support services and counseling, community navigators, case management, and connections to community-based services.
2. Provide counseling, peer-support, recovery case management and residential treatment with access to medications for those who need it to persons with OUD and any co-occurring SUD/MH conditions, co-usage, and/or co-addiction.

3. Provide access to housing for people with OUD and any co-occurring SUD/MH conditions, co-usage, and/or co-addiction, including supportive housing, recovery housing, housing assistance programs, or training for housing providers.
4. Provide community support services, including social and legal services, to assist in deinstitutionalizing persons with OUD and any co-occurring SUD/MH conditions, co-usage, and/or co-addiction.
5. Support or expand peer-recovery centers, which may include support groups, social events, computer access, or other services for persons with OUD and any co-occurring SUD/MH conditions, co-usage, and/or co-addiction.
6. Provide employment training or educational services for persons in treatment for or recovery from OUD and any co-occurring SUD/MH conditions, co-usage, and/or co-addiction.
7. Identify successful recovery programs such as physician, pilot, and college recovery programs, and provide support and technical assistance to increase the number and capacity of high-quality programs to help those in recovery.
8. Engage non-profits, faith-based communities, and community coalitions to support people in treatment and recovery and to support family members in their efforts to manage the opioid user in the family.
9. Provide training and development of procedures for government staff to appropriately interact and provide social and other services to current and recovering opioid users, including reducing stigma.
10. Support stigma reduction efforts regarding treatment and support for persons with OUD, including reducing the stigma on effective treatment.

**C. CONNECT PEOPLE WHO NEED HELP TO THE HELP THEY NEED
(CONNECTIONS TO CARE)**

Provide connections to care for people who have – or are at risk of developing – OUD and any co-occurring SUD/MH conditions, co-usage, and/or co-addiction through evidence-based, evidence-informed, or promising programs or strategies that may include, but are not limited to, the following:

1. Ensure that health care providers are screening for OUD and other risk factors and know how to appropriately counsel and treat (or refer if necessary) a patient for OUD treatment.
2. Support Screening, Brief Intervention and Referral to Treatment (SBIRT) programs to reduce the transition from use to disorders.
3. Provide training and long-term implementation of SBIRT in key systems (health, schools, colleges, criminal justice, and probation), with a focus on youth and young adults when transition from misuse to opioid disorder is common.

4. Purchase automated versions of SBIRT and support ongoing costs of the technology.
5. Support training for emergency room personnel treating opioid overdose patients on post-discharge planning, including community referrals for MAT, recovery case management or support services.
6. Support hospital programs that transition persons with OUD and any co-occurring SUD/MH conditions, co-usage, and/or co-addiction, or persons who have experienced an opioid overdose, into community treatment or recovery services through a bridge clinic or similar approach.
7. Support crisis stabilization centers that serve as an alternative to hospital emergency departments for persons with OUD and any co-occurring SUD/MH conditions, co-usage, and/or co-addiction or persons that have experienced an opioid overdose.
8. Support the work of Emergency Medical Systems, including peer support specialists, to connect individuals to treatment or other appropriate services following an opioid overdose or other opioid-related adverse event.
9. Provide funding for peer support specialists or recovery coaches in emergency departments, detox facilities, recovery centers, recovery housing, or similar settings; offer services, supports, or connections to care to persons with OUD and any co-occurring SUD/MH conditions, co-usage, and/or co-addiction or to persons who have experienced an opioid overdose.
10. Provide funding for peer navigators, recovery coaches, care coordinators, or care managers that offer assistance to persons with OUD and any co-occurring SUD/MH conditions, co-usage, and/or co-addiction or to persons who have experienced on opioid overdose.
11. Create or support school-based contacts that parents can engage with to seek immediate treatment services for their child; and support prevention, intervention, treatment, and recovery programs focused on young people.
12. Develop and support best practices on addressing OUD in the workplace.
13. Support assistance programs for health care providers with OUD.
14. Engage non-profits and the faith community as a system to support outreach for treatment.
15. Support centralized call centers that provide information and connections to appropriate services and supports for persons with OUD and any co-occurring SUD/MH conditions, co-usage, and/or co-addiction.
16. Create or support intake and call centers to facilitate education and access to treatment, prevention, and recovery services for persons with OUD and any co-occurring SUD/MH conditions, co-usage, and/or co-addiction.

17. Develop or support a National Treatment Availability Clearinghouse – a multistate/nationally accessible database whereby health care providers can list locations for currently available in-patient and out-patient OUD treatment services that are accessible on a real-time basis by persons who seek treatment.

D. ADDRESS THE NEEDS OF CRIMINAL-JUSTICE-INVOLVED PERSONS

Address the needs of persons with OUD and any co-occurring SUD/MH conditions, co-usage, and/or co-addiction who are involved – or are at risk of becoming involved – in the criminal justice system through evidence-based, evidence-informed, or promising programs or strategies that may include, but are not limited to, the following:

1. Support pre-arrest or post-arrest diversion and deflection strategies for persons with OUD and any co-occurring SUD/MH conditions, co-usage, and/or co-addiction, including established strategies such as:
 - a. Self-referral strategies such as the Angel Programs or the Police Assisted Addiction Recovery Initiative (PAARI);
 - b. Active outreach strategies such as the Drug Abuse Response Team (DART) model;
 - c. “Naloxone Plus” strategies, which work to ensure that individuals who have received naloxone to reverse the effects of an overdose are then linked to treatment programs or other appropriate services;
 - d. Officer prevention strategies, such as the Law Enforcement Assisted Diversion (LEAD) model;
 - e. Officer intervention strategies such as the Leon County, Florida Adult Civil Citation Network or the Chicago Westside Narcotics Diversion to Treatment Initiative;
 - f. Co-responder and/or alternative responder models to address OUD-related 911 calls with greater SUD expertise and to reduce perceived barriers associated with law enforcement 911 responses; or
 - g. County prosecution diversion programs, including diversion officer salary, only for counties with a population of 50,000 or less. Any diversion services in matters involving opioids must include drug testing, monitoring, or treatment.
2. Support pre-trial services that connect individuals with OUD and any co-occurring SUD/MH conditions, co-usage, and/or co-addiction to evidence-informed treatment, including MAT, and related services.
3. Support treatment and recovery courts for persons with OUD and any co-occurring SUD/MH conditions, co-usage, and/or co-addiction, but only if these courts provide referrals to evidence-informed treatment, including MAT.

4. Provide evidence-informed treatment, including MAT, recovery support, or other appropriate services to individuals with OUD and any co-occurring SUD/MH conditions, co-usage, and/or co-addiction who are incarcerated in jail or prison.
5. Provide evidence-informed treatment, including MAT, recovery support, or other appropriate services to individuals with OUD and any co-occurring SUD/MH conditions, co-usage, and/or co-addiction who are leaving jail or prison have recently left jail or prison, are on probation or parole, are under community corrections supervision, or are in re-entry programs or facilities.
6. Support critical time interventions (CTI), particularly for individuals living with dual-diagnosis OUD/serious mental illness, and services for individuals who face immediate risks and service needs and risks upon release from correctional settings.
7. Provide training on best practices for addressing the needs of criminal-justice-involved persons with OUD and any co-occurring SUD/MH conditions, co-usage, and/or co-addiction to law enforcement, correctional, or judicial personnel or to providers of treatment, recovery, case management, or other services offered in connection with any of the strategies described in this section.

E. ADDRESS THE NEEDS OF PREGNANT OR PARENTING WOMEN AND THEIR FAMILIES, INCLUDING BABIES WITH NEONATAL ABSTINENCE SYNDROME

Address the needs of pregnant or parenting women with OUD and any co-occurring SUD/MH conditions, co-usage, and/or co-addiction, and the needs of their families, including babies with neonatal abstinence syndrome, through evidence-based, evidence-informed, or promising programs or strategies that may include, but are not limited to, the following:

1. Support evidence-based, evidence-informed, or promising treatment, including MAT, recovery services and supports, and prevention services for pregnant women – or women who could become pregnant – who have OUD and any co-occurring SUD/MH conditions, co-usage, and/or co-addiction, and other measures to educate and provide support to families affected by Neonatal Abstinence Syndrome.
2. Provide training for obstetricians or other healthcare personnel that work with pregnant women and their families regarding treatment of OUD and any co-occurring SUD/MH conditions, co-usage, and/or co-addiction.
3. Provide training to health care providers who work with pregnant or parenting women on best practices for compliance with federal requirements that children born with Neonatal Abstinence Syndrome get referred to appropriate services and receive a plan of safe care.
4. Provide enhanced support for children and family members suffering trauma as a result of addiction in the family; and offer trauma-informed behavioral health treatment for adverse childhood events.

5. Offer enhanced family supports and home-based wrap-around services to persons with OUD and any co-occurring SUD/MH conditions, co-usage, and/or co-addiction, including but not limited to parent skills training.
6. Support for Children's Services – Fund additional positions and services, including supportive housing and other residential services, relating to children being removed from the home and/or placed in foster care due to custodial opioid use.

PART TWO: PREVENTION

F. PREVENT OVER-PRESCRIBING AND ENSURE APPROPRIATE PRESCRIBING AND DISPENSING OF OPIOIDS

Support efforts to prevent over-prescribing and ensure appropriate prescribing and dispensing of opioids through evidence-based, evidence-informed, or promising programs or strategies that may include, but are not limited to, the following:

1. Training for health care providers regarding safe and responsible opioid prescribing, dosing, and tapering patients off opioids.
2. Academic counter-detailing to educate prescribers on appropriate opioid prescribing.
3. Continuing Medical Education (CME) on appropriate prescribing of opioids.
4. Support for non-opioid pain treatment alternatives, including training providers to offer or refer to multi-modal, evidence-informed treatment of pain.
5. Support enhancements or improvements to Prescription Drug Monitoring Programs (PDMPs), including but not limited to improvements that:
 - a. Increase the number of prescribers using PDMPs;
 - b. Improve point-of-care decision-making by increasing the quantity, quality, or format of data available to prescribers using PDMPs or by improving the interface that prescribers use to access PDMP data, or both; or
 - c. Enable states to use PDMP data in support of surveillance or intervention strategies, including MAT referrals and follow-up for individuals identified within PDMP data as likely to experience OUD.
6. Development and implementation of a national PDMP – Fund development of a multistate/national PDMP that permits information sharing while providing appropriate safeguards on sharing of private health information, including but not limited to:
 - a. Integration of PDMP data with electronic health records, overdose episodes, and decision support tools for health care providers relating to OUD.

- b. Ensuring PDMPs incorporate available overdose/naloxone deployment data, including the United States Department of Transportation's Emergency Medical Technician overdose database.
7. Increase electronic prescribing to prevent diversion or forgery.
8. Educate Dispensers on appropriate opioid dispensing.

G. PREVENT MISUSE OF OPIOIDS

Support efforts to discourage or prevent misuse of opioids through evidence-based, evidence-informed, or promising programs or strategies that may include, but are not limited to, the following:

1. Corrective advertising or affirmative public education campaigns based on evidence.
2. Public education relating to drug disposal.
3. Drug take-back disposal or destruction programs.
4. Fund community anti-drug coalitions that engage in drug prevention efforts.
5. Support community coalitions in implementing evidence-informed prevention, such as reduced social access and physical access, stigma reduction – including staffing, educational campaigns, support for people in treatment or recovery, or training of coalitions in evidence-informed implementation, including the Strategic Prevention Framework developed by the U.S. Substance Abuse and Mental Health Services Administration (SAMHSA).
6. Engage non-profits and faith-based communities as systems to support prevention.
7. Support evidence-informed school and community education programs and campaigns for students, families, school employees, school athletic programs, parent-teacher and student associations, and others.
8. School-based or youth-focused programs or strategies that have demonstrated effectiveness in preventing drug misuse and seem likely to be effective in preventing the uptake and use of opioids.
9. Support community-based education or intervention services for families, youth, and adolescents at risk for OUD and any co-occurring SUD/MH conditions, co-usage, and/or co-addiction.
10. Support evidence-informed programs or curricula to address mental health needs of young people who may be at risk of misusing opioids or other drugs, including emotional modulation and resilience skills.
11. Support greater access to mental health services and supports for young people, including services and supports provided by school nurses or other school staff, to

address mental health needs in young people that (when not properly addressed) increase the risk of opioid or other drug misuse.

H. PREVENT OVERDOSE DEATHS AND OTHER HARMS

Support efforts to prevent or reduce overdose deaths or other opioid-related harms through evidence-based, evidence-informed, or promising programs or strategies that may include, but are not limited to, the following:

1. Increase availability and distribution of naloxone and other drugs that treat overdoses for first responders, overdose patients, opioid users, families and friends of opioid users, schools, community navigators and outreach workers, drug offenders upon release from jail/prison, or other members of the general public.
2. Provision by public health entities of free naloxone to anyone in the community, including but not limited to provision of intra-nasal naloxone in settings where other options are not available or allowed.
3. Training and education regarding naloxone and other drugs that treat overdoses for first responders, overdose patients, patients taking opioids, families, schools, and other members of the general public.
4. Enable school nurses and other school staff to respond to opioid overdoses, and provide them with naloxone, training, and support.
5. Expand, improve, or develop data tracking software and applications for overdoses/naloxone revivals.
6. Public education relating to emergency responses to overdoses.
7. Public education relating to immunity and Good Samaritan laws.
8. Educate first responders regarding the existence and operation of immunity and Good Samaritan laws.
9. Expand access to testing and treatment for infectious diseases such as HIV and Hepatitis C resulting from intravenous opioid use.
10. Support mobile units that offer or provide referrals to treatment, recovery supports, health care, or other appropriate services to persons that use opioids or persons with OUD and any co-occurring SUD/MH conditions, co-usage, and/or co-addiction.
11. Provide training in treatment and recovery strategies to health care providers, students, peer recovery coaches, recovery outreach specialists, or other professionals that provide care to persons who use opioids or persons with OUD and any co-occurring SUD/MH conditions, co-usage, and/or co-addiction.
12. Support screening for fentanyl in routine clinical toxicology testing.

PART THREE: OTHER STRATEGIES

I. FIRST RESPONDERS

In addition to items C8, D1 through D7, H1, H3, and H8, support the following:

1. Current and future law enforcement expenditures relating to the opioid epidemic.
2. Educate law enforcement or other first responders regarding appropriate practices and precautions when dealing with fentanyl or other drugs.

J. LEADERSHIP, PLANNING AND COORDINATION

Support efforts to provide leadership, planning, and coordination to abate the opioid epidemic through activities, programs, or strategies that may include, but are not limited to, the following:

1. Community regional planning to identify goals for reducing harms related to the opioid epidemic, to identify areas and populations with the greatest needs for treatment intervention services, or to support other strategies to abate the opioid epidemic described in this opioid abatement strategy list.
2. A government dashboard to track key opioid-related indicators and supports as identified through collaborative community processes.
3. Invest in infrastructure or staffing at government or not-for-profit agencies to support collaborative, cross-system coordination with the purpose of preventing overprescribing, opioid misuse, or opioid overdoses, treating those with OUD and any co-occurring SUD/MH conditions, co-usage, and/or co-addiction, supporting them in treatment or recovery, connecting them to care, or implementing other strategies to abate the opioid epidemic described in this opioid abatement strategy list.
4. Provide resources to staff government oversight and management of opioid abatement programs.

K. TRAINING

In addition to the training referred to in various items above, support training to abate the opioid epidemic through activities, programs, or strategies that may include, but are not limited to, the following:

1. Provide funding for staff training or networking programs and services to improve the capability of government, community, and not-for-profit entities to abate the opioid crisis.
2. Invest in infrastructure and staffing for collaborative cross-system coordination to prevent opioid misuse, prevent overdoses, and treat those with OUD and any co-occurring SUD/MH conditions, co-usage, and/or co-addiction, or implement other

strategies to abate the opioid epidemic described in this opioid abatement strategy list (e.g., health care, primary care, pharmacies, PDMPs, etc.).

L. RESEARCH

Support opioid abatement research that may include, but is not limited to, the following:

1. Monitoring, surveillance, and evaluation of programs and strategies described in this opioid abatement strategy list.
2. Research non-opioid treatment of chronic pain.
3. Research on improved service delivery for modalities such as SBIRT that demonstrate promising but mixed results in populations vulnerable to opioid use disorders.
4. Research on innovative supply-side enforcement efforts such as improved detection of mail-based delivery of synthetic opioids.
5. Expanded research on swift/certain/fair models to reduce and deter opioid misuse within criminal justice populations that build upon promising approaches used to address other substances (e.g. Hawaii HOPE and Dakota 24/7).
6. Research on expanded modalities such as prescription methadone that can expand access to MAT.

Exhibit B**Allocation to Arizona Counties/Regions**

County/Region	Percentage of LG Share
APACHE	0.690%
COCHISE	1.855%
COCONINO	1.688%
GILA	1.142%
GRAHAM	0.719%
GREENLEE	0.090%
LA PAZ	0.301%
MARICOPA	57.930%
MOHAVE	4.898%
NAVAJO	1.535%
PIMA	18.647%
PINAL	3.836%
SANTA CRUZ	0.370%
YAVAPAI	4.291%
YUMA	2.008%

Exhibit C					
Government Name	County Name	State Name	Government Type	Census ID	Intra-county Allocation (%) Based on Past Spending
APACHE COUNTY					
APACHE COUNTY	Apache County	ARIZONA	County	3100100100000	56.63%
EAGAR TOWN	Apache County	ARIZONA	City	3200100100000	20.66%
SPRINGERVILLE TOWN	Apache County	ARIZONA	City	3200100300000	10.73%
ST JOHNS CITY	Apache County	ARIZONA	City	3200100200000	11.98%
COCHISE COUNTY					
COCHISE COUNTY	Cochise County	ARIZONA	County	3100200200000	63.47%
BENSON CITY	Cochise County	ARIZONA	City	3200200100000	3.52%
BISBEE CITY	Cochise County	ARIZONA	City	3200200200000	3.47%
DOUGLAS CITY	Cochise County	ARIZONA	City	3200200300000	8.44%
HUACHUCA CITY TOWN	Cochise County	ARIZONA	City	3200250100000	0.91%
SIERRA VISTA CITY	Cochise County	ARIZONA	City	3200200400000	16.63%
TOMBSTONE CITY	Cochise County	ARIZONA	City	3200200500000	1.16%
WILLCOX CITY	Cochise County	ARIZONA	City	3200200600000	2.39%
COCONINO COUNTY					
COCONINO COUNTY	Coconino County	ARIZONA	County	3100300300000	71.16%
FLAGSTAFF CITY	Coconino County	ARIZONA	City	3200300100000	18.45%
FREDONIA TOWN	Coconino County	ARIZONA	City	3200300300000	0.31%
PAGE CITY	Coconino County	ARIZONA	City	3200390100000	3.41%
SEDONA CITY	Coconino County	ARIZONA	City	3201340200000	4.09%
TUSAYAN TOWN	Coconino County	ARIZONA	City	3200310100000	0.67%
WILLIAMS CITY	Coconino County	ARIZONA	City	3200300200000	1.92%
GILA COUNTY					
GILA COUNTY	Gila County	ARIZONA	County	3100400400000	68.13%
GLOBE CITY	Gila County	ARIZONA	City	3200400100000	10.23%
HAYDEN TOWN	Gila County	ARIZONA	City	3200450100000	2.31%
MIAMI TOWN	Gila County	ARIZONA	City	3200400200000	2.71%
PAYSON TOWN	Gila County	ARIZONA	City	3200490100000	16.17%
STAR VALLEY TOWN	Gila County	ARIZONA	City	3200410100000	0.35%
WINKELMAN TOWN	Gila County	ARIZONA	City	3200400300000	0.10%
GRAHAM COUNTY					
GRAHAM COUNTY	Graham County	ARIZONA	County	3100500500000	62.26%
PIMA TOWN	Graham County	ARIZONA	City	3200500100000	2.22%

SAFFORD CITY	Graham County	ARIZONA	City	3200500200000	26.83%
THATCHER TOWN	Graham County	ARIZONA	City	3200500300000	8.68%
GREENLEE COUNTY					
GREENLEE COUNTY	Greenlee County	ARIZONA	County	3100600600000	88.29%
CLIFTON TOWN	Greenlee County	ARIZONA	City	3200600100000	11.43%
DUNCAN TOWN	Greenlee County	ARIZONA	City	3200600200000	0.28%
LA PAZ COUNTY					
LA PAZ COUNTY	La Paz County	ARIZONA	County	3101501500000	88.71%
PARKER TOWN	La Paz County	ARIZONA	City	3201560100000	5.19%
QUARTZSITE TOWN	La Paz County	ARIZONA	City	3201540100000	6.11%
MARICOPA COUNTY					
MARICOPA COUNTY	Maricopa County	ARIZONA	County	3100700700000	51.53%
APACHE JUNCTION CITY	Maricopa County	ARIZONA	City	3201160100000	0.38%
AVONDALE CITY	Maricopa County	ARIZONA	City	3200700100000	0.98%
BUCKEYE TOWN	Maricopa County	ARIZONA	City	3200700200000	0.46%
CAREFREE TOWN	Maricopa County	ARIZONA	City	3200740100000	0.04%
CAVE CREEK TOWN	Maricopa County	ARIZONA	City	3200740200000	0.06%
CHANDLER CITY	Maricopa County	ARIZONA	City	3200700300000	2.86%
EL MIRAGE CITY	Maricopa County	ARIZONA	City	3200700400000	0.39%
FOUNTAIN HILLS TOWN	Maricopa County	ARIZONA	City	3200740400000	0.17%
GILA BEND TOWN	Maricopa County	ARIZONA	City	3200770100000	0.03%
GILBERT TOWN	Maricopa County	ARIZONA	City	3200700500000	1.71%
GLENDALE CITY	Maricopa County	ARIZONA	City	3200700600000	2.63%
GOODYEAR CITY	Maricopa County	ARIZONA	City	3200700700000	0.76%
GUADALUPE TOWN	Maricopa County	ARIZONA	City	3200790100000	0.00%
LITCHFIELD PARK CITY	Maricopa County	ARIZONA	City	3200740300000	0.04%
MESA CITY	Maricopa County	ARIZONA	City	3200700800000	6.06%
PARADISE VALLEY TOWN	Maricopa County	ARIZONA	City	3200750100000	0.34%
PEORIA CITY	Maricopa County	ARIZONA	City	3200700900000	1.51%
PHOENIX CITY	Maricopa County	ARIZONA	City	3200701000000	21.28%
QUEEN CREEK TOWN	Maricopa County	ARIZONA	City	3200740500000	0.11%
SCOTTSDALE CITY	Maricopa County	ARIZONA	City	3200701100000	3.99%
SURPRISE CITY	Maricopa County	ARIZONA	City	3200750200000	0.98%
TEMPE CITY	Maricopa County	ARIZONA	City	3200701200000	3.27%
TOLLESON CITY	Maricopa County	ARIZONA	City	3200701300000	0.27%
WICKENBURG TOWN	Maricopa County	ARIZONA	City	3200701400000	0.10%

YOUNGTOWN TOWN	Maricopa County	ARIZONA	City	3200750300000	0.05%
MOHAVE COUNTY					
MOHAVE COUNTY	Mohave County	ARIZONA	County	3100800800000	62.51%
BULLHEAD CITY CITY	Mohave County	ARIZONA	City	3200840100000	13.10%
COLORADO CITY TOWN	Mohave County	ARIZONA	City	3200840200000	0.61%
KINGMAN CITY	Mohave County	ARIZONA	City	3200800100000	9.91%
LAKE HAVASU CITY CITY	Mohave County	ARIZONA	City	3200860100000	13.87%
NAVAJO COUNTY					
NAVAJO COUNTY	Navajo County	ARIZONA	County	3100900900000	70.29%
HOLBROOK CITY	Navajo County	ARIZONA	City	3200900100000	3.75%
PINETOP-LAKESIDE TOWN	Navajo County	ARIZONA	City	3200940100000	4.75%
SHOW LOW CITY	Navajo County	ARIZONA	City	3200900200000	9.39%
SNOWFLAKE TOWN	Navajo County	ARIZONA	City	3200900300000	2.94%
TAYLOR TOWN	Navajo County	ARIZONA	City	3200980100000	2.68%
WINSLOW CITY	Navajo County	ARIZONA	City	3200900400000	6.19%
PIMA COUNTY					
PIMA COUNTY	Pima County	ARIZONA	County	3101001000000	72.19%
MARANA TOWN	Pima County	ARIZONA	City	3201090200000	2.06%
ORO VALLEY TOWN	Pima County	ARIZONA	City	3201090100000	1.72%
SAHUARITA TOWN	Pima County	ARIZONA	City	3201020100000	0.81%
SOUTH TUCSON CITY	Pima County	ARIZONA	City	3201000100000	0.31%
TUCSON CITY	Pima County	ARIZONA	City	3201000200000	22.91%
PINAL COUNTY					
PINAL COUNTY	Pinal County	ARIZONA	County	3101101100000	53.01%
CASA GRANDE CITY	Pinal County	ARIZONA	City	3201100100000	5.54%
COOLIDGE CITY	Pinal County	ARIZONA	City	3201100200000	1.68%
ELOY CITY	Pinal County	ARIZONA	City	3201100300000	34.98%
FLORENCE TOWN	Pinal County	ARIZONA	City	3201100400000	1.19%
KEARNY TOWN	Pinal County	ARIZONA	City	3201150100000	0.28%
MAMMOTH TOWN	Pinal County	ARIZONA	City	3201150200000	0.16%
MARICOPA CITY	Pinal County	ARIZONA	City	3201110100000	2.73%
SUPERIOR TOWN	Pinal County	ARIZONA	City	3201190100000	0.44%
SANTA CRUZ COUNTY					
SANTA CRUZ COUNTY	Santa Cruz County	ARIZONA	County	3101201200000	76.78%
NOGALES CITY	Santa Cruz County	ARIZONA	City	3201200100000	22.55%
PATAGONIA TOWN	Santa Cruz County	ARIZONA	City	3201200200000	0.67%

YAVAPAI COUNTY					
YAVAPAI COUNTY	Yavapai County	ARIZONA	County	3101301300000	69.31%
CAMP VERDE TOWN	Yavapai County	ARIZONA	City	3201340100000	0.97%
CHINO VALLEY TOWN	Yavapai County	ARIZONA	City	3201380100000	0.68%
CLARKDALE TOWN	Yavapai County	ARIZONA	City	3201350100000	0.72%
COTTONWOOD CITY	Yavapai County	ARIZONA	City	3201350200000	4.89%
DEWEY-HUMBOLDT TOWN	Yavapai County	ARIZONA	City	3201310100000	1.54%
JEROME TOWN	Yavapai County	ARIZONA	City	3201300100000	0.03%
PRESCOTT CITY	Yavapai County	ARIZONA	City	3201300200000	13.79%
PRESCOTT VALLEY TOWN	Yavapai County	ARIZONA	City	3201360100000	8.09%
YUMA COUNTY					
YUMA COUNTY	Yuma County	ARIZONA	County	3101401400000	66.03%
SAN LUIS CITY	Yuma County	ARIZONA	City	3201460100000	4.80%
SOMERTON CITY	Yuma County	ARIZONA	City	3201400200000	2.24%
WELLTON TOWN	Yuma County	ARIZONA	City	3201480100000	0.61%
YUMA CITY	Yuma County	ARIZONA	City	3201400300000	26.32%

Exhibit D

Percent Participation of Cities	Award
0	0%
5	2%
10	4%
15	6%
20	8%
25	10%
30	12%
35	14%
40	16%
45	18%
50	20%
55	22%
60	24%
65	26%
70	28%
75	30%
80	32%
85	34%
90	36%
95	38%
100	40%

CITY COUNCIL REPORT

SUBJECT: Re-Plat of Palmilla Phase II for Barclay/Fry's – Application PL-20-0206

MEETING DATE: 12/7/2020

TO: Mayor and Council

FROM: Kevin Murphy, Development & Engineering Services Department Director

THROUGH: Tracy Stevens, Deputy City Manager, (623) 333-1014

REVIEWED: Charles A. Montoya, City Manager, (623) 333-1016

PURPOSE:

City Council will consider a request by Jason Sanks, Sustainability Engineering Group (on behalf of property owner Smith Food and Drug Centers, Inc.) for approval of a Re-Plat of Palmilla Phase II for Barclay/Fry's. The site is located approximately 210 feet south of the southeast corner of McDowell Road and Dysart Road. The proposed Re-Plat splits Lots 2 and 5 of the Palmilla Phase II Plat and creates a separate lot for a proposed drive-through restaurant. The Council will take appropriate action.

BACKGROUND:

The 6.16-net acre subject property (Exhibit A, B, C) was annexed into the City of Avondale corporate limits on July 23, 1964 by Ordinance No. 152. The property is developed with a Fry's grocery store and parking lot.

The property is zoned Community Commercial (C-2) (Exhibit B) and is designated as Freeway Commercial by the General Plan 2030 Land Use Map (Exhibit C).

The property has frontage on (2) streets; 256.45 feet of frontage on Dysart Road and 745.78 feet of frontage on McDowell Road.

Surrounding uses and zoning districts include:

NORTH: A freestanding gas station, credit union, and retail center zoned C-2.

EAST: Rancho Santa Fe medical office complex zoned Planned Area Development.

SOUTH: A freestanding carpet store, cellphone store, and retail center zoned C-2.

WEST of Dysart Road: A retail center in the City of Goodyear.

SUMMARY OF REQUEST:

The applicant is requesting approval of a Re-Plat of Palmilla Phase II for Barclay/Fry's (Exhibit D). The proposed Re-Plat splits Lots 2 and 5 to create Lots 2A and 2B on the Palmilla Phase II plat, which creates a separate lot for a proposed drive-through restaurant.

PUBLIC PARTICIPATION:

Public notification is not required for Re-Plat applications.

PLANNING COMMISSION ACTION:

The Planning Commission does not review Re-Plat applications.

ANALYSIS:

- The proposed Re-Plat has been reviewed by the City's contracted Registered Land Surveyor and the document has been confirmed as geometrically accurate and in conformance with Arizona Statutes governing the subdivision of real property.
- The proposed Re-Plat is in conformance with the City of Avondale Zoning Ordinance and Subdivision Regulations.
- The proposed Re-Plat splits Lots 2 and 5 of the Palmilla Phase II Plat into two (2) parcels, Lot 2A at 5.48 acres and Lot 2B at 0.68 acres.

DISCUSSION:

1. The proposed Re-Plat is in conformance with the City of Avondale Zoning Ordinance and Subdivision Regulations.
2. The condition of approval is reasonable to ensure conformance with the provisions as outlined in the Avondale Zoning Ordinance and all other applicable City codes, ordinances, and policies.

STRATEGIC PLAN:

INITIATIVE: Encourage & Support Innovation in Development & Service Delivery

- STRATEGIC GOAL: Encourage a Flexible Environment Responsive to Market Trends

INITIATIVE: Foster sustainable community development.

- STRATEGIC GOAL: Maintain and expand quality infrastructure and improve connectivity to City amenities.

BUDGET IMPACT:

No budget impacts.

RECOMMENDATION:

City Council will **APPROVE** Application PL-20-0206 Re-Plat of Palmilla Phase II for Barclay/Fry's, subject to the following one (1) condition of approval:

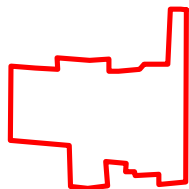
1. The recorded plat shall be in conformance with the Re-Plat of Palmilla Phase II for Barclay/Fry's submitted on October 13, 2020.

PROPOSED MOTION:

I move that City Council **APPROVE** Application PL-20-0206 Re-Plat of Palmilla Phase II for Barclay/Fry's subject to one (1) condition of approval as listed in the staff report.

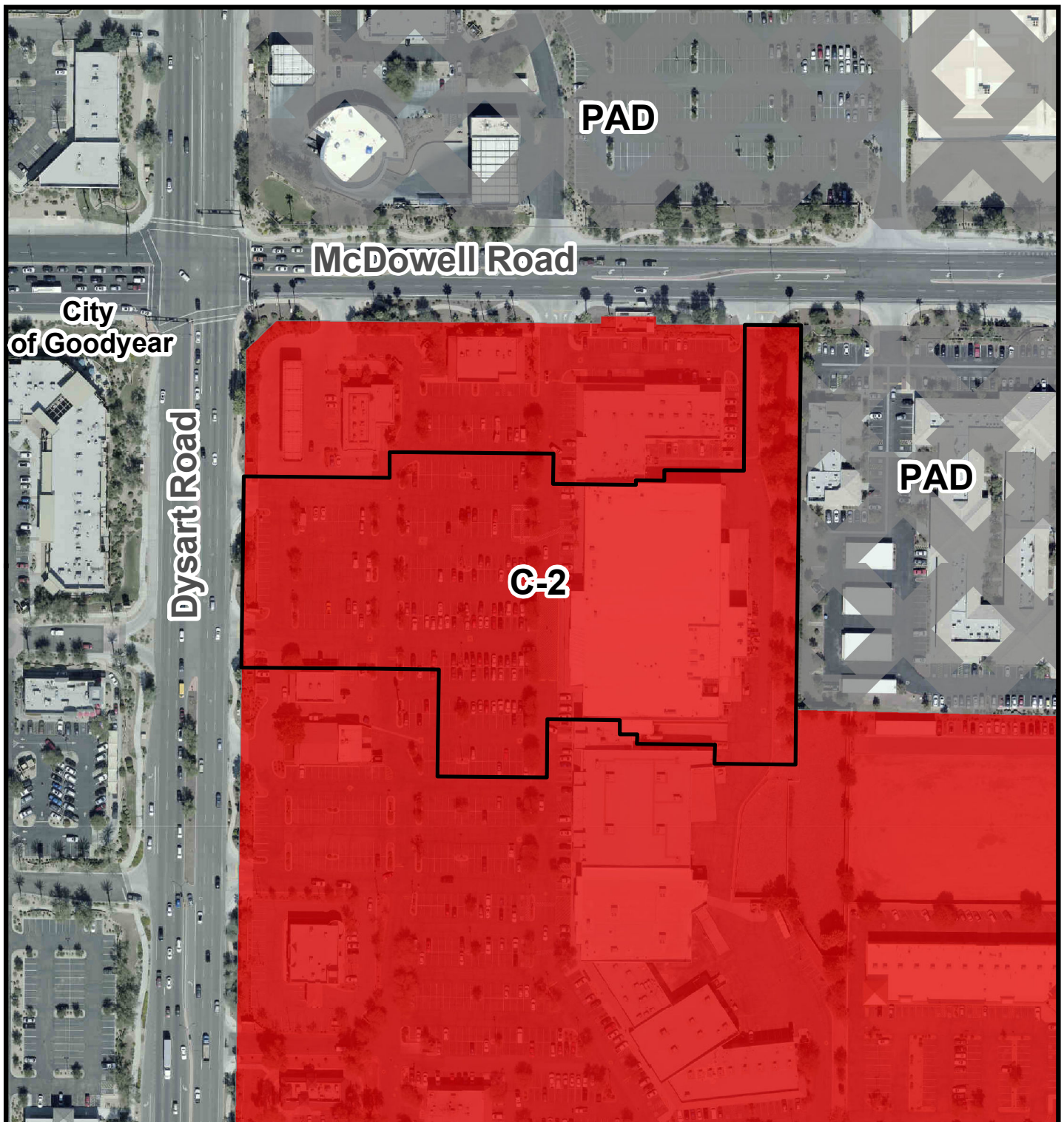


Aerial Photograph

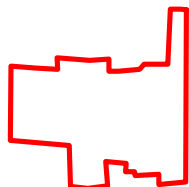


Subject Property



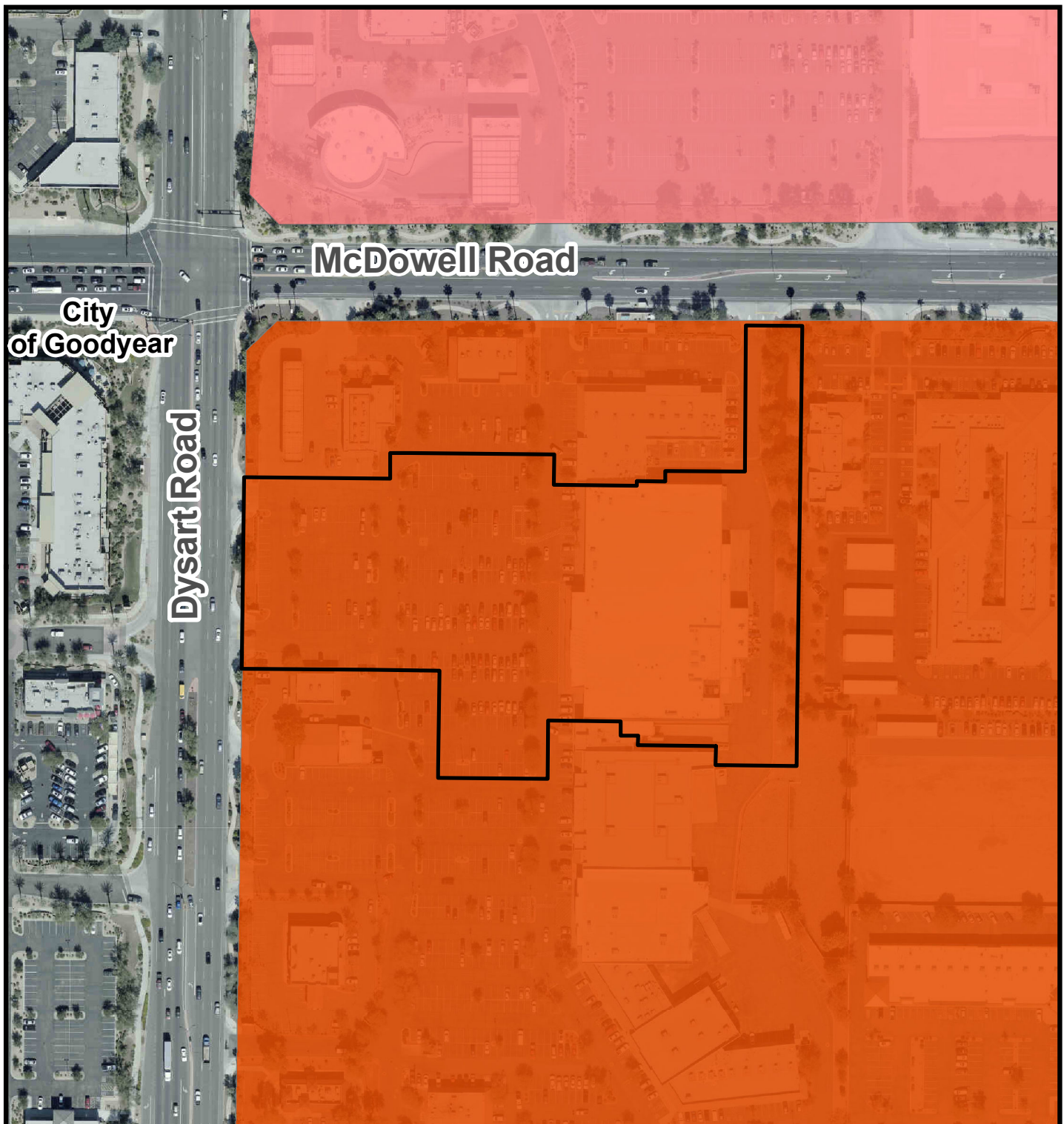


Zoning Vicinity Map



Subject Property

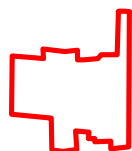




General Plan Land Use Map



Subject Property



-  Freeway Commercial
-  Local Commercial



Exhibit D

Proposed Re-Plat of Palmilla Phase II for
Barclay/Fry's

FINAL PLAT

OF
"PALMILLA PHASE II, AMENDED"

A REPLAT OF
LOTS 2 AND 5 OF PALMILLA PHASE II, AMENDED
RECORDED IN BOOK 566 OF MAPS, PAGE 47, MARICOPA COUNTY RECORDS,
LYING WITHIN A PORTION OF THE NORTHWEST QUARTER OF
SECTION 2, TOWNSHIP 1 NORTH, RANGE 1 WEST,
OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA.

DEDICATION:

STATE OF ARIZONA } SS
COUNTY OF MARICOPA }

KNOW ALL MEN BY THESE PRESENTS:

SMITH'S FOOD & DRUG CENTERS, INC., DBA FRY'S FOOD AND DRUG STORES,
AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF "PALMILLA PHASE II,
AMENDED", A REPLAT OF LOTS 2 AND 5 OF PALMILLA PHASE II, AMENDED
RECORDED IN BOOK 566 OF MAPS, PAGE 47, MARICOPA COUNTY RECORDS,
LYING WITHIN A PORTION OF THE NORTHWEST QUARTER OF SECTION 2,
TOWNSHIP 1 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER BASE AND
MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREON
AND HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF "PALMILLA
PHASE II, AMENDED" AND HEREBY DECLARES THAT SAID PLAT SETS FORTH
THE LOCATION AND GIVES THE DIMENSIONS OF THE LOT, STREETS AND
EASEMENTS CONSTITUTING SAME, AND THAT THE STREET SHALL BE KNOWN
BY THE NAME GIVEN ON THIS PLAT.

IN WITNESS WHEREOF SMITH'S FOOD & DRUG CENTERS, INC., DBA FRY'S
FOOD AND DRUG STORES, AS OWNER HEREUNDER CAUSED ITS NAME TO BE
SIGNED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF DAVE
WEAKLAND, AS CFO OF SMITH'S FOOD & DRUG CENTERS, INC., DBA FRY'S
FOOD AND DRUG STORES, AS THE MANAGING MEMBER OF SMITH'S FOOD &
DRUG CENTERS, INC., DBA FRY'S FOOD AND DRUG STORES, THE OWNER
HEREUNDER THEREUNTO AUTHORIZED THIS

DAY OF _____, 2020.

OWNER/AUTHORIZED SIGNER

ACKNOWLEDGEMENT:

STATE OF ARIZONA } SS
COUNTY OF MARICOPA }

ON _____, 20____, BEFORE ME PERSONALLY APPEARED
_____, THE _____ OF _____, A(N)
_____, ON BEHALF OF THE _____, WHOSE IDENTITY

WAS PROVEN TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON

WHO HE/SHE CLAIMS TO BE, AND ACKNOWLEDGED THAT

HE/SHE SIGNED THE ABOVE DOCUMENT ON BEHALF OF THE _____

NOTARY PUBLIC

EXPIRES

PARENT PARCEL DESCRIPTION

LOT 2 (APN: 500-02-043A) AND LOT 5 (APN: 500-02-043A) AS SHOWN ON THE FINAL PLAT OF
PALMILLA PHASE II, AMENDED RECORDED IN BOOK 566 OF MAPS, PAGE 47, MARICOPA
COUNTY RECORDS.

SHEET INDEX:

COVER SHEET
LOTS AND EASEMENTS

LAND AREA TABLE:

AREA OF PROJECT	6.18 ACRES
LOT 1	5.48 ACRES
LOT 2	0.68 ACRES

100 YEAR ASSURED WATER SUPPLY:

THE AREA PLATTED HEREON LIES WITHIN THE DOMESTIC WATER SERVICE
AREAS OF THE CITY OF AVONDALE WHICH IS DESIGNATED AS HAVING AN
ASSURED WATER SUPPLY PURSUANT TO SECTION 45-576 ARIZONA REVISED
STATUTES.

NOTES:

1. ALL UTILITY AND PUBLIC SERVICE EASEMENTS, INCLUDING ANY LIMITATIONS OF EASEMENTS;
AND CONSTRUCTION WITHIN SUCH EASEMENTS SHALL BE LIMITED TO UTILITIES, LANDSCAPING
AND WOOD, WIRE ON REMOVABLE SECTION TYPE FENCES.
2. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
3. ALL ELECTRIC AND COMMUNICATION LINES TO BE CONSTRUCTED UNDERGROUND AS REQUIRED
BY THE ARIZONA CORPORATION COMMISSION.
4. NO ALTERATIONS SHALL BE MADE TO THE STORM WATER RETENTION AREAS THAT ARE A
PART OF THESE PREMISES WITHOUT WRITTEN APPROVAL BY THE CITY OF AVONDALE.
5. NO STRUCTURES SHALL BE CONSTRUCTED IN OR ACROSS NOR SHALL OTHER IMPROVEMENTS
OR ALTERATIONS BE MADE TO THE DRAINAGE FACILITIES THAT ARE A PART OF THIS
SUBDIVISION WITHOUT WRITTEN AUTHORIZATION BY THE CITY OF AVONDALE.
6. ALL RETENTION BASINS MUST DRAIN ANY STORM EVENT UP TO AND INCLUDING 100 YEAR, 2
HOUR STORM WITHIN 36 HOURS. OWNER MUST TAKE CORRECTIVE ACTIONS TO BRING THE
BASIN INTO COMPLIANCE.

BENCHMARK:

BENCHMARK IS A BRASS CAP IN HANDHOLE, LOCATED AT THE INTERSECTION OF MCDOWELL ROAD
AND DYSART ROAD.
ELEVATION = 996.05' NAVD 88'

BASIS OF BEARING:

THE BASIS OF BEARING AND ALL MONUMENTATION SHOWN HEREON IS BASED ON THE WEST LINE
OF THE NORTHWEST QUARTER OF SECTION 2, T1N, R1W, USING A BEARING OF NORTH 00
DEGREES 33 MINUTES 17 SECONDS EAST, AS SHOWN ON FINAL PLAT OF PALMILLA PHASE II
AMENDED, RECORDED IN BOOK 566, PAGE 47, MARICOPA COUNTY RECORDS.

APPROVALS AND ACCEPTANCE OF DEDICATION

APPROVED BY THE COUNCIL OF THE CITY OF AVONDALE, ARIZONA,
THIS _____ DAY OF _____, 2020.

MAYOR _____ DATE _____

ATTEST, CITY CLERK _____ DATE _____

CITY ENGINEER _____ DATE _____

SURVEYOR'S CERTIFICATION:

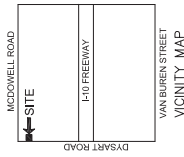
THIS IS TO CERTIFY THAT THIS SURVEY AND SUBDIVISION OF THE PREMISES
DESCRIBED AND PLATTED HEREON WAS MADE UNDER MY DIRECTION DURING
THE MONTH OF SEPTEMBER, 2020. THAT THE PLAT IS CORRECT AND
ACCURATE. THAT THE MONUMENTS SHOWN HEREON HAVE BEEN LOCATED
OR ESTABLISHED AS DESCRIBED AND THE LOT CORNERS PERMANENTLY
SET.

DANIEL D. ARMUJO 10-5-20

REGISTERED LAND SURVEYOR DATE



Submitted on October
13, 2020



OWNER/DEVELOPER
SMITH'S FOOD & DRUG CENTERS, INC.,
DBA FRY'S FOOD AND DRUG STORES
500 S. 99TH AVENUE
TOLLESON, AZ 85053
PHONE: 480-244-7630
CONTACT: DAVE WEAKLAND

SURVEYOR

AV LAND SURVEYING, LLC
SUSTAINABILITY ENGINEERING GROUP
10000 W. WILLOW AVE SUITE 101,
SCOTTSDALE, AZ 85260
PHONE: 480-244-7630
CONTACT: DANIEL D. ARMUJO

ENGINEER

AV LAND SURVEYING, LLC
SUSTAINABILITY ENGINEERING GROUP
10000 W. WILLOW AVE SUITE 101,
SCOTTSDALE, AZ 85260
PHONE: 480-244-7630
CONTACT: ALI FAKIH



20-069

2 OF 2

SHEET NUMBER

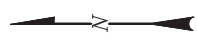
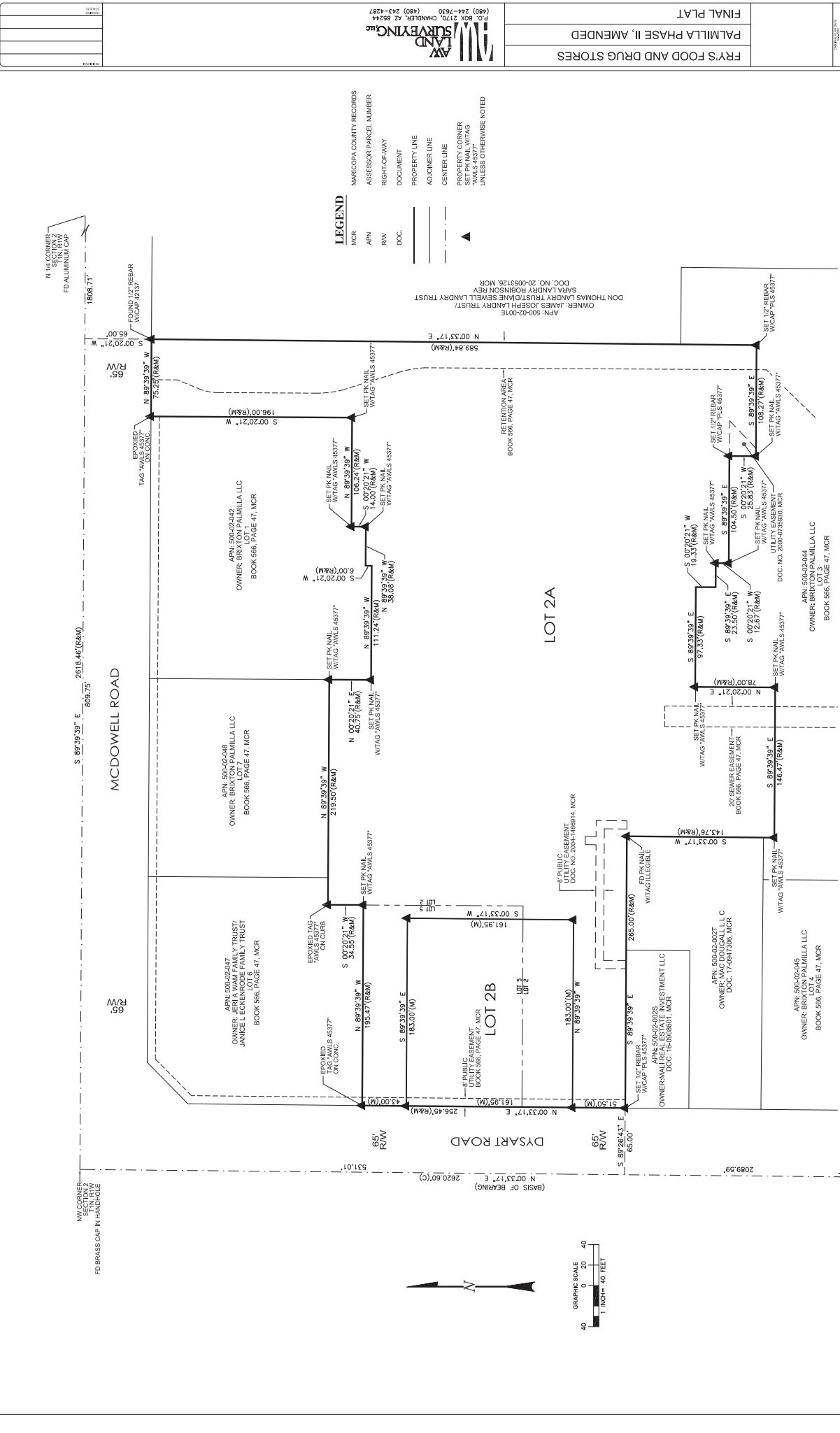
PROJECT NUMBER

FRY'S FOOD AND DRUG STORES
PALMILLA PHASE II, AMENDED
FINAL PLAT

LAND SURVEYING INC.
P.O. BOX 2170, CHANDLER, AZ 85244
(480) 244-7630
(480) 243-4287

MARICOPA COUNTY RECORDS
MCR
APN
RW
DOC
PROPERTY LINE
ADJOINER LINE
CENTER LINE
PROPERTY CORNER
SETBACK NAILS
"AWLS 45377"
UNLESS OTHERWISE NOTED

LEGEND



CITY COUNCIL REPORT

SUBJECT: Avondale Capital Minor Land Division - Application PL-20-0009

MEETING DATE: 12/7/2020

TO: Mayor and Council

FROM: Kevin Murphy, Development & Engineering Services Department Director

THROUGH: Tracy Stevens, Deputy City Manager, (623) 333-1014

REVIEWED: Charles A. Montoya, City Manager, (623) 333-1016

PURPOSE:

City Council will consider a request by Avondale Capital, LLC for approval of a Minor Land Division (MLD) to split the property into two (2) lots and dedicate right-of-way and a public utility easement along Eliseo C. Felix Jr. Way. The site is approximately 3.6 acres in size and located east of the north terminus of Eliseo C. Felix Jr. Way, south of Interstate 10. The Council will take appropriate action.

BACKGROUND:

The 3.6-acre subject property (Exhibits A, B, and C) is located east of the north terminus of Eliseo C. Felix Jr. Way, south of Interstate 10. The property was recently rezoned from Agricultural (AG) to Commerce Park (CP) in October 2020. Commerce Park is intended to accommodate employment uses including administrative, medical, and research industries, offices, hotels and light manufacturing.

The site is a narrow, long property that slopes west to east with an average of ten (10) feet of elevation change. A borrow (excavation) pit covers approximately one-quarter of the site where fill material was removed to raise the elevation of an adjacent property. The site lies within a Federal Emergency Management Agency (FEMA) designated 'AH' flood zone, which requires the developer to obtain a Conditional Letter Of Map Revision (CLOMR) from FEMA prior to grading and construction on the site. This MLD follows a recent rezoning of the subject site to Commerce Park (CP) for the intended development of Microtel and Best Western hotels on the property.

The subject property is located within the boundary of the Freeway Corridor Specific Plan Area and is designated as Business Park on the General Plan 2030 Land Use Map (Exhibit C). The Business Park designation is intended to allow for large scale campus development that provides abundant employment opportunities including, but not limited to, uses such as light manufacturing, corporate commerce, hotels, multi-story offices, and limited warehouse and support services.

The City processed a request to abandon a portion of the Eliseo C. Felix Jr. Way right-of-way adjacent to this property in May 2020; the Eliseo C. Felix Jr. Way right-of-way now terminates approximately 175 feet north of the subject property's southern property line, just north of the access road that connects to Coldwater Plaza. The abandoned right-of-way, which was formally designated an Easement for Highway Purposes, was incorporated into the subject property and will be formally recognized by the City with this Minor Land Division.

This MLD creates two (2) lots for the future development of two (2) hotels on the subject property, dedicates an 8-foot public utility easement, and dedicates a 30-foot wide of right-of-way along 148.35 feet of Eliseo C. Felix Jr. Way.

Surrounding uses and zoning include:

North: Agricultural zoned property owned by Arizona Department of Transportation (ADOT), including a service yard, material storage, and the Interstate 10 corridor, which is approximately 850 feet north of the subject property.

East: The Agua Fria River channel, which is approximately 1,500 feet across adjacent to the subject property.

South: General Industrial (A-1) zoned property occupied by a construction supply wholesaler.

West: Community Commercial (C-2) and AG zoned property owned by ADOT, which is part of the service yard and material storage complex adjacent to the subject property on the north.

SUMMARY OF REQUEST:

The applicant is requesting approval of the Avondale Capital Minor Land Division (Exhibit D). The proposed MLD creates two (2) lots, dedicates an 8-foot public utility easement, and dedicates a 30-foot wide of right-of-way along 148.35 feet of Eliseo C. Felix Jr. Way.

PUBLIC PARTICIPATION:

Public notification is not required for Minor Land Division applications.

PLANNING COMMISSION ACTION:

The Planning Commission does not review Minor Land Division applications.

DISCUSSION:

1. The proposed Minor Land Division has been prepared by a Registered Land Surveyor and the document has been confirmed as geometrically accurate and in conformance with Arizona Statutes governing the subdivision of real property.
2. The proposed Minor Land Division is in conformance with the City of Avondale Zoning Ordinance and Subdivision Regulations.
3. The proposed Final Plat is in conformance with The Freeway Corridor Specific Plan.
4. The condition of approval is reasonable to ensure conformance with the provisions as outlined in the Avondale Zoning Ordinance and all other applicable City codes, ordinances, and policies.

STRATEGIC PLAN:

INITIATIVE: Encourage & Support Innovation in Development & Service Delivery

- STRATEGIC GOAL: Encourage a Flexible Environment Responsive to Market Trends

BUDGET IMPACT:

No budget impacts.

RECOMMENDATION:

No public hearing is required. The City Council will **APPROVE** Application PL-20-0009 Avondale Capital Minor Land Division, subject to the following condition of approval:

1. The recorded Minor Land Division shall be in conformance with the Avondale Capital Minor Land Division date stamped October 21, 2020.

PROPOSED MOTION:

I move that City Council **APPROVE** Application PL-20-0009 Avondale Capital Minor Land Division, subject to one (1) recommended condition of approval as listed in the staff report.

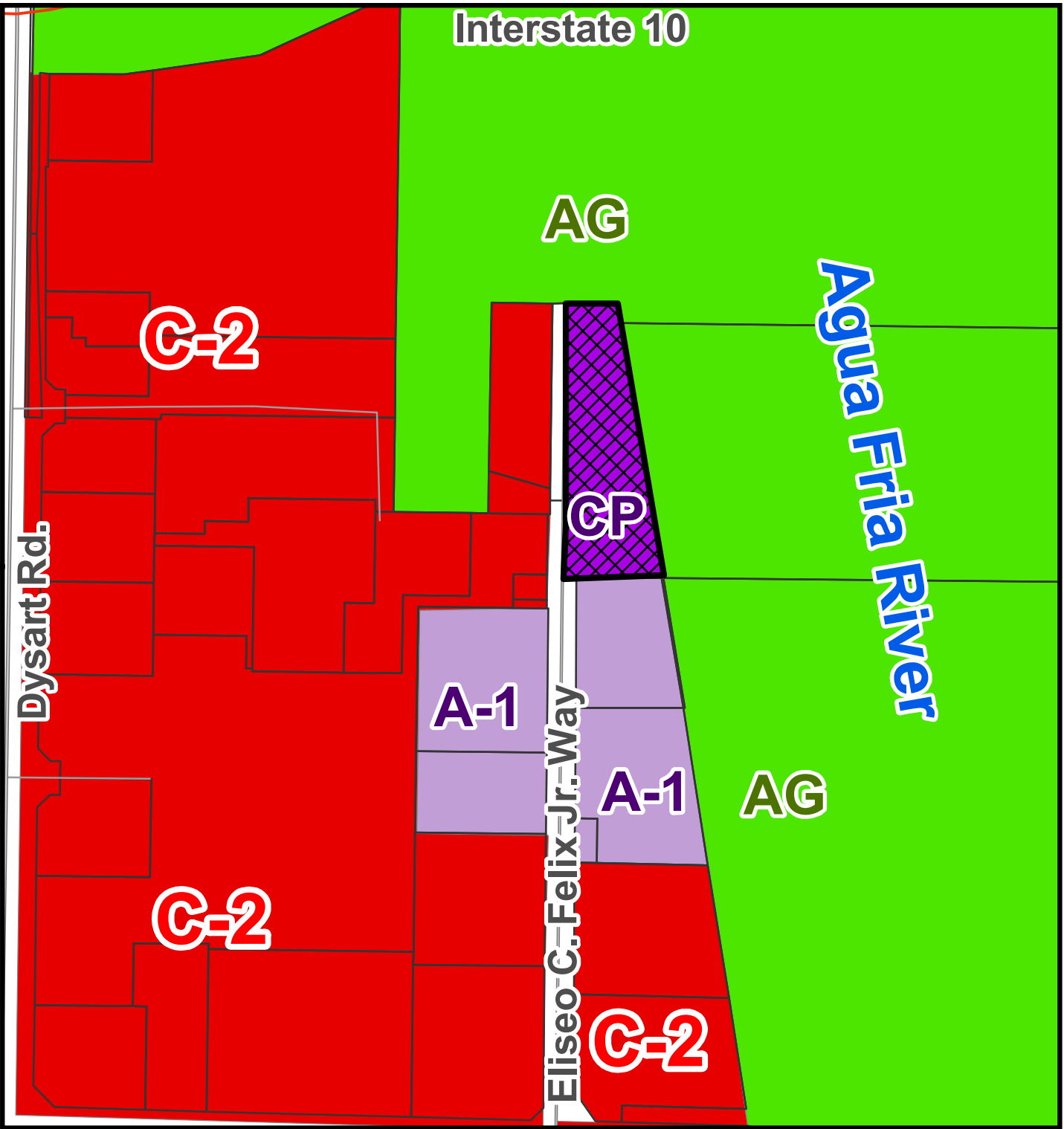


Aerial Photograph



Project Location



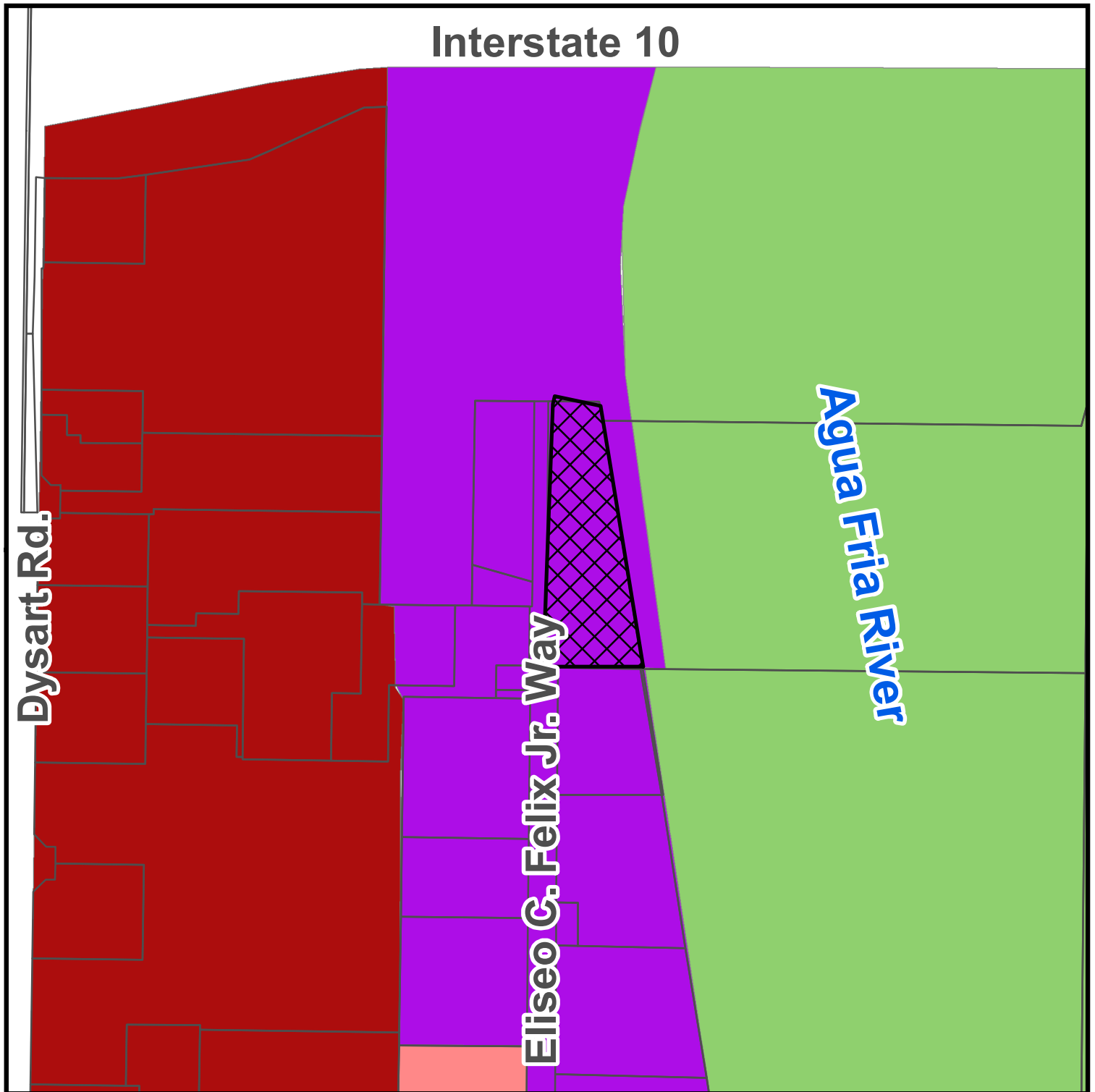


Zoning Vicinity Map



Subject Property



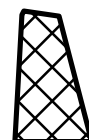


General Plan Land Use Map

General Plan 2030 Land Use



- Local Commercial
- Urban Commercial
- Business Park
- Open Space and Parks



Subject Property

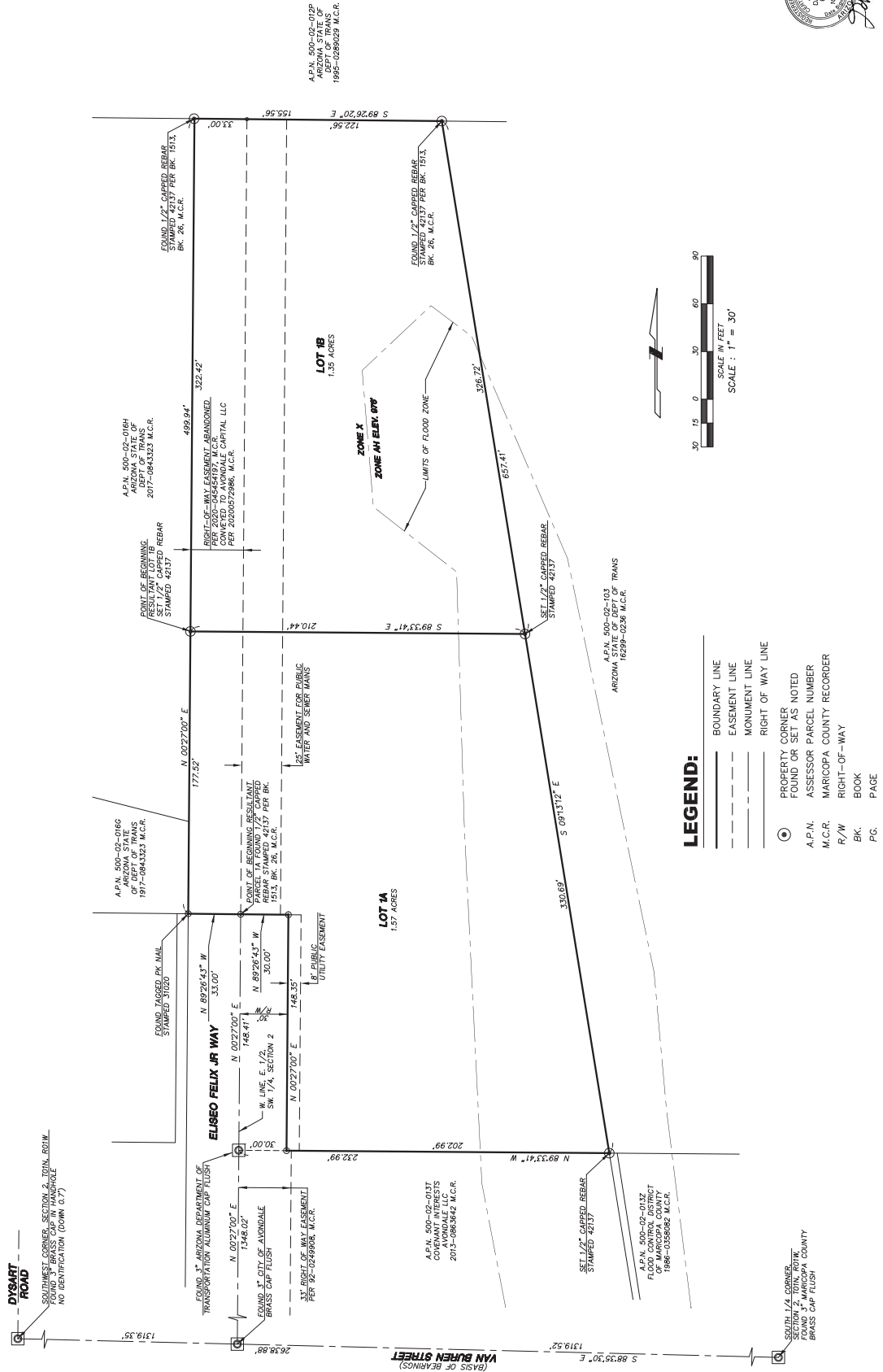


Exhibit D

Proposed Minor Land Division

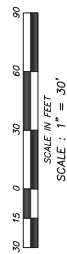
10/20/2020	LATEST REVISION DATE	SHEET NUMBER 1 OF 3	PROJECT NUMBER PL-20-0009
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MINOR LAND DIVISION
AVONDALE CAPITAL



LEGEND:

- BOUNDARY LINE
- EASEMENT LINE
- MONUMENT LINE
- RIGHT OF WAY LINE
- PROPERTY CORNER
- FOUND OR SET AS NOTED
- A.P.N. ASSESSOR PARCEL NUMBER
- M.C.R. MARICOPA COUNTY RECORDER
- R/W RIGHT-OF-WAY
- BK. BOOK
- P.G. PAGE



SUPERIOR
SURVEYING SERVICES, INC.
2122 W. Lone Cactus Drive, Suite 11
Phoenix, AZ 85027
602-869-0223 (office) 602-869-0726 (fax)
info@superiorsurveying.com
www.superiorsurveying.com

MINOR LAND DIVISION
AVONDALE CAPITAL

10/20/2020
SHEET NUMBER
3 OF 3
PROJECT NUMBER
PL-20-0009



CITY COUNCIL REPORT

SUBJECT: Resolution 1077-1220 - Canvass of Votes for the November 3, 2020 Special Election

MEETING DATE: 12/7/2020

TO: Mayor and Council

FROM: Marcella Carrillo, City Clerk, (623) 333-1214

THROUGH: Cherlene Penilla, Deputy City Manager, (623) 333-1015

REVIEWED: Charles A. Montoya, City Manager, (623) 333-1016

PURPOSE:

City Council will consider a request to adopt Resolution 1077-1220 canvassing the results of the November 3, 2020 Special Election and authorize the Mayor, City Attorney and City Clerk to execute the necessary documents. The Council will take appropriate action.

BACKGROUND:

Pursuant to Arizona Revised Statutes § 16-642, City Council must meet and canvass the Special Election held on November 3, 2020. The canvass is the act that declares the election results official.

On February 3, 2020, City Council called a Primary Election to be held on August 4, 2020 and if necessary, an election on November 3, 2020. The Council authorized the City Clerk and the City Attorney to take all action necessary to conduct the election. On June 1, 2020, City Council adopted Resolution 1036-0620 proposing a Tax Code amending Ordinance be submitted to the voters at November Election. The proposed Ordinance would amend the sales tax code from 2.5% to 2.7%, provide for a Recreation and Quality of Life Tax fund, and provide for an automatic repeal as of December 31, 2045. On November 3, 2020, a Special Election of the City of Avondale was conducted by Maricopa County Elections.

DISCUSSION:

The results, as published by Maricopa County, show that Prop 443 did not pass.

BUDGET IMPACT:

Adopting the results of the election is statutorily required and does not have a direct impact on the budget.

RECOMMENDATION:

Staff is recommending City Council adopt a Resolution canvassing the results of the November 3, 2020 Special Election.

RESOLUTION NO. 1077-1220

A RESOLUTION OF THE COUNCIL OF THE CITY OF AVONDALE,
ARIZONA, DECLARING AND ADOPTING THE RESULTS OF THE
SPECIAL ELECTION HELD ON NOVEMBER 3, 2020.

WHEREAS, the City of Avondale (the “City”), Arizona, did hold a Special Election on November 3, 2020 (the “Election”); and

WHEREAS, the Election returns, which are attached hereto, have been presented to, and have been canvassed by, the Council of the City of Avondale.

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF AVONDALE as follows:

SECTION 1. That (i) the number of active registered voters, (ii) the number ballots cast in each precinct, (iii) the number of votes cast in each precinct, and (iv) the number of votes by precinct received by the proposition, as reported by Maricopa County, are set forth on Exhibit A – Final Official Results, attached and incorporated into this resolution.

SECTION 2. That the number of rejected ballots by precinct, as reported by Maricopa County, are set forth on Exhibit B – Early Voting Rejections and Provisional Totals by Precinct report, attached and incorporated into this resolution.

SECTION 3. The votes cast for Proposition 443, a proposal relating to an increase in the tax rate to 2.7% for items under \$5,000 and establishing a Recreation and Quality of Life Tax fund to provide enhanced parks, recreation, and community facilities, amenities, and programs to benefit citizens, and providing for the repeal of the proposal as of December 31, 2045.

YES	9,624
NO	20,217

SECTION 4. It is hereby found, determined and declared of record, that Proposition 443 did not receive the majority of votes cast and was thereby not approved by the voters of Avondale.

SECTION 5. This Resolution shall be in full force and effect immediately upon its adoption; a certified permanent copy of which shall be filed with the City Clerk, who shall maintain it as a permanent record.

SECTION 6. The Mayor, the City Manager, the City Clerk and the City Attorney are hereby authorized and directed to take all steps necessary to carry out the purpose and intent of this Resolution.

PASSED AND ADOPTED by the Council of the City of Avondale, Arizona, December 7, 2020.

Kenneth N. Weise, Mayor

ATTEST:

Marcella Carrillo, City Clerk

APPROVED AS TO FORM:

Nicholle Harris, City Attorney

EXHIBIT A
TO
RESOLUTION 1077-1220

[Precinct Canvass]

See following pages.

FINAL OFFICIAL RESULTS

General Election

Maricopa County

November 3, 2020

Elector Group	Counting Group	Ballots	Voters	Registered Voters	Turnout
Total	EARLY VOTE	28,454	28,454	44,110	64.51%
	ELECTION DAY	3,511	3,511		7.96%
	PROVISIONAL	134	134		0.30%
	Total	32,099	32,099		72.77%

Registered Voters: 32,099 of 44,110 (72.77%)

Ballots Cast: 32,099

Avondale-PROPOSITION 443 (Vote for 1)

	Total	
Times Cast	32,099 / 44,110	72.77%
Undervotes	2,256	
Overvotes	2	

Candidate	Party	Total	
YES	NON	9,624	29.98%
NO	NON	20,217	62.98%
Total Votes		29,841	

		Total
--	--	-------

Precinct	Registered Voters	Cards Cast	Voters Cast	% Turnout
County				
Election Wide				
0016 ALVARADO				
EARLY VOTE	2,146	1,340	1,340	62.44%
ELECTION DAY	2,146	248	248	11.56%
PROVISIONAL	2,146	13	13	0.61%
Total	2,146	1,601	1,601	74.60%
0037 AVONDALE				
EARLY VOTE	2,289	1,132	1,132	49.45%
ELECTION DAY	2,289	164	164	7.16%
PROVISIONAL	2,289	15	15	0.66%
Total	2,289	1,311	1,311	57.27%
0121 COLDWATER RIDGE				
EARLY VOTE	4,057	2,541	2,541	62.63%
ELECTION DAY	4,057	334	334	8.23%
PROVISIONAL	4,057	10	10	0.25%
Total	4,057	2,885	2,885	71.11%
0158 CRYSTAL GARDENS				
EARLY VOTE	5,583	3,766	3,766	67.45%
ELECTION DAY	5,583	477	477	8.54%
PROVISIONAL	5,583	10	10	0.18%
Total	5,583	4,253	4,253	76.18%
0188 DESSIE				
EARLY VOTE	3,294	1,577	1,577	47.87%
ELECTION DAY	3,294	272	272	8.26%
PROVISIONAL	3,294	12	12	0.36%
Total	3,294	1,861	1,861	56.50%
0189 DEVONSHIRE				
EARLY VOTE	5,608	3,989	3,989	71.13%
ELECTION DAY	5,608	394	394	7.03%
PROVISIONAL	5,608	9	9	0.16%
Total	5,608	4,392	4,392	78.32%
0282 HADLEY				
EARLY VOTE	2,486	1,584	1,584	63.72%
ELECTION DAY	2,486	188	188	7.56%
PROVISIONAL	2,486	8	8	0.32%
Total	2,486	1,780	1,780	71.60%
0350 LA REATA				
EARLY VOTE	2,187	1,619	1,619	74.03%
ELECTION DAY	2,187	145	145	6.63%
PROVISIONAL	2,187	2	2	0.09%
Total	2,187	1,766	1,766	80.75%
0465 ORME				
EARLY VOTE	4,795	3,223	3,223	67.22%
ELECTION DAY	4,795	425	425	8.86%
PROVISIONAL	4,795	16	16	0.33%
Total	4,795	3,664	3,664	76.41%
0474 PALMBROOK				
EARLY VOTE	4,466	3,215	3,215	71.99%
ELECTION DAY	4,466	308	308	6.90%
PROVISIONAL	4,466	13	13	0.29%
Total	4,466	3,536	3,536	79.18%
0574 SANTA FE				
EARLY VOTE	2,349	1,724	1,724	73.39%
ELECTION DAY	2,349	162	162	6.90%
PROVISIONAL	2,349	4	4	0.17%
Total	2,349	1,890	1,890	80.46%
0707 WARNER				
EARLY VOTE	4,850	2,744	2,744	56.58%
ELECTION DAY	4,850	394	394	8.12%
PROVISIONAL	4,850	22	22	0.45%
Total	4,850	3,160	3,160	65.15%
Election Wide - Total	44,110	32,099	32,099	72.77%
County - Total	44,110	32,099	32,099	72.77%
EARLY VOTE	44,110	28,454	28,454	64.51%
ELECTION DAY	44,110	3,511	3,511	7.96%
PROVISIONAL	44,110	134	134	0.30%

Avondale-PROPOSITION 443 (Vote for 1)

Precinct	Times Cast	Registered Voters	Undervotes	Overvotes
County				
Election Wide				
0016 ALVARADO				
EARLY VOTE	1,340	2,146	75	0
ELECTION DAY	248	2,146	22	0
PROVISIONAL	13	2,146	1	0
Total	1,601	2,146	98	0
0037 AVONDALE				
EARLY VOTE	1,132	2,289	66	0
ELECTION DAY	164	2,289	16	0
PROVISIONAL	15	2,289	2	0
Total	1,311	2,289	84	0
0121 COLDWATER RIDGE				
EARLY VOTE	2,541	4,057	166	0
ELECTION DAY	334	4,057	37	1
PROVISIONAL	10	4,057	1	0
Total	2,885	4,057	204	1
0158 CRYSTAL GARDENS				
EARLY VOTE	3,766	5,583	239	0
ELECTION DAY	477	5,583	56	0
PROVISIONAL	10	5,583	2	0
Total	4,253	5,583	297	0
0188 DESSIE				
EARLY VOTE	1,577	3,294	122	0
ELECTION DAY	272	3,294	30	0
PROVISIONAL	12	3,294	1	0
Total	1,861	3,294	153	0

Precinct	YES (NON)		NO (NON)		Total Votes
County					
Election Wide					
0016 ALVARADO					
EARLY VOTE	450	33.58%	815	60.82%	1,265
ELECTION DAY	60	24.19%	166	66.94%	226
PROVISIONAL	2	15.38%	10	76.92%	12
Total	512	31.98%	991	61.90%	1,503
0037 AVONDALE					
EARLY VOTE	377	33.30%	689	60.87%	1,066
ELECTION DAY	37	22.56%	111	67.68%	148
PROVISIONAL	3	20.00%	10	66.67%	13
Total	417	31.81%	810	61.78%	1,227
0121 COLDWATER RIDGE					
EARLY VOTE	789	31.05%	1,586	62.42%	2,375
ELECTION DAY	72	21.56%	224	67.07%	296
PROVISIONAL	1	10.00%	8	80.00%	9
Total	862	29.88%	1,818	63.02%	2,680
0158 CRYSTAL GARDENS					
EARLY VOTE	1,181	31.36%	2,346	62.29%	3,527
ELECTION DAY	98	20.55%	323	67.71%	421
PROVISIONAL	0	0.00%	8	80.00%	8
Total	1,279	30.07%	2,677	62.94%	3,956
0188 DESSIE					
EARLY VOTE	477	30.25%	978	62.02%	1,455
ELECTION DAY	71	26.10%	171	62.87%	242
PROVISIONAL	1	8.33%	10	83.33%	11
Total	549	29.50%	1,159	62.28%	1,708

Precinct	Times Cast	Registered Voters	Undervotes	Overvotes
0189 DEVONSHIRE				
EARLY VOTE	3,989	5,608	261	0
ELECTION DAY	394	5,608	28	0
PROVISIONAL	9	5,608	2	0
Total	4,392	5,608	291	0
0282 HADLEY				
EARLY VOTE	1,584	2,486	95	0
ELECTION DAY	188	2,486	20	0
PROVISIONAL	8	2,486	3	0
Total	1,780	2,486	118	0
0350 LA REATA				
EARLY VOTE	1,619	2,187	120	0
ELECTION DAY	145	2,187	15	0
PROVISIONAL	2	2,187	0	0
Total	1,766	2,187	135	0
0465 ORME				
EARLY VOTE	3,223	4,795	197	0
ELECTION DAY	425	4,795	53	0
PROVISIONAL	16	4,795	1	0
Total	3,664	4,795	251	0
0474 PALMBROOK				
EARLY VOTE	3,215	4,466	240	0
ELECTION DAY	308	4,466	38	0
PROVISIONAL	13	4,466	2	0
Total	3,536	4,466	280	0
0574 SANTA FE				
EARLY VOTE	1,724	2,349	107	0
ELECTION DAY	162	2,349	11	0
PROVISIONAL	4	2,349	0	0
Total	1,890	2,349	118	0

Precinct	YES (NON)		NO (NON)		Total Votes
0189 DEVONSHIRE					
EARLY VOTE	1,276	31.99%	2,452	61.47%	3,728
ELECTION DAY	80	20.30%	286	72.59%	366
PROVISIONAL	0	0.00%	7	77.78%	7
Total	1,356	30.87%	2,745	62.50%	4,101
0282 HADLEY					
EARLY VOTE	533	33.65%	956	60.35%	1,489
ELECTION DAY	45	23.94%	123	65.43%	168
PROVISIONAL	0	0.00%	5	62.50%	5
Total	578	32.47%	1,084	60.90%	1,662
0350 LA REATA					
EARLY VOTE	459	28.35%	1,040	64.24%	1,499
ELECTION DAY	27	18.62%	103	71.03%	130
PROVISIONAL	2	100.00%	0	0.00%	2
Total	488	27.63%	1,143	64.72%	1,631
0465 ORME					
EARLY VOTE	1,089	33.79%	1,937	60.10%	3,026
ELECTION DAY	91	21.41%	281	66.12%	372
PROVISIONAL	4	25.00%	11	68.75%	15
Total	1,184	32.31%	2,229	60.84%	3,413
0474 PALMBROOK					
EARLY VOTE	927	28.83%	2,048	63.70%	2,975
ELECTION DAY	53	17.21%	217	70.45%	270
PROVISIONAL	0	0.00%	11	84.62%	11
Total	980	27.71%	2,276	64.37%	3,256
0574 SANTA FE					
EARLY VOTE	459	26.62%	1,158	67.17%	1,617
ELECTION DAY	29	17.90%	122	75.31%	151
PROVISIONAL	0	0.00%	4	100.00%	4
Total	488	25.82%	1,284	67.94%	1,772

Precinct	Times Cast	Registered Voters	Undervotes	Overvotes
0707 WARNER				
EARLY VOTE	2,744	4,850	177	1
ELECTION DAY	394	4,850	46	0
PROVISIONAL	22	4,850	4	0
Total	3,160	4,850	227	1
Election Wide - Total	32,099	44,110	2,256	2
County - Total	32,099	44,110	2,256	2

Precinct	YES (NON)		NO (NON)		Total Votes
0707 WARNER					
EARLY VOTE	831	30.28%	1,735	63.23%	2,566
ELECTION DAY	92	23.35%	256	64.97%	348
PROVISIONAL	8	36.36%	10	45.45%	18
Total	931	29.46%	2,001	63.32%	2,932
Election Wide - Total	9,624	29.98%	20,217	62.98%	29,841
County - Total	9,624	29.98%	20,217	62.98%	29,841

EXHIBIT B
TO
RESOLUTION 1077-1220

[Early Voting Rejections and Provisional Totals by Precinct]

See following pages.



PRECINCT #0016

Reason Code	Description	Count
BS	Bad Signature	2
NS	No Signature	1
L	Returned Late	1
PRECINCT #0016 TOTAL		4

PRECINCT #0037

Reason Code	Description	Count
NS	No Signature	1
PRECINCT #0037 TOTAL		1

PRECINCT #0121

Reason Code	Description	Count
BS	Bad Signature	3
NS	No Signature	6
L	Returned Late	2
PRECINCT #0121 TOTAL		11

PRECINCT #0158

Reason Code	Description	Count
BS	Bad Signature	1
NS	No Signature	3
L	Returned Late	4
PRECINCT #0158 TOTAL		8

PRECINCT #0188

Reason Code	Description	Count
BS	Bad Signature	1
NS	No Signature	3
L	Returned Late	1
PRECINCT #0188 TOTAL		5



PRECINCT #0189

Reason Code	Description	Count
BS	Bad Signature	5
NS	No Signature	8
L	Returned Late	1
PRECINCT #0189 TOTAL		14

PRECINCT #0282

Reason Code	Description	Count
BS	Bad Signature	1
NS	No Signature	1
PRECINCT #0282 TOTAL		2

PRECINCT #0350

Reason Code	Description	Count
BS	Bad Signature	1
NS	No Signature	3
PRECINCT #0350 TOTAL		4

PRECINCT #0465

Reason Code	Description	Count
BS	Bad Signature	1
NS	No Signature	4
L	Returned Late	4
PRECINCT #0465 TOTAL		9

PRECINCT #0474

Reason Code	Description	Count
BS	Bad Signature	2
NS	No Signature	3
L	Returned Late	2
PRECINCT #0474 TOTAL		7



PRECINCT #0574

Reason Code	Description	Count
BS	Bad Signature	1
NS	No Signature	1
PRECINCT #0574 TOTAL		2

PRECINCT #0707

Reason Code	Description	Count
BS	Bad Signature	1
NS	No Signature	4
L	Returned Late	4
PRECINCT #0707 TOTAL		9

SUMMARY - ALL PRECINCTS

Reason Code	Description	Count
BS	Bad Signature	19
NS	No Signature	38
Total Rejected		57
L	Returned Late	19
Total Rejected + Late		76



PRECINCT #0016

Counted	Reason Code	Description	Count
Yes			
	A1	NEW RESIDENT BALLOT VERIFIED AND ADDRESS UPDATED	2
	A2	EARLY BALLOT REQUESTED AND NOT RETURNED	4
	A5	REGISTRATION RECEIVED TOO LATE TO BE INCLUDED IN ROSTER	1
	A7	ID ADDRESS DOESN'T MATCH SIGNATURE ROSTER	7
Total Yes			14
No			
	B10	YOU ARE NOT REGISTERED TO VOTE	16
	B12	YOU WERE NOT ELIGIBLE TO VOTE IN THIS ELECTION	6
	B17	CONDITIONAL PROVISIONAL - SUFFICIENT ID NOT PROVIDED BY DEADLINE	2
Total No			24
PRECINCT #0016 TOTAL			38

PRECINCT #0037

Counted	Reason Code	Description	Count
Yes			
	A1	NEW RESIDENT BALLOT VERIFIED AND ADDRESS UPDATED	1
	A2	EARLY BALLOT REQUESTED AND NOT RETURNED	4
	A5	REGISTRATION RECEIVED TOO LATE TO BE INCLUDED IN ROSTER	2
	A7	ID ADDRESS DOESN'T MATCH SIGNATURE ROSTER	8
Total Yes			15
No			
	B10	YOU ARE NOT REGISTERED TO VOTE	12
	B12	YOU WERE NOT ELIGIBLE TO VOTE IN THIS ELECTION	3
Total No			15
PRECINCT #0037 TOTAL			30



PRECINCT #0121

Counted	Reason Code	Description	Count
Yes			
	A1	NEW RESIDENT BALLOT VERIFIED AND ADDRESS UPDATED	1
	A2	EARLY BALLOT REQUESTED AND NOT RETURNED	1
	A5	REGISTRATION RECEIVED TOO LATE TO BE INCLUDED IN ROSTER	4
	A7	ID ADDRESS DOESN'T MATCH SIGNATURE ROSTER	7
Total Yes			13
No			
	B10	YOU ARE NOT REGISTERED TO VOTE	18
	B12	YOU WERE NOT ELIGIBLE TO VOTE IN THIS ELECTION	7
Total No			25
PRECINCT #0121 TOTAL			38

PRECINCT #0158

Counted	Reason Code	Description	Count
Yes			
	A1	NEW RESIDENT BALLOT VERIFIED AND ADDRESS UPDATED	3
	A2	EARLY BALLOT REQUESTED AND NOT RETURNED	1
	A5	REGISTRATION RECEIVED TOO LATE TO BE INCLUDED IN ROSTER	6
	A7	ID ADDRESS DOESN'T MATCH SIGNATURE ROSTER	5
Total Yes			15
No			
	B10	YOU ARE NOT REGISTERED TO VOTE	26
	B12	YOU WERE NOT ELIGIBLE TO VOTE IN THIS ELECTION	8
	B13	YOUR EARLY BALLOT WAS SENT. RETURNED AND COUNTED	1
	B17	CONDITIONAL PROVISIONAL - SUFFICIENT ID NOT PROVIDED BY DEADLINE	1
Total No			36
PRECINCT #0158 TOTAL			51



PRECINCT #0188

Counted	Reason Code	Description	Count
Yes			
	A1	NEW RESIDENT BALLOT VERIFIED AND ADDRESS UPDATED	3
	A2	EARLY BALLOT REQUESTED AND NOT RETURNED	2
	A7	ID ADDRESS DOESN'T MATCH SIGNATURE ROSTER	8
Total Yes			13
No			
	B10	YOU ARE NOT REGISTERED TO VOTE	18
	B12	YOU WERE NOT ELIGIBLE TO VOTE IN THIS ELECTION	4
	B17	CONDITIONAL PROVISIONAL - SUFFICIENT ID NOT PROVIDED BY DEADLINE	2
Total No			24
PRECINCT #0188 TOTAL			37

PRECINCT #0189

Counted	Reason Code	Description	Count
Yes			
	A1	NEW RESIDENT BALLOT VERIFIED AND ADDRESS UPDATED	4
	A2	EARLY BALLOT REQUESTED AND NOT RETURNED	2
	A7	ID ADDRESS DOESN'T MATCH SIGNATURE ROSTER	4
Total Yes			10
No			
	B10	YOU ARE NOT REGISTERED TO VOTE	24
	B12	YOU WERE NOT ELIGIBLE TO VOTE IN THIS ELECTION	11
	B13	YOUR EARLY BALLOT WAS SENT. RETURNED AND COUNTED	3
Total No			38
PRECINCT #0189 TOTAL			48



PRECINCT #0282

Counted	Reason Code	Description	Count
Yes			
	A1	NEW RESIDENT BALLOT VERIFIED AND ADDRESS UPDATED	3
	A2	EARLY BALLOT REQUESTED AND NOT RETURNED	2
	A7	ID ADDRESS DOESN'T MATCH SIGNATURE ROSTER	4
Total Yes			9
No			
	B10	YOU ARE NOT REGISTERED TO VOTE	11
	B12	YOU WERE NOT ELIGIBLE TO VOTE IN THIS ELECTION	8
Total No			19
PRECINCT #0282 TOTAL			28

PRECINCT #0350

Counted	Reason Code	Description	Count
Yes			
	A5	REGISTRATION RECEIVED TOO LATE TO BE INCLUDED IN ROSTER	2
	A7	ID ADDRESS DOESN'T MATCH SIGNATURE ROSTER	2
Total Yes			4
No			
	B10	YOU ARE NOT REGISTERED TO VOTE	10
	B12	YOU WERE NOT ELIGIBLE TO VOTE IN THIS ELECTION	3
Total No			13
PRECINCT #0350 TOTAL			17



PRECINCT #0465

Counted	Reason Code	Description	Count
Yes			
	A1	NEW RESIDENT BALLOT VERIFIED AND ADDRESS UPDATED	1
	A2	EARLY BALLOT REQUESTED AND NOT RETURNED	2
	A5	REGISTRATION RECEIVED TOO LATE TO BE INCLUDED IN ROSTER	4
	A7	ID ADDRESS DOESN'T MATCH SIGNATURE ROSTER	9
Total Yes			16
No			
	B10	YOU ARE NOT REGISTERED TO VOTE	22
	B12	YOU WERE NOT ELIGIBLE TO VOTE IN THIS ELECTION	12
Total No			34
PRECINCT #0465 TOTAL			50

PRECINCT #0474

Counted	Reason Code	Description	Count
Yes			
	A1	NEW RESIDENT BALLOT VERIFIED AND ADDRESS UPDATED	3
	A5	REGISTRATION RECEIVED TOO LATE TO BE INCLUDED IN ROSTER	3
	A7	ID ADDRESS DOESN'T MATCH SIGNATURE ROSTER	8
Total Yes			14
No			
	B10	YOU ARE NOT REGISTERED TO VOTE	16
	B12	YOU WERE NOT ELIGIBLE TO VOTE IN THIS ELECTION	5
	B17	CONDITIONAL PROVISIONAL - SUFFICIENT ID NOT PROVIDED BY DEADLINE	1
Total No			22
PRECINCT #0474 TOTAL			36



PRECINCT #0574

Counted	Reason Code	Description	Count
Yes			
	A2	EARLY BALLOT REQUESTED AND NOT RETURNED	3
	A5	REGISTRATION RECEIVED TOO LATE TO BE INCLUDED IN ROSTER	2
	A7	ID ADDRESS DOESN'T MATCH SIGNATURE ROSTER	1
Total Yes			6
No			
	B10	YOU ARE NOT REGISTERED TO VOTE	14
	B12	YOU WERE NOT ELIGIBLE TO VOTE IN THIS ELECTION	5
Total No			19
PRECINCT #0574 TOTAL			25

PRECINCT #0707

Counted	Reason Code	Description	Count
Yes			
	A1	NEW RESIDENT BALLOT VERIFIED AND ADDRESS UPDATED	3
	A2	EARLY BALLOT REQUESTED AND NOT RETURNED	4
	A5	REGISTRATION RECEIVED TOO LATE TO BE INCLUDED IN ROSTER	5
	A7	ID ADDRESS DOESN'T MATCH SIGNATURE ROSTER	11
Total Yes			23
No			
	B10	YOU ARE NOT REGISTERED TO VOTE	18
	B12	YOU WERE NOT ELIGIBLE TO VOTE IN THIS ELECTION	4
Total No			22
PRECINCT #0707 TOTAL			45



SUMMARY - ALL PRECINCTS

Counted	Reason Code	Description	Count
Yes			
	A1	NEW RESIDENT BALLOT VERIFIED AND ADDRESS UPDATED	24
	A2	EARLY BALLOT REQUESTED AND NOT RETURNED	25
	A5	REGISTRATION RECEIVED TOO LATE TO BE INCLUDED IN ROSTER	29
	A7	ID ADDRESS DOESN'T MATCH SIGNATURE ROSTER	74
Total Yes			152
No			
	B10	YOU ARE NOT REGISTERED TO VOTE	205
	B12	YOU WERE NOT ELIGIBLE TO VOTE IN THIS ELECTION	76
	B13	YOUR EARLY BALLOT WAS SENT. RETURNED AND COUNTED	4
	B17	CONDITIONAL PROVISIONAL - SUFFICIENT ID NOT PROVIDED BY DEADLINE	6
Total No			291
Cumulative Total:			443

SAMPLE BALLOT

ELECTION TITLE:
GENERAL ELECTION

ELECTION DATE:
NOVEMBER 3, 2020

COUNTY OF MARICOPA, STATE OF ARIZONA

TO VOTE: COMPLETELY FILL THE
OVAL(S) NEXT TO YOUR CHOICE(S),
LIKE BELOW

DOE, JANE

TO VOTE FOR A WRITE-IN CANDIDATE:
PRINT THE NAME ATOP OF THE SHADED
TEXT AND COMPLETELY FILL THE OVAL,
LIKE BELOW

Print name of Write-In
Candidate HERE

John Doe

Refer to full text of propositions and questions posted in the polling place, printed on the sample ballot and provided with all mailed early ballots.

1. Put a mark according to the instructions next to the name of each candidate for each office for whom you wish to vote.

2. If you wish to vote for a person whose name is not printed on the ballot, write such name in the blank space provided on the ballot and put a mark according to the instructions next to the name so written.

3. Put a mark according to the instructions next to the word "yes" or "for" for each proposition or question you wish to be adopted. Put a mark according to the instructions next to the word "no" or "against" for each proposition or question you wish not to be adopted.

NONPARTISAN BALLOT

CITY OF AVONDALE

PROPOSITION 443

Proposal Referred to the Voters by the Council of the City of Avondale

RELATING TO AN INCREASE IN THE TAX RATE TO 2.7% FOR ITEMS UNDER \$5,000 AND ESTABLISHING A RECREATION AND QUALITY OF LIFE TAX FUND TO PROVIDE ENHANCED PARKS, RECREATION AND COMMUNITY FACILITIES, AMENITIES AND PROGRAMS TO BENEFIT CITIZENS, AND PROVIDING FOR THE REPEAL OF THIS ORDINANCE AS OF DECEMBER 31, 2045.

A "YES" vote shall increase the tax rate for items under \$5,000 to 2.7% for a period of 25 years and establish a Recreation and Quality of Life Tax Fund to fund approved uses.

A "NO" vote shall maintain the tax rate for items under \$5,000 at 2.5% and the Use Tax rate at 1.5%.

YES

NO

SAMPLE
BALLOT

MUESTRA BOLETA

TÍTULO DE LA ELECCIÓN:

ELECCIÓN GENERAL

FECHA DE LA ELECCIÓN:
3 DE NOVIEMBRE DE 2020

CONDADO DE MARICOPA, ESTADO DE ARIZONA

PARA VOTAR: LLENE
COMPLETAMENTE EL ÓVALO(S)
JUNTO A SU SELECCIÓN(S),
COMO A CONTINUACIÓN

DOE, JANE

PARA VOTAR POR UN CANDIDATO POR
ESCRITO: ESCRIBA EL NOMBRE DE
ENCIMA DEL TEXTO SOMBRA Y LLENE
COMPLETAMENTE EL ÓVALO, COMO A
CONTINUACIÓN

Print name of Write-In
Candidate HERE

John Doe

Refiérase al texto completo de las proposiciones y a las preguntas que están puestas en el lugar de votación impresas en la Boleta de Muestra y que se suministraron en las boletas tempranas enviadas por correo.

1. Ponga una marca de acuerdo con las instrucciones junto al nombre de cada candidato para cada cargo por el que usted desea votar.

2. Si usted desea votar por una persona cuyo nombre no está impreso en la boleta, escriba ese nombre en el espacio en blanco proporcionado en la boleta y ponga una marca de acuerdo con las instrucciones junto al nombre escrito así.

3. Ponga una marca de acuerdo con las instrucciones junto a las palabras "sí" o "a favor de" para cada proposición o pregunta que usted desea que se apruebe. Ponga una marca de acuerdo con las instrucciones junto a las palabras "no" o "en contra de" para cada proposición que usted no desea que sea aprobada.

CIUDAD DE AVONDALE

PROPOSICIÓN 443

Propuesta Enviada a los Votantes por el Concejo de la Ciudad de Avondale

RELACIONADA CON UN AUMENTO EN LA TASA DE IMPUESTOS A 2.7% PARA ARTÍCULOS DE MENOS DE \$5,000 Y EL ESTABLECIMIENTO DE UN FONDO DE IMPUESTOS DE RECREACIÓN Y CALIDAD DE VIDA PARA PROPORCIONAR MEJORES PARQUES, INSTALACIONES DE RECREATIVAS Y COMUNITARIAS, SERVICIOS Y PROGRAMAS PARA BENEFICIAR A LOS CIUDADANOS, Y PROPORCIONANDO LA DEROGACIÓN DE ESTA ORDENANZA A PARTIR DEL 31 DE DICIEMBRE DE 2045.

Un voto de "SÍ" aumentará la tasa de impuestos para artículos de menos de \$5,000 al 2.7% por un período de 25 años y establecerá un Fondo de Impuestos de Recreación y Calidad de Vida para financiar usos aprobados.

Un voto de "NO" mantendrá la tasa de impuestos para los artículos de menos de \$5,000 al 2.5% y la tasa del Impuesto de Uso al 1.5%.

SÍ ☐

NO ☐

MUESTRA
BOLETA

CITY COUNCIL REPORT

SUBJECT: Resolution 1080-1220 - Intergovernmental Agreement with Maricopa County for the Installation and Maintenance of Traffic Improvements at the Intersection of Broadway Road and Avondale Boulevard

MEETING DATE: 12/7/2020

TO: Mayor and Council

FROM: Kevin Murphy, Development and Engineering Services Director, (623) 333-4011

THROUGH: Tracy Stevens, Deputy City Manager, (623) 333-1014

REVIEWED: Charles A. Montoya, City Manager, (623) 333-1016

PURPOSE:

City Council will consider a request to adopt Resolution 1080-1220 authorizing an Intergovernmental Agreement (IGA) with Maricopa County for the Installation and Maintenance of Traffic Improvements at the Intersection of Broadway Road and Avondale Boulevard, and authorize the Mayor, or City Manager and City Clerk to execute the necessary documents. The Council will take appropriate action.

BACKGROUND:

There have been several recent crashes at the intersection of Avondale Boulevard and Broadway Road. In an effort to improve the safety of the traveling public, several traffic improvements are proposed. One of these improvements is the reduction of the speed limit along Avondale Boulevard in this area, which was approved at the November 16th, 2020 Council Meeting. Other physical improvements are proposed on the north, south and east legs of the intersection of Avondale Boulevard and Broadway Road.

The east leg of the intersection of Broadway Road and Avondale Boulevard is under County Jurisdiction, and coordination is necessary with the Maricopa County Department of Transportation (MCDOT) for the proposed traffic improvements on this leg of the intersection (east leg of Broadway Road).

DISCUSSION:

City staff have discussed proposed traffic improvements for this intersection with MCDOT, and the County has agreed to allow the City to design and install the proposed traffic improvements on Broadway Road, which is under their jurisdiction, and has agreed to reimburse the City for the cost of construction of said improvements up to \$15,000. These improvements include the installation of flashing beacon stop signs, advance signage and pavement markings. The City will be responsible for maintenance and operation of this equipment.

Last month, the City of Avondale reduced the speed limit on Avondale Boulevard from 50 mph to 40 mph between Lower Buckeye Road and Weir Avenue. Under this IGA, the County is agreeing to reduce the speed limit on Avondale Boulevard from 50 mph to 40 mph between Weir Avenue and Southern Boulevard (which is under County jurisdiction). This will result in a consistent lowered speed limit of 40 mph on Avondale

Boulevard between Lower Buckeye Road and Southern Boulevard.

STRATEGIC PLAN ALIGNMENT

Initiative: Foster Sustainable Community Development

Goal: Maintain and Expand Quality Infrastructure and Improve Connectivity to City Amenities

BUDGET IMPACT:

The cost of construction of the proposed traffic improvements on the east leg of Broadway Road at Avondale Boulevard will be funded from Line Item No. 304-1552-00-8410, Traffic Safety Enhancements. The City will be reimbursed up to \$15,000 towards the cost by MCDOT.

RECOMMENDATION:

Staff recommends that the City Council adopt a Resolution authorizing an Intergovernmental Agreement (IGA) between the City of Avondale and Maricopa County for the installation and maintenance of traffic improvements at the intersection of Broadway Road and Avondale Boulevard, and authorize the Mayor and City Clerk to execute the necessary documents.

RESOLUTION NO. 1080-1220

A RESOLUTION OF THE COUNCIL OF THE CITY OF AVONDALE, ARIZONA, APPROVING AN INTERGOVERNMENTAL AGREEMENT WITH MARICOPA COUNTY RELATING TO THE INSTALLATION AND MAINTENANCE OF TRAFFIC IMPROVEMENTS AT THE INTERSECTION OF BROADWAY ROAD AND AVONDALE BOULEVARD.

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF AVONDALE as follows:

SECTION 1. The Intergovernmental Agreement with Maricopa County, relating to the installation and maintenance of traffic improvements at the intersection of Broadway Road and Avondale Boulevard (the “Agreement”) is hereby approved substantially in the form and substance attached hereto as Exhibit A and incorporated herein by reference.

SECTION 2. The Mayor, the City Manager, the City Clerk and the City Attorney are hereby authorized and directed to cause the execution of the Agreement and to take all steps necessary to carry out the purpose and intent of this Resolution.

PASSED AND ADOPTED by the Council of the City of Avondale, Arizona, December 7, 2020.

Kenneth N. Weise, Mayor

ATTEST:

Marcella Carrillo, City Clerk

APPROVED AS TO FORM:

Nicholle Harris, City Attorney

EXHIBIT A
TO
RESOLUTION NO. 1080-1220

[Agreement]

See following pages.

**INTERGOVERNMENTAL AGREEMENT BETWEEN MARICOPA COUNTY
AND THE CITY OF AVONDALE FOR THE INSTALLATION AND MAINTENANCE
OF TRAFFIC IMPROVEMENTS AT THE INTERSECTION
OF BROADWAY ROAD AND AVONDALE BOULEVARD
(TE0003)**

(C-64-21- _____ -X-00)

This Intergovernmental Agreement (**Agreement**) is between the County of Maricopa, a political subdivision of the State of Arizona (**County**), and the City of Avondale, a municipal corporation (**City**). The County and City are collectively referred to as the **Parties** or individually as a **Party**.

STATUTORY AUTHORIZATION

1. The County is authorized, pursuant to A.R.S. Section 11-251 and Sections 28-6701 *et. seq.*, to lay out, maintain, control and manage public roads within the County.
2. Public agencies are authorized, pursuant to A.R.S. Section 11-951 *et. seq.*, to enter into Intergovernmental Agreements for the provision of services or for joint or cooperative action.
3. The City is authorized, pursuant to A.R.S. Section 9-240 and Sections 9-276 *et. seq.*, to lay out and establish, regulate and improve streets within the City and to enter into this Agreement.

BACKGROUND

4. The City desires to install warning signage and object markers on the approaches to Broadway Road and Avondale Boulevard. The County currently operates and maintains approximately 1,200 feet of Broadway Road east of the intersection. The City has requested that Maricopa County reduce the posted speed limit on Avondale Boulevard between Weir Avenue and Southern Avenue.
5. For the traveling public and efficient traffic operations, warning signage alert road users that there are unexpected conditions on or adjacent to the streets that might call for a reduction of speed. The Maricopa County Transportation Traffic Management staff has deemed this request as appropriate.

PURPOSE OF THE AGREEMENT

6. The purpose of this Agreement is to identify and define the responsibilities of the County and the City for the installation and maintenance of warning signage and object markers, including cost sharing, design, construction, and construction management.

TERMS OF THE AGREEMENT

7. Responsibilities of the County:

- 7.1 Review City plans, drawings and specification in a timely manner and respond back with comments within 15 working days.
- 7.2 Provide no-cost permits for construction and traffic control, as applicable, to the City for any Project-related work that lies within unincorporated County boundaries.
- 7.3 Remit payment within 30 working days of receipt of an invoice for an amount not to exceed \$15,000. The County will be invoiced once the installation has been completed and accepted by the County and the City.

8. Responsibilities of the City:

- 8.1 Act as the lead agency and will be responsible for the remaining costs associated with the Project.
- 8.2 Prepare all the drawings and specifications necessary for the installation of the warning signage and object markers utilizing County standards.
- 8.3 Submit copies of the City's plans, drawings and specifications to the County for review and comment both prior to conducting any work for the Project and prior to any changes during the Project.
- 8.4 Shall apply for no-cost permits from the County, as applicable, for any Project related work that lies within unincorporated County boundaries.
- 8.5 Provide all necessary equipment for the signal flashers.
- 8.6 Install all equipment necessary for the Project.
- 8.7 Be responsible for the on-going operation and maintenance of the signal flashers.
- 8.8 Invoice the County for their total financial contribution in an amount not to exceed \$15,000, towards the Project.

GENERAL TERMS AND CONDITIONS

9. By entering into this Agreement, the Parties agree that to the extent permitted by law, each Party will indemnify, defend and save the other Parties harmless, including any of the Parties' departments, agencies, officers, employees, elected officials or agents, from and against all loss, expense, damage or claim of any nature whatsoever which is caused by any activity, condition or event arising out of the negligent performance or nonperformance by the indemnifying Party of any of the provisions of this Agreement. By entering into this Agreement, each Party indemnifies the other against all liability, losses and damages of any nature for or on account of any injuries or death of persons or damages to or destruction of property arising out of or in any way connected with the performance or nonperformance of this Agreement, except such injury or damage as shall have been caused or contributed to by the negligence of that other Party. The damages which are the subject of this indemnity shall include but not be limited to the damages incurred by any Party, its departments, agencies, officers, employees, elected officials or agents. In the event of an action, the damages which are the subject of this indemnity shall include costs, expenses of litigation and reasonable attorney's fees.
10. This Agreement shall become effective as of the date it is approved by the Maricopa County Board of Supervisors and remain in full force and effect until all stipulations previously indicated have been satisfied, except that it may be amended upon written Agreement by all Parties. Any Party may terminate this Agreement upon furnishing the other Party with a written notice at least thirty (30) days prior to the effective termination date.
11. This Agreement shall be subject to the provisions of A.R.S. Section 38-511.
12. The Parties warrant that they are in compliance with A.R.S. Section 41-4401 and further acknowledge that:
 - 12.1 Any contractor or subcontractor who is contracted by a Party to perform work on the Project shall warrant their compliance with all federal immigration laws and regulations that relate to their employees and their compliance with A.R.S. Section 23-214(A), and shall keep a record of the verification for the duration of the employee's employment or at least three (3) years, whichever is longer.
 - 12.2 Any breach of the warranty shall be deemed a material breach of the contract that is subject to penalties up to and including termination of the contract.
 - 12.3 The Parties retain the legal right to inspect the papers of any contractor or subcontractor employee who works on the Project to ensure that the contractor or subcontractor is complying with the warranty above and that the contractor agrees to make all papers and employment records of said employee available during normal working hours in order to facilitate such an inspection.
 - 12.4 Nothing in this Agreement shall make any contractor or subcontractor an agent or employee of the Parties to this Agreement.

13. Each Party to this Agreement warrants that neither it nor any contractor or vendor under contract with the Party to provide goods or services toward the accomplishment of the objectives of this Agreement is suspended or debarred by any federal agency which has provided funding that will be used in the Project described in this Agreement.
14. Each of the following shall constitute a material breach of this Agreement and an event of default ("Default") hereunder: A Party's failure to observe or perform any of the material covenants, conditions or provisions of this Agreement to be observed or performed by that Party ("Defaulting Party"), where such failure shall continue for a period of thirty (30) days after the Defaulting Party receives written notice of such failure from the non-defaulting Party provided, however, that such failure shall not be a Default if the Defaulting Party has commenced to cure the Default within such thirty (30) day period and thereafter is diligently pursuing such cure to completion, but the total aggregate cure period shall not exceed ninety (90) days unless the Parties agree in writing that additional time is reasonably necessary under such circumstances to cure such default. In the event a Defaulting Party fails to perform any of its material obligations under this Agreement and is in Default pursuant to this Section, the non-defaulting Party, at its option, may terminate this Agreement. Further, upon the occurrence of any Default and at any time thereafter, the non-defaulting Party may, but shall not be required to, exercise any remedies now or hereafter available to it at law or in equity.
15. All notices required under this agreement to be given in writing shall be sent to:

Maricopa County Department of Transportation
Attn: Intergovernmental Relations Branch
2901 W. Durango Street
Phoenix, Arizona 85009

City of Avondale
Attn: City Manager
11465 West Civic Center Drive
Avondale, Arizona 85323

All notices required or permitted by this Agreement or applicable law shall be in writing and may be delivered in person (by hand or courier) or may be sent by regular, certified or registered mail or U.S. Postal Service Express Mail, with postage prepaid, and shall be deemed sufficiently given if served in a manner specified in this paragraph. Either Party may by written notice to the other specify a different address for notice. Any notice sent by registered or certified mail, return receipt requested, shall be deemed given on the date of delivery shown on the receipt card, or if no delivery date is shown, the postmark thereon. If sent by regular mail, the notice shall be deemed given 72 hours after the notice is addressed as required in this paragraph and mailed with postage prepaid. Notices delivered by United States Express Mail or overnight courier that guarantee next day delivery shall be deemed given 24 hours after delivery of the notice to the Postal Service or courier.

16. This Agreement does not imply authority to perform any tasks, or accept any responsibility, not expressly stated in this Agreement.
17. Any funding provided for in this Agreement, other than in the current fiscal year, is contingent upon being budgeted and appropriated by the governing bodies of the Parties in such fiscal year. This Agreement may be terminated by any Party at the end of any fiscal year due to non-appropriation of funds.
18. This Agreement shall be binding upon and inure to the benefit of the Parties and their respective successors and assignees. Neither Party shall assign its interest in this Agreement without the prior written consent of the other Party.
19. This Agreement and all Exhibits attached to this Agreement set forth all of the covenants, promises, agreements, conditions and understandings related to the Project between the Parties to this Agreement, and there are no covenants, promises, agreements, conditions or understandings, either oral or written, between the Parties related to the Project, other than as set forth in this Agreement, and those agreements which are executed contemporaneously with this Agreement. This Agreement shall be construed as a whole and in accordance with its fair meaning and without regard to any presumption or other rule requiring construction against the party drafting this Agreement. This Agreement cannot be modified or changed except by a written instrument executed by all of the Parties hereto.
20. Each Party has reviewed this Agreement and has had the opportunity to have it reviewed by legal counsel.
21. The waiver by any Party of any right granted to it under this Agreement is not a waiver of any other right granted under this Agreement, nor may any waiver be deemed to be a waiver of a subsequent right obtained by reason of the continuation of any matter previously waived.
22. Wherever possible, each provision of this Agreement shall be interpreted in such a manner as to be valid under applicable law, but if any provision shall be invalid or prohibited under the law, such provision shall be ineffective to the extent of such prohibition or invalidation but shall not invalidate the remainder of such provision or the remaining provisions.
23. Except as otherwise provided in this Agreement, all covenants, agreements, representations and warranties set forth in this Agreement or in any certificate or instrument executed or delivered pursuant to this Agreement shall survive the expiration or earlier termination of this Agreement for a period of one (1) year.
24. Nothing contained in this Agreement shall create any partnership, joint venture or other agreement between the Parties hereto. Except as expressly provided in this Agreement, no term or provision of this Agreement is intended or shall be for the benefit of any person or entity not a party to this Agreement, and no such other person or entity shall have any right or cause of action under this Agreement.

25. Section or other headings contained in this Agreement are for reference purposes only and shall not affect in any way the meaning or interpretation of this Agreement.
26. This Agreement may be executed in two or more counterparts, each of which shall be deemed an original but all of which together shall constitute the same instrument. Faxed, copied and scanned signatures are acceptable as original signatures.
27. The Parties will execute and/or deliver to each other such other instruments and documents as may be reasonably necessary to fulfill the covenants and obligations to be performed by such Party pursuant to this Agreement.
28. The venue for any claim arising out of or in any way related to this Agreement shall be Maricopa County, Arizona.
29. This Agreement shall be governed by the laws of the State of Arizona.

End of Agreement - Signature Page Follows

IN WITNESS WHEREOF, the Parties have executed this Agreement.

CITY OF AVONDALE

Recommended by:

City Manager Date

Approved and Accepted by:

Mayor Date

Attest by:

City Clerk Date

APPROVAL OF CITY ATTORNEY

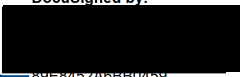
The foregoing Agreement has been reviewed pursuant to A.R.S. 11-952, as amended, by undersigned Counsel, who has determined that it is in proper form and within the powers and authority granted to the Avondale City Council under the laws of the State of Arizona.

City Attorney Date

IN WITNESS WHEREOF, the Parties have executed this Agreement.

MARICOPA COUNTY

Recommended by:

DocuSigned by:

89F8452A0BB0459... 11/20/2020

Jennifer Toth, P.E. Date
Transportation Director

Approved and Accepted by:

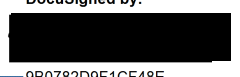
Clint Hickman, Chairman Date
Board of Supervisors

Attest by:

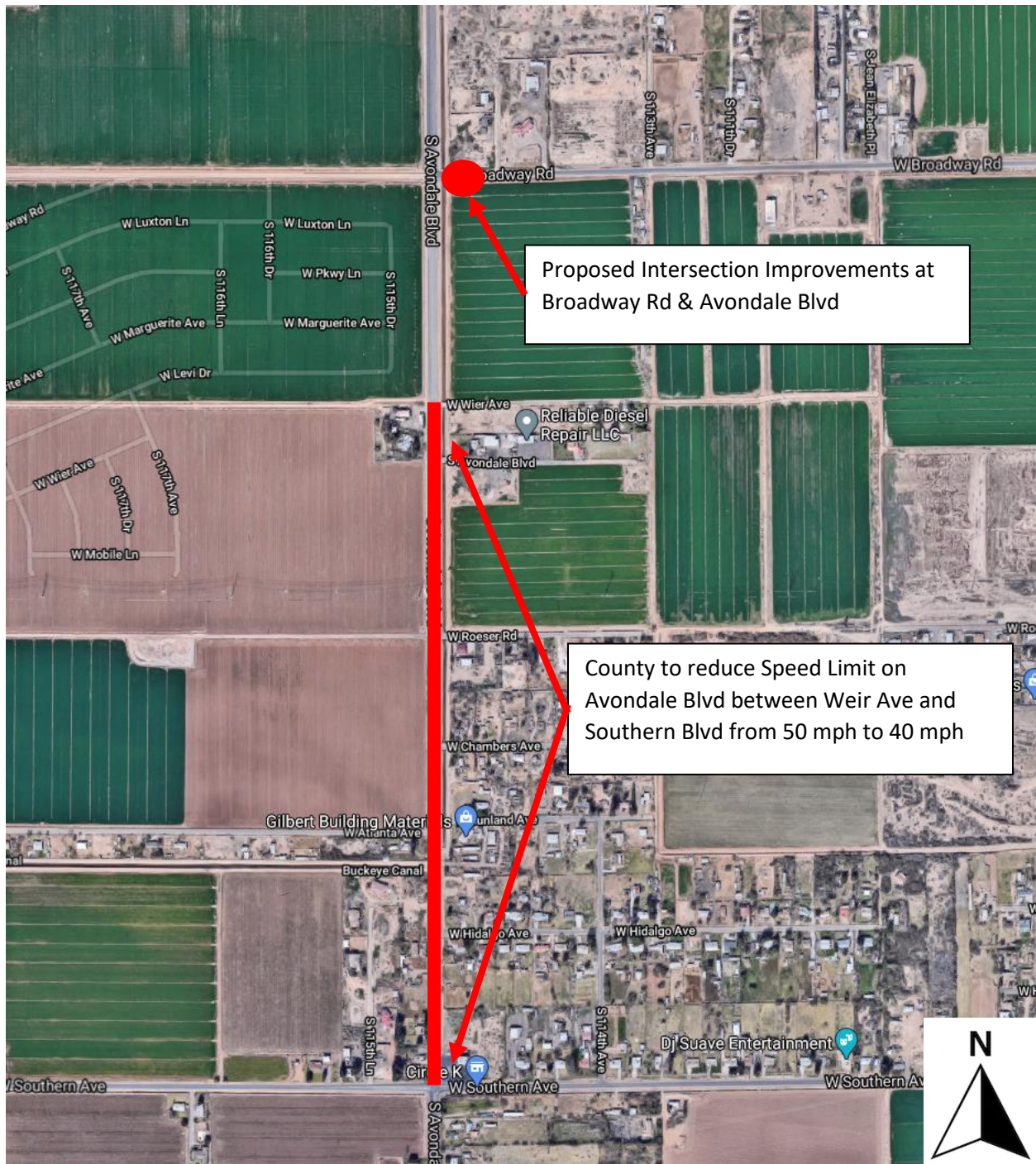
Clerk of the Board Date

APPROVAL OF DEPUTY COUNTY ATTORNEY

The foregoing Agreement has been reviewed pursuant to A.R.S. 11-952, as amended, by the undersigned Deputy County Attorney, who has determined that it is in proper form and within the powers and authority granted to the Maricopa County Board of Supervisors under the laws of the State of Arizona.

DocuSigned by:

9B0782D9E4CE48E... 11/20/2020

Deputy County Attorney Date



CITY COUNCIL REPORT

SUBJECT: Ordinance 2044-1220 - Dedication of a Perpetual Easement to the United States of America at Van Buren Street and 111th Avenue

MEETING DATE: 12/7/2020

TO: Mayor and Council

FROM: Kevin Murphy, Development and Engineering Services Director, 623-333-4011

THROUGH: Tracy Stevens, Deputy City Manager, (623) 333-1014

REVIEWED: Charles A. Montoya, City Manager, (623) 333-1016

PURPOSE:

City Council will consider a request to adopt Ordinance 2044-1220 dedicating a Perpetual Easement to the United States of America at Van Buren Street and 111th Avenue and authorize the Mayor or City Attorney, and City Clerk to execute the necessary documents. The Council will take the appropriate action.

BACKGROUND:

On June 18, 2018, City Council adopted Ordinance 1655-618 that amended the development standards for the Roosevelt Park Phase II Planned Area Development (PAD). The ordinance required Mattamy Homes, as developer of Roosevelt Park Phase II, to construct the east half street improvements of 111th Avenue north of Van Buren Street. An existing irrigation channel running parallel to 111th Avenue must be piped before these improvements can be constructed.

DISCUSSION:

The dedication of this pipeline easement to the United States of America is necessary for Mattamy Homes to construct the new irrigation pipeline in Van Buren Street and along 111th Avenue. The easement will be located inside existing public right-of-way (see attached exhibit). Salt River Project will operate and maintain the pipeline.

STRATEGIC PLAN ALIGNMENT:**INITIATIVE**

Foster Sustainable Community Development

GOAL

Maintain and Expand Quality Infrastructure

BUDGET IMPACT:

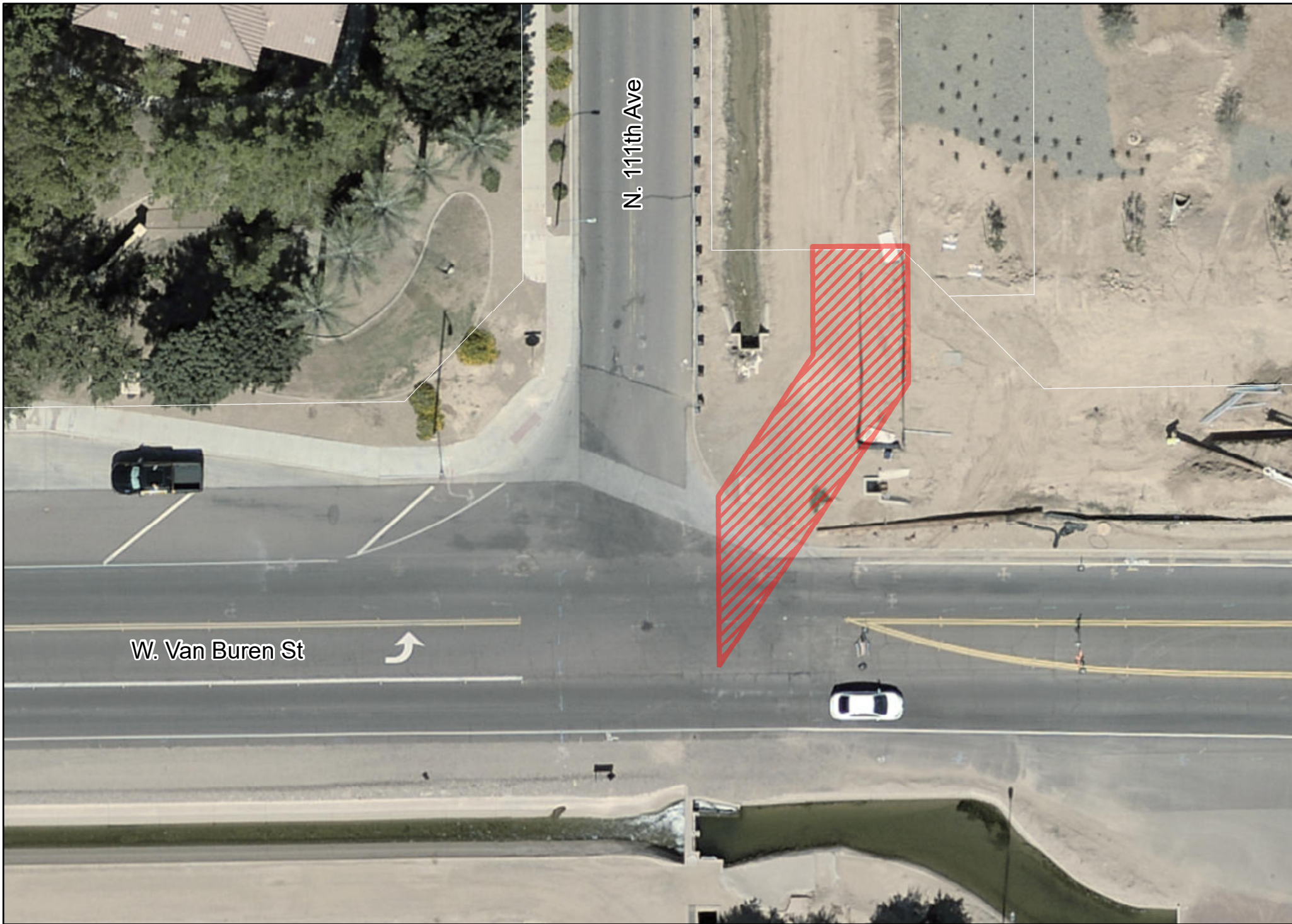
There is no impact to the budget for this action.

RECOMMENDATION:

Staff recommends that the City Council adopt an Ordinance dedicating a Perpetual Easement to the United States of America at Van Buren Street and 111th Avenue and authorize the Mayor or City Attorney, and City Clerk to execute the necessary documents.



EASEMENT TO BE DEDICATED TO THE UNITED STATES OF AMERICA



ORDINANCE NO. 2044-1220

AN ORDINANCE OF THE COUNCIL OF THE CITY OF AVONDALE, ARIZONA, GRANTING AN EASEMENT TO THE UNITED STATES DEPARTMENT OF THE INTERIOR BUREAU OF RECLAMATION FOR CONSTRUCTION, RECONSTRUCTION, OPERATION AND MAINTENANCE OF WATER DISTRIBUTION SYSTEM PIPELINES.

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

SECTION 1. An easement is hereby granted to the United States Department of the Interior Bureau of Reclamation for construction, reconstruction, operation and maintenance of water distribution system pipelines, as part of the Salt River Project water distribution system, for the improvements to 111th Avenue in the form attached hereto as Exhibit 1 and incorporated herein by reference, through, over, under and across certain real property located at 111th Avenue and Van Buren Street, described in Exhibit A to the easement form attached hereto as Exhibit 1.

SECTION 2. The Mayor, the City Manager, the City Clerk and the City Attorney are hereby authorized and directed to execute all documents and take all steps necessary to carry out the purpose and intent of this Ordinance.

PASSED AND ADOPTED by the Council of the City of Avondale, Arizona, December 7, 2020.

Kenneth N. Weise, Mayor

ATTEST:

Marcella Carrillo, City Clerk

APPROVED AS TO FORM:

Nicholle Harris, City Attorney

EXHIBIT 1
TO
ORDINANCE NO. 2044-1220

[Bureau of Reclamation Irrigation Easement]

See following pages.

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ORIGINAL

Contract No. 20-LE-32-4288

Case No. 19-023

Exempt per A.R.S. § 11-1134 A.3.

**UNITED STATES
DEPARTMENT OF THE INTERIOR
BUREAU OF RECLAMATION**

SALT RIVER PROJECT

CONTRACT AND GRANT OF EASEMENT

THIS CONTRACT AND GRANT OF EASEMENT, made this _____ day of _____, _____, pursuant to the Reclamation Act of June 17, 1902 (32 Stat. 388), the Reclamation Project Act of 1939 (53 Stat. 1187), and all acts amendatory thereof or supplementary thereto, between the **UNITED STATES OF AMERICA**, hereinafter referred to as "United States," and **City of Avondale, an Arizona municipal corporation**, hereinafter referred to as "Grantor."

WITNESSETH:

That the Salt River Project Agricultural Improvement and Power District (SRP), an agricultural improvement district organized and existing under the laws of the State of Arizona, intends to

relocate a portion of a federal irrigation facility acquired for a project purpose to a piped irrigation facility at a new location; and,

WHEREAS, the United States owns a real property interest along the existing irrigation facility, and Grantor owns the fee title to the real property onto which the irrigation facility will be relocated; and,

WHEREAS, Grantor intends to grant to the United States and its assigns that certain real property interest needed for the relocated facility in exchange for the real property interest no longer needed for project purposes and for the purpose of benefitting its future development of real property; and,

WHEREAS, the United States will release its interest, if any, in and to the real property interest no longer needed by Contract No. 20-LE-32-4289 to **City of Avondale, an Arizona municipal corporation**, and any and all other owners of record of the underlying fee title.

NOW THEREFORE, for valuable consideration, receipt of which is hereby acknowledged, the parties agree to the following grant and mutual covenants:

1. Grantor does hereby grant, with general warranty of title, unto the United States of America and its assigns a perpetual easement to construct, reconstruct, operate and maintain certain water distribution system pipelines, as part of the SRP water distribution system, and such structures, installations and facilities used in the construction, reconstruction, operation and maintenance of

said water distribution system, across certain land situated in the County of Maricopa, State of Arizona, and more fully described in Exhibit "A" attached hereto and by this reference made part hereof.

2. The grant of easement herein contained shall include the perpetual right of ingress and egress over said premises to construct, reconstruct, operate, maintain, enlarge, improve, relocate, remove, repair and renew said water distribution system, together with the present and future right to clear said right-of-way to the extent deemed necessary by the United States to protect the rights and privileges herein granted.

3. The United States, its successors and assigns, may hold such easement forever for all purposes consistent with the water distribution feature of SRP, or any changes, or additions or modifications that may hereafter be made therein, and the United States, its successors and assigns, will have the perpetual right to take and use materials, as well as all of the rights incident to such water distribution feature, or any changes, additions, or modifications thereof over, upon or across said right-of-way described in Exhibit "A".

4. The Grantor hereby ratifies and affirms the right of the United States, its permittees, successors or assigns, to construct, reconstruct, operate, maintain, enlarge, improve, relocate, remove, repair and renew, together with the right of access thereto for such purposes, at any time and from time to time, a water conduit and related facilities, consisting of one or more canals, pipelines, laterals, markers, air valves, manholes, valves, meters, surge control devices, buried communication conduits, and all other fixtures, devices and appurtenances related thereto, and to

conduct all related activities in, on, under, and across the land described in Exhibit "A" under the following conditions:

(a) The United States shall have the right to use the subject land for ingress and egress at any time without prior notice, together with the right to use existing or future roadways, lanes and rights-of-way on Grantor's property adjacent thereto, as may be convenient and necessary for the purposes of exercising the rights herein granted. The United States may, at any time, install and/or use gates in any fences which are now or may hereafter be constructed and to trim, cut and clear away trees or brush whenever, in its judgment, the same shall be necessary for the convenient and safe exercise of the rights hereby granted, on said lands described in Exhibit "A", or on such adjoining lands for the purpose of exercising the rights herein granted.

(b) The rights granted to, and exercised by, the United States shall be subject to all existing structures, fencing, canals, ditches, pipelines, roadways, and rights-of-way, and all future uses thereof, including but not limited to the right of the Grantor to use the lands within said parcel for agricultural and other purposes that do not directly or indirectly interfere with or endanger the exercise of the rights of the United States; PROVIDED, HOWEVER, that the Grantor shall clear and keep clear the lands described in Exhibit "A", from explosives, buildings and structures of all kinds or facilities of a permanent nature which directly or indirectly interfere or could interfere with the rights of the United States, and shall not drill any well, install swimming pools, or alter ground level by cut or fill, within the limits of said rights-of-way and the United States shall have the permanent right of exclusive use and possession within the easement.

5. The grant of easement herein contained is subject to easements and rights-of-way existing or of record in favor of the public or third parties, and subject to any outstanding interest in any and all organic or inorganic substances in or under said land.

6. Grantor warrants that no person or agency has been employed or retained to solicit or secure this grant upon an agreement or understanding for a commission, percentage, brokerage, or contingent fee, excepting bona fide employees or bona fide established commercial agencies maintained by the Grantor for the purpose of securing business.

7. No Member of or Delegate to Congress or Resident Commissioner shall be admitted to any share or part of this grant or to any benefit that may arise herefrom, but this restriction shall not be construed to extend to this grant if made with a corporation or company for its general benefit.

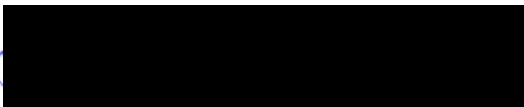
8. The provisions of this grant shall obligate and inure to the benefit of the respective heirs, executors, administrators, successors, and assigns of the parties to this grant.

IN WITNESS WHEREOF, the parties hereto have signed their names the day and year first above written.

City of Avondale, an Arizona municipal corporation

By: _____
Kenneth N. Weise
Mayor of Avondale

UNITED STATES OF AMERICA

By: 
Area Manager
Phoenix Area Office
Bureau of Reclamation

ACKNOWLEDGMENT

State of Arizona)
) ss.
County of Maricopa)

On this ____ day of _____, _____, before me,
_____, a Notary Public in and for said County and State,
personally appeared _____, _____, on behalf of
City of Avondale, an Arizona municipal corporation, known to me to be the person described
in the foregoing instrument, and acknowledged to me that he/she executed the same in the
capacity therein stated and for the purpose therein contained.

Notary Public in and for
said County and State

ACKNOWLEDGMENT

State of Arizona)
) ss.
County of Maricopa)

On this 23rd day of October, 2020, before me,

[REDACTED] a Notary Public in and for said County and State

personally appeared [REDACTED], Area Manager, Phoenix

Area Office, Bureau of Reclamation, Department of the Interior, **UNITED STATES OF**

AMERICA, known to me to be the person described in the foregoing instrument, and

acknowledged to me that ~~he~~^{she} executed the same on behalf of the United States in the capacity

therein stated and for the purpose therein contained.



[REDACTED]
Notary Public in and for
said County and State



Exhibit "A"
DESCRIPTION OF REAL ESTATE
IN MARICOPA COUNTY, STATE OF ARIZONA

April 28, 2020

A parcel of land in the Southeast Quarter (SE1/4) of Section Six (6), Township One (1) North, Range One (1) East of the Gila and Salt River Meridian, Maricopa County, Arizona, being more particularly described as follows:

COMMENCING at the South Quarter Corner of said Section 6, from which the Southeast Corner of said Section 6 bears North 89 degrees 05 minutes 04 seconds East, 2613.62 feet;

thence along the West line of the Southeast Quarter of said Section 6, North 00 degrees 16 minutes 45 seconds West, 7.45 feet to the POINT OF BEGINNING;

thence continuing along said West line, North 00 degrees 16 minutes 45 seconds West, 35.67 feet;

thence North 33 degrees 49 minutes 22 seconds East, 35.67 feet;

thence North 00 degrees 16 minutes 45 seconds West, 22.79 feet;

thence North 89 degrees 43 minutes 15 seconds East, 20.00 feet;

thence South 00 degrees 16 minutes 45 seconds East, 28.92 feet;

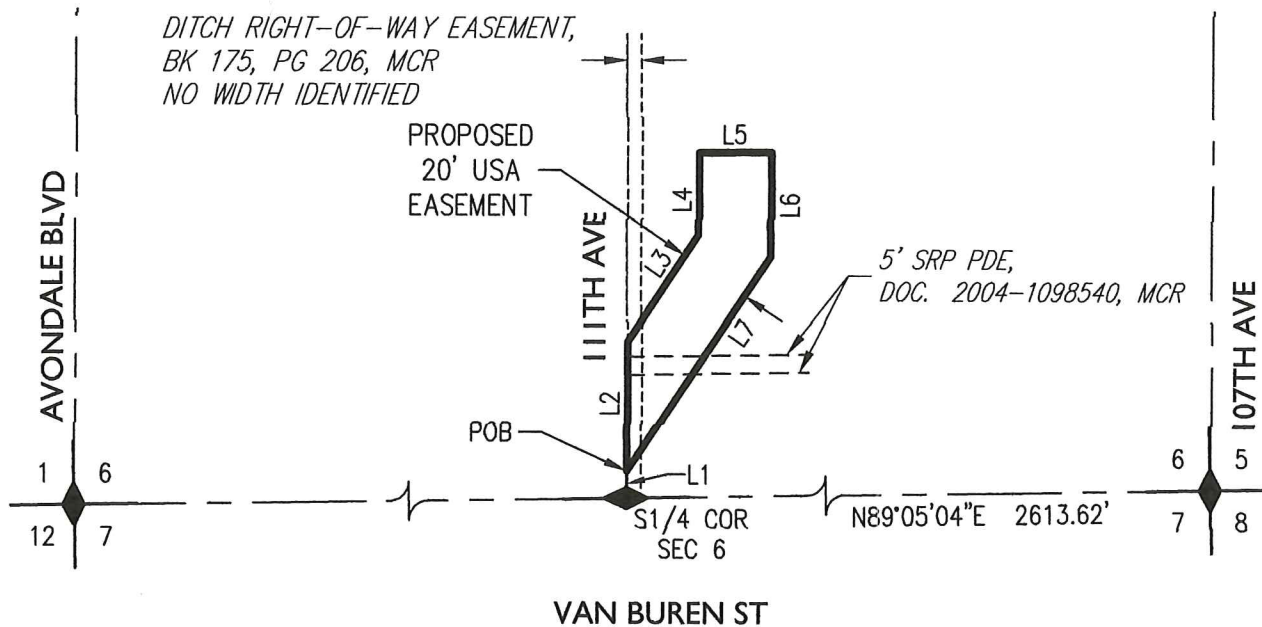
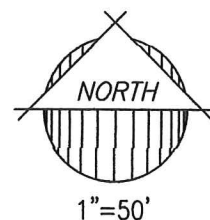
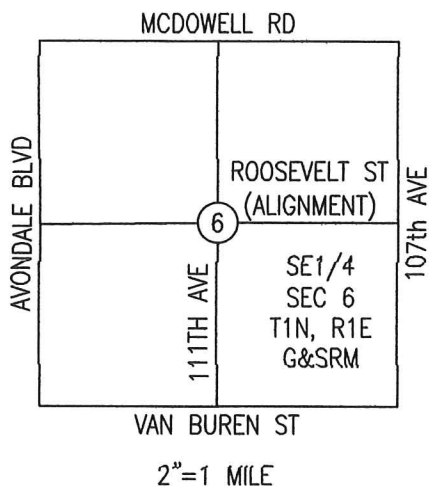
thence South 33 degrees 49 minutes 22 seconds West, 71.34 feet to the POINT OF BEGINNING.

Containing 0.04 acre, more or less.



Apr 28, 2020 2:18pm Q:\Projects\2017\17-414\Legal_Survey\Legals\SRP_Easements\17-414_Proposed ROW_COA - 1.dwg

LINE TABLE		
LINE	BEARING	LENGTH
L1	N00°16'45"W	7.45'
L2	N00°16'45"W	35.67'
L3	N33°49'22"E	35.67'
L4	N00°16'45"W	22.79'
L5	N89°43'15"E	20.00'
L6	S00°16'45"E	28.92'
L7	S33°49'22"W	71.34'



SHEET 1 OF 1

17-414

PROPOSED USA EASEMENT

EXHIBIT



1130 N Alma School Rd
Ste 120 Mesa, AZ 85201
T: 480.503.2250 | F: 480.503.2258
www.epsgroupinc.com

CITY COUNCIL REPORT

SUBJECT: Village at The BLVD – Development Plan – Application PL-20-0114

MEETING DATE: 12/7/2020

TO: Mayor and Council

FROM: Kevin Murphy, Development & Engineering Services Department Director, (623) 333-4011

THROUGH: Tracy Stevens, Deputy City Manager, (623) 333-1014

REVIEWED: Charles A. Montoya, City Manager, (623) 333-1016

PURPOSE:

City Council will consider a request by Ms. Shelby Duplessis, EMC Management, LLC, for approval of a Development Plan for Village at The BLVD, a proposed 187-unit, single-story multi-family residential community in The BLVD located on 15.92 net acres at the southwest corner of the alignments of Roosevelt Street and 111th Avenue. The proposed development provides for a density of 11.7 dwelling units per acre. The Council will take appropriate action.

BACKGROUND:

The 15.92 net acre subject property (Exhibits A and B), part of a larger 27.02 net acre parcel (Assessor Parcel Number 102-57-257), is located at the southwest corner of the alignments of Roosevelt Street and 111th Avenue in The BLVD. The property is undeveloped and currently in agricultural/farming production.

The property was annexed in April 2009 and rezoned from Rural Residential (RR-43) to Commerce Park (CP) in April 2010.

The property was included within the expanded eastern boundary of The BLVD Specific Plan (The BSP) and, following adoption of The BSP by the City Council in September 2019, the property was rezoned from CP to The BLVD District (BLVDD) in March 2020. The property is located within The BLVD's Residential District, which allows for highly amenitized high-density luxury housing, including apartments, townhomes, condominiums, and the like, designed in an outwardly focused urban form that interfaces with adjacent streets and sidewalks. The minimum required density within the Residential District is eighteen (18) dwelling units per acre, though product types under eighteen (18) units per acre may occur as part of a master residential development that, as a whole, meets the minimum density requirement.

The General Plan 2030 Land Use Map was amended in September 2019 to reflect the adopted The BLVD Specific Plan land use categories. The subject property is designated by the General Plan Land Use Map (Exhibit C) as "The BLVD Residential District", a category created to accommodate development of higher density housing in proximity to the Park Avenue District core of The BLVD. Development within the Residential District can include a broad range of options to include attached single-family, apartments, townhomes, and/or condominiums. Housing may take the form of both for-ownership and for-rent product to

appeal to various lifestyle choices. The expectation for this area is to include highly-amenitized luxury living, urban form residential that fits within an urban entertainment district. “Garden apartments” and other inwardly focused residential types more common in suburban settings are discouraged in favor of urban rowhomes, townhomes, or other residential types that are outwardly focused, more strongly interfacing with the street, and contributing to an overall sense of community within The BLVD at large. The target density is a minimum of eighteen (18) dwelling units per acre. Product types under eighteen (18) units per acre can occur as part of a larger mixed density/height residential development that meets the overall target density. As it relates to the subject property, The BSP specifies that, adjacent to the existing single-family homes south of the Residential District (Waterford Square), uses should provide a transition of density and scale.

As previously noted, the property is also located within the boundary of The BLVD Specific Plan (The BSP) which guides physical design and character of the site’s development.

Surrounding uses and zoning include:

North of Roosevelt Street: Undeveloped parcels totaling approximately 32.9 acres, currently in agricultural production, zoned Avondale Gateway Planned Area Development (PAD). The parcels are located within the “Business Park” portion of the Avondale Gateway PAD, which allows for development of office and enclosed light industrial uses.

East of 111th Avenue: An undeveloped 10.2-acre parcel, currently in agricultural production, zoned Avondale Gateway Center PAD. The parcel is located within the “Business Park” portion of the Avondale Gateway Center PAD, which allows for development of office and enclosed light industrial uses.

South: Waterford Square, a fully developed 217-lot single-family residential subdivision zoned PAD.

West: A 9.5-acre remnant parcel that will be created when the subject property is split from the existing 27.0-acre parent parcel. This land is currently in agricultural production. The property is zoned The BLVD District (BLVDD) with the eastern portion located within The BLVD Residential District and the western portion located within The BLVD Park Avenue District.

SUMMARY OF REQUEST:

All properties zoned BLVDD require Planning Commission review and City Council approval of a Development Plan prior to development. The purpose of the Development Plan application is to allow for evaluation of land use, density, building placement, architecture, landscaping, circulation, site lighting, signage, retention, and other aspects of design to ensure conformance with the approved BLVDD zoning, The BSP, and other applicable City policy documents.

Project applicant Shelby Duplessis, EMC Management, LLC, is requesting approval of a Development Plan application for Village at The BLVD, a proposed 187-unit single-story multi-family residential community located on approximately 15.92 net acres at the southwest corner of the alignments of Roosevelt Street and 111th Avenue located within The BLVD Residential District. The density of the proposed community is 11.7 dwelling units per acre.

The proposed Site Plan (Exhibit E) for Village at The BLVD provides for gated vehicular access into the site from separate entrances on Roosevelt Street and 111th Avenue. Though the Roosevelt Street entrance will feature the community’s clubhouse and leasing office and serve as the development’s “front door” for visitors and new residents, the 111th Avenue entrance will also provide residents and visitors full vehicular access to all units within the development.

A total of 175 buildings are proposed, including 22 detached three-bedroom homes, 105 detached two-bedroom homes, 30 duplex buildings containing two (2) side-by-side one-bedroom units (for a total of 60 one-

bedroom units), sixteen (16) garage buildings (each containing four (4) single-car garages and four (4) containing six (6) personal storage closets), a leasing office, and a community clubhouse. All proposed buildings will be single-story.

As required by The BLVD Specific Plan, the community is designed to be outwardly focused with priority placed on orienting fronts of buildings so that they interface with adjacent streets and sidewalks and contribute to the overall sense of community within The BLVD. To this point, all residences located along Roosevelt Street and several residences adjacent to 111th Avenue front onto the adjacent public street rather than being inwardly oriented, providing residents of those units with direct access to the public sidewalk from the front door of their unit. Interior to the development, homes are clustered on both sides of a private ring road, a design that allows for the provision of landscaped pedestrian corridors between units. These pedestrian corridors serve to connect all homes within the community to the project's central open space area, parking areas, adjacent sidewalks, and a planned multi-use trail corridor south of the property. For those units located on the interior of the project, pedestrian access to public sidewalks is provided through the provision of five (5) pedestrian gates along Roosevelt Street and four (4) additional pedestrian gates along 111th Avenue.

A total of 347 parking spaces are provided within the development, ten (10) spaces beyond the minimum parking required (337 spaces) for a multi-family development of this configuration. In addition to the sixteen (16) garage buildings containing 64 single-car garages mentioned above, at least 187 additional covered spaces will be provided, with all units to be assigned at least one (1) covered parking space. As required for development within The BLVD, parking is located interior to the project, with the residential buildings on the perimeter of the site serving to block views into parking areas from adjacent streets and properties. As a result, only the small parking area near the project's leasing office, adjacent to Roosevelt Street, will be visible from off-property. Decorative paving is provided at the primary entry into the site and at any location where the community's internal sidewalk network crosses parking lot drive aisles for aesthetic enhancement and to raise awareness of pedestrian activity. In addition to on-site parking, parallel parking will be permitted along the south curb of Roosevelt Street in accordance with the approved street sections within The BLVD Specific Plan. The south half of Roosevelt Street will be designed with increased width to safely accommodate a parking lane while not interfering with safe and efficient travel.

A total of 8.5 acres of open space (53.4 percent of the net site area) is provided, inclusive of the community's usable common open space (2.45 acres or 15.4 percent of the net site) and common landscape areas (2.48 acres). Additionally, all units will feature a private walled rear yard, accounting for 1.27 acres of private open space, approximately eight (8) percent of the project area. The usable common open space, which exceeds the fifteen (15) percent minimum required within The BLVD's Residential District, is comprised of a centralized 1.2-acre amenity area featuring a climate controlled community clubhouse with fitness center, resort style swimming pool, gaming area for cornhole and similar activities, covered grilling area, fire pit, yoga lawn with trellis, a shaded hammock lounging area, additional covered seating, and a dog park that will include a dog fountain and play equipment specifically designed for dogs. Large, unprogrammed turf areas are also provided for use by residents. Additional usable open space is provided along the southern boundary of the property. The Village at The BLVD site is separated from the Waterford Square neighborhood to the south by an undeveloped 40-foot wide strip of public right-of-way dedicated over fifteen (15) years ago to accommodate construction of Roosevelt Street on its original planned alignment immediately north of Waterford Square. With a subsequent update to the City's Transportation Plan modifying the Roosevelt Street alignment to its current approved location north of the Village at The BLVD site, the 40-foot right-of-way is no longer needed to accommodate a public street in this location. However, the City believes that the existing right-of-way, to be developed as a pedestrian-only trail corridor, will provide a beneficial pedestrian and bicyclist connection to the planned entertainment amenities at The BLVD Park Avenue District from existing and planned residential communities including Village at The BLVD, Waterford Square, and Roosevelt Park. The developer of this project will be responsible for constructing a ten (10) foot wide multi-use trail featuring seating nodes, landscaped shading, and pedestrian lighting within the existing right-of-way and adjoining 30-foot strip of private property, from the property's eastern edge to Park Avenue, west of the site. A trail easement will be

dedicated by the developer of Village at The BLVD, allowing use of the entire 70-foot pedestrian corridor by the public. Three (3) gated pedestrian connections from the community are provided to allow residents of Village at The BLVD direct access to the trail.

Landscaping is provided throughout the site for aesthetic enhancement and to provide ample shade in parking areas and along pedestrian pathways and nodes. The proposed Landscape, Hardscape, and Wall Plan (Exhibit F) meets all City landscape requirements and primarily uses plant material listed on the Arizona Department of Water Resources' low-water/drought-tolerant plant catalog. Street frontage plantings include a combination of Desert Museum Palo Verde, Mesquite, Mastic, Evergreen Elm, and Live Oak trees, with Date Palms provided at the site's primary entrance and within the pool area to assist in creating the desired resort-like appearance.

Architectural building elevations and color schemes are included as Exhibit G. Significant steps have been taken to ensure that the development incorporates high quality, diverse building architecture that furthers the aesthetic goals of The BLVD Specific Plan. As previously noted, the development will consist of three (3) residential building types: duplex buildings containing two (2) one-bedroom apartments sharing a center wall, detached single-unit two-bedroom buildings, and detached single-unit three-bedroom buildings. Each of the three (3) building types will be provided in three (3) distinct, contemporary elevation styles, with each elevation style incorporating different design elements, roof styles, and materials. Furthermore, detailing is different between all three (3) elevation styles, with each style building receiving unique exterior doors, window mullions, and coach lights to create even more diversity within the project. Lastly, three (3) distinct color and material schemes, each utilizing different stucco paint colors, different roof materials/colors and different stone or brick accent materials, are provided for each architectural style (nine (9) schemes in total), resulting in a total of 27 different building/elevation/color combinations used on the site.

The developer will be responsible for the construction of all water, sewer, and street infrastructure needed to serve the planned development, including construction of the south half of Roosevelt Street adjacent to the site and construction of the west half of 111th Avenue adjacent to the property. As previously discussed, the developer will also be responsible for constructing multi-use trail improvements along the property's southern edge extending into the existing right-of-way south of the site.

It is expected that the project will develop in one phase.

PUBLIC PARTICIPATION:

Development Plan applications are not public hearing items; thus, no public notifications are required. However, as is the City's policy, all property owners within 1,000 feet of the project boundaries were notified of the proposed development. No property owners have contacted Staff regarding this application.

PLANNING COMMISSION ACTION:

On October 21, 2020, Planning Commission considered this item and voted 6-0 to recommend approval of the proposed Development Plan subject to ten (1) staff-recommended conditions. Commission had the following questions or comments:

- Chairman Iwanski asked about the project's impact on school districts. Staff responded that the project is in the enrollment areas of the Littleton Elementary School District and Tolleson Union High School District, and that both districts were consulted when the vision for the City Center (now "The BLVD"), which included allowances for high density residential uses, was first conceived prior to 2010. Both districts are aware of the strong potential for development at this density, and even higher densities, within The BLVD area. The applicant, Sherri Koshiol, EMC Management, LLC., confirmed that the developer has had conversations with each district in regards to school donation agreements and that those agreements are progressing.

ANALYSIS:

General Plan, The BLVD Specific Plan, and BLVDD Zoning

- The density of the proposed development, 11.7 dwelling units per acre, is less than the eighteen (18) units per acre required in The BLVD Residential District. However, The BLVD Specific Plan (The BSP) and BLVDD zoning both specify that product types under eighteen (18) units per acre can occur as part of a larger mixed density/height residential development that meets the overall target density. Because the subject property is part of a larger parcel, there will be an opportunity to develop the remaining 9.5 acre portion of the parcel not included within Village at The BLVD with high density housing (with a minimum of 299 residential units) to ensure that the parcel, as a whole, develops at the minimum density of eighteen (18) units per acre or above.
- The BSP specifies that, adjacent to the existing single-family homes south of the Residential District (Waterford Square), uses should provide a transition of density and scale. The proposed development features only single-story buildings at a relatively low density compared to what could be built on the property, providing for a compatible transition to the existing single-family homes.
- As required by The BSP, the site is designed with an outward focus by having units front onto Roosevelt Street and 111th Avenue, creating an urban edge to the proposed development.
- The proposed plan meets all development standards for the BLVDD zoning district, including, but not limited to, minimum and maximum setbacks, building height, parking standards, and landscaping/open space requirements.

Access, Circulation, and Parking

- The site will be adequately served by two (2) full accesses, the proposed primary entrance from Roosevelt Street and the proposed secondary entrance from 111th Avenue. The proposed site is compliant with emergency access requirements.
- The proposed configuration of the site allows for sufficient on-site circulation within the development. Ample turning radii are provided for emergency vehicles and delivery vehicles.
- The community will feature a trash compactor and “refuse valet” service, where employees will collect refuse from residents and transport it to the central compactor, eliminating the need for multiple refuse bin enclosures to be distributed throughout the community. The proposed trash compactor is accessible to garbage trucks from the community’s inner ring road.
- As required for development within The BLVD, multiple pedestrian connections from inside the community to adjacent public sidewalks along Roosevelt Street and 111th Avenue are provided. Additionally, direct front door access to the public sidewalk is provided from units adjacent to Roosevelt Street and from several units adjacent to 111th Avenue.
- Total parking, covered parking, and garage parking provided on the site all meet or exceed minimum City requirements. Additional on-street parallel parking will be permitted along the north curb of Roosevelt Street in accordance with the approved street sections within The BLVD Specific Plan; the street will be constructed wider than a typical collector roadway to allow parking in this location.
- The developer of Village at The BLVD will complete all adjacent off-site infrastructure improvements, including the south half of Roosevelt Street and the west half of 111th Avenue.

Open Space and Landscaping

- Project landscaping exceeds minimum requirements and will contribute to both the aesthetics and the walkability of the site.
- Open space and amenities within the community exceed minimum requirements and will offer future residents a variety of recreational options without leaving the property.
- The developer will construct a ten (10) foot wide multi-use trail featuring seating, landscaping, and lighting along the property's southern edge within a 75-foot corridor (inclusive of 45 feet of existing right-of-way and a planned 30-foot public trail easement), connecting to existing improvements at Park Avenue. The planned trail corridor will enhance connectivity to existing and planned recreational amenities within The BLVD, not only by residents of Village at The BLVD, but also by residents of existing communities such as Waterford Square and Roosevelt Park.
- Decorative pedestrian-scale lighting is provided in usable open space areas and adjacent to walking paths internal to the site.

Architectural Design

- The proposed building designs feature timeless, contemporary architecture that incorporate high quality materials such as stucco, brick, stone, metal awnings, decorative coach lighting, and architecturally enhanced windows, furthering the City's design goals for The BLVD.
- The proposed residential floor plans (three (3) distinct building types), building elevations (three (3) distinct elevation styles per floor plan) and color/material schemes (three (3) unique schemes per elevation style) provide for a significant amount of variety within the development, resulting in 27 different building/elevation/scheme combinations. This variety will ensure that the community presents an attractive appearance internal to the complex, from surrounding streets such as Roosevelt Street and 111th Avenue, and also from the planned trail corridor along the property's south edge. Additionally, building types feature varied rooflines so that, even when viewed from the rear, buildings will not present a repeating appearance. The proposed variety will distinguish the community from other single-story multi-family developments in the region, which have been commonly built using a single architectural style and one (1) or two (2) homogeneous color and material schemes, resulting in a monotonous appearance.
- There will be no instances on the site where two (2) adjacent buildings will share the same building type, elevation style, and color scheme.
- The project has been designed so that most buildings along Roosevelt Street and 111th Avenue are oriented such that the most detailed, elaborate front elevation faces the adjacent street. An enhanced side elevation has been created to ensure a harmonious, aesthetically pleasing streetscape in the instances where buildings side up to the adjacent street.

DISCUSSION:

Staff recommends approval of this application for the following reasons:

- The proposed Village at The BLVD Development Plan, including the Site Plan, Landscape/Hardscape/Wall Plan, and Building Elevations, are in conformance with the property's The BLVD Residential District General Plan Designation, The BLVD Specific Plan, and BLVDD zoning.

- The proposed Village at The BLVD Development Plan, including the Site Plan, Landscape/Hardscape/Wall Plan, and Building Elevations, meet or exceed development standards and requirements contained within the City of Avondale Zoning Ordinance, The BLVD Specific Plan, and Multi-Family Residential Design Manual.
- The proposal achieves City objectives for outwardly-focused, pedestrian-centered development within The BLVD.
- Development of the proposed community and adjacent off-site infrastructure improvements (including Roosevelt Street, 111th Avenue, and a new pedestrian corridor south of the project) will greatly enhance both vehicular and pedestrian connectivity within The BLVD.

STRATEGIC PLAN:

INITIATIVE: Foster sustainable community development

- STRATEGIC GOAL: Encourage build-out in residential housing opportunities that support diverse housing options.
- STRATEGIC GOAL: Maintain and expand quality infrastructure and improve connectivity to City amenities.

INITIATIVE: Encourage and support creative innovation in development and service delivery

- STRATEGIC GOAL: Encourage a flexible environment responsive to market trends.

BUDGET IMPACT:

No Budget Impacts.

RECOMMENDATION:

No public hearing is required.

City Council will **APPROVE** Application PL-20-0114 Village at The BLVD, a request for Development Plan approval for a proposed 187-unit multi-family residential community, subject to the following ten (10) conditions of approval:

1. Development of Village at The BLVD shall substantially conform to the following documents, except as modified by these conditions of approval:
 - a. Preliminary Site Plan electronically date stamped August 24, 2020.
 - b. Preliminary Landscape Plan, Preliminary Amenities Area Enlargements, Preliminary Wall Plan, Conceptual Hardscape Details, and Supplemental Site Details electronically date stamped August 24, 2020.
 - c. Building Elevations, Style & Color Distribution Plan, and Color/Material Schemes electronically date stamped August 24, 2020.
2. The Development Plan will expire two (2) years from approval unless a building permit has been issued for the project.
3. Approval of a Final Plat or Minor Land Division will be required prior to the City issuing any permit for construction of the proposed Village at The BLVD development. The Plat/MLD shall:
 - a. Create a new parcel for Village at The BLVD.
 - b. Dedicate rights-of-way, public utility easements, and other easements as needed.

4. The developer shall construct the south half-street of Roosevelt Street adjacent to the site to the standard contained within The BLVD Specific Plan and the west half-street of 111th Avenue adjacent to the site to the City's Minor Collector standard (Detail A1102). Half-street pavement width must be adequate to accommodate two-way vehicular traffic.
5. The developer shall construct a ten (10) foot multi-use trail featuring seating nodes, landscaped shading, and pedestrian lighting within the existing 40-foot right-of-way and adjoining 30-foot public trail easement (to be dedicated on Plat or MLD) along the south edge of the project from the property's eastern boundary to Park Avenue.
6. Powerlines less than 69 kV and/or irrigation canals on or adjacent to the property shall be converted to underground transmission/conveyance in the first phase of development.
7. The developer shall be responsible for fiber conduit installation within the City's public right-of-way in accordance with the City's Transportation Plan and development codes.
8. All required off-site improvements shall be completed in the first phase of development prior to issuance of the first Certificate of Occupancy for the project.
9. Grandfathered groundwater rights for the property must be extinguished and pledged to the City of Avondale's designated account (26-002003.0000) prior to issuance of any construction permits for any portion of the project.
10. All development shall be completed in accordance with the City of Avondale General Engineering Requirements Manual and City of Avondale Supplement to MAG Uniform Specifications and Details unless a standards deviation has been approved.

PROPOSED MOTION:

I move that City Council **APPROVE** Application PL-20-0114 Village at The BLVD, a request for Development Plan approval for a proposed 187-unit multi-family residential community, subject to ten (10) recommended conditions of approval as listed in the staff report.

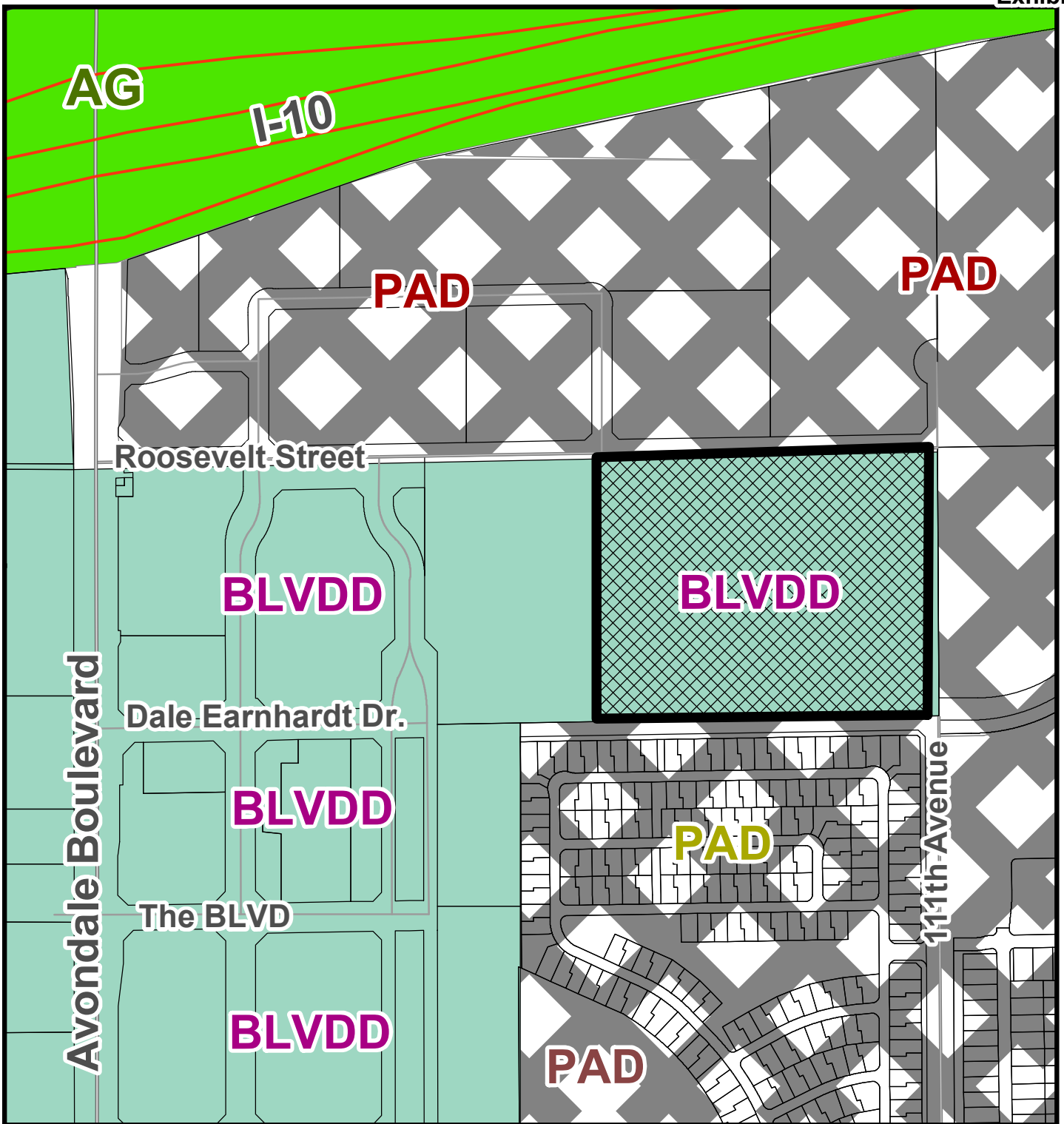


Aerial Photograph

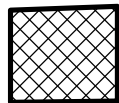


Subject Property



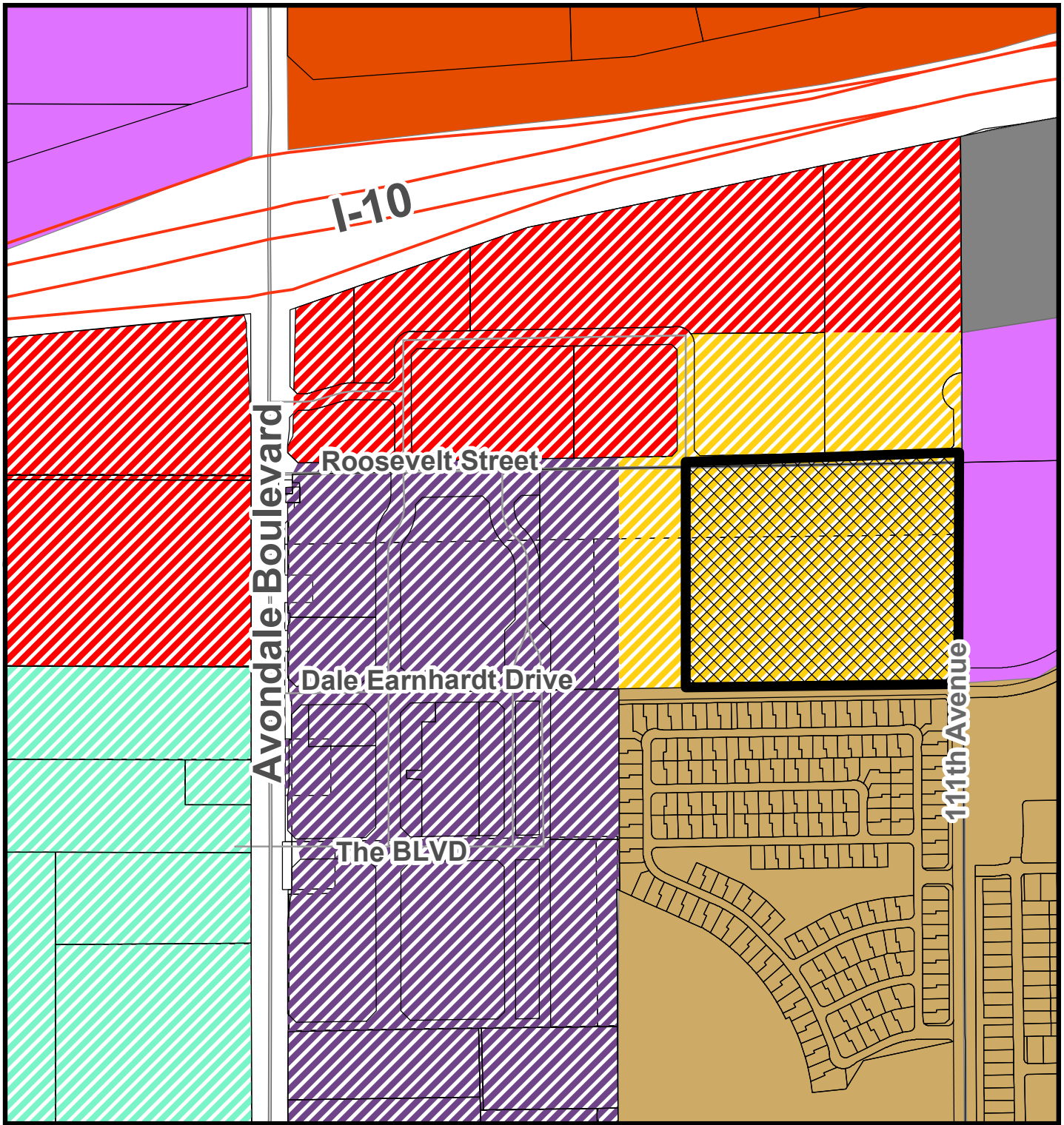


Zoning Vicinity Map



Subject Property



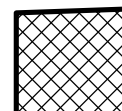


General Plan Land Use Map



- | | |
|---|---|
|  The BLVD Residential District |  Mixed Use |
|  The BLVD Gateway District |  High Intensity Office |
|  The BLVD Village District |  Freeway Commercial |
|  The BLVD Park Avenue District |  Medium/High Density Residential |

Subject Property



SUMMARY OF RELATED FACTS
APPLICATION PL-20-0114 VILLAGE AT THE BLVD

THE PROPERTY	
PARCEL SIZE	Approximately 17.50 gross acres; 15.92 net acres
LOCATION	Southwest corner of Roosevelt Street (alignment) and 111 th Avenue (alignment)
EXISTING LAND USE	The subject property is undeveloped and currently in agricultural/farming production.
EXISTING ZONING	The BLVD District Residential District (BLVDD-Residential)
ZONING HISTORY	The property was annexed in April 2009 and rezoned from Rural Residential (RR-43) to Commerce Park (CP) in April 2010. Following adoption of The BLVD Specific Plan in September 2019, the property was rezoned from CP to The BLVD District (BLVDD) in March 2020. The property is located within The BLVD's Residential District, which allows for highly amenitized high-density luxury housing, including apartments, townhomes, condominiums, and the like, designed in an outwardly focused urban form that interfaces with adjacent streets and sidewalks. The minimum required density within the Residential District is eighteen (18) dwelling units per acre, though product types under the minimum density may occur as part of a master residential development that, as a whole, meets the minimum density requirement.

SURROUNDING ZONING AND LAND USE	
NORTH OF ROOSEVELT STREET	Undeveloped parcels totaling approximately 32.9 acres, currently in agricultural production, zoned Avondale Gateway Planned Area Development (PAD). The parcels are located within the "Business Park" portion of the Avondale Gateway PAD, which allows for development of office and enclosed light industrial uses.
EAST OF 111 TH AVENUE	An undeveloped 10.2-acre parcel, currently in agricultural production, zoned Avondale Gateway Center PAD. The parcel is located within the "Business Park" portion of the Avondale Gateway Center PAD, which allows for development of office and enclosed light industrial uses.
SOUTH	Waterford Square, a fully developed 217-lot single-family residential subdivision zoned PAD.
WEST	A 9.5-acre remnant parcel that will be created when the subject property is split from the current 27.0-acre parent parcel. This land is currently in agricultural production. The property is zoned The BLVD District (BLVDD) with the eastern portion located within The BLVD Residential District and the western portion located within The BLVD Park Avenue District.

GENERAL PLAN
The General Plan 2030 Land Use Map was amended in September 2019 to reflect the adopted The BLVD Specific Plan land use categories. The subject property is designated The BLVD Residential District , a category created to accommodate development of higher density housing in proximity to the Park Avenue District core. Development within the Residential District can include a broad range of options to include attached single-family, apartments, townhomes, and/or condominiums. Housing may take the form of both for-ownership and for-rent product to

appeal to various lifestyle choices. The expectation for this area is to include highly-amenitized luxury living, urban form residential that fits within an urban, entertainment district. “Garden apartments” and other inwardly focused residential types more common in suburban settings should be discouraged in favor of urban rowhomes, townhomes, or other residential types that are outwardly focused, more strongly interfaced with the street, and contribute to an overall sense of community within the BLVD at large. The target density should be a minimum of eighteen (18) du/ac. Product types under eighteen (18) du/ac can occur as part of a larger mixed density/height residential development that meets the overall target density. Adjacent to the existing homes south of the Residential District, the residential uses should provide a transition of density and scale. Small lot single-family residential attached homes may be appropriate as a transitional density in the Residential District.

<i>PUBLIC SCHOOLS</i>	
SCHOOL DISTRICT(S)	Littleton Elementary School District; Tolleson Union High School District
ELEMENTARY SCHOOL	Student’s choice (No defined school). The closest district school is Collier Elementary School located at the southwest corner of Coldwater Springs Boulevard and 114 th Avenue within the Coldwater Springs community.
HIGH SCHOOL	La Joya Community High School, located at the southwest corner of Avondale Boulevard and Durango Street.

<i>STREETS</i>	
Roosevelt Street	
Classification	Modified Minor Collector
Existing half-street ROW	None
Standard half-street ROW	45 feet
Existing half-street improvements	None
Standard half-street improvements	One (1) travel lane, half (½) center turn lane, bike lane, parking lane, curb and gutter, detached sidewalk, street lights and landscaping.
111th Avenue	
Classification	Minor Collector
Existing half-street ROW	None
Standard half-street ROW	40 feet
Existing half-street improvements	None
Standard half-street improvements	One (1) travel lane, half (½) center turn lane, bike lane, curb and gutter, detached sidewalk, street lights and landscaping.

UTILITIES

Water service to the property will be provided by tying into an existing 12-inch line in 111th Avenue that currently terminates south of the subject property.

Sewer service will be accommodated to the property by tying into existing 8-inch lines in 111th Avenue and Roosevelt Street.

SRP provides electrical service in this portion of Avondale.

Exhibit E

Proposed Site Plan

Village at The BLVD

DETACHED SINGLE LEVEL MULTI-FAMILY - SUMMARY

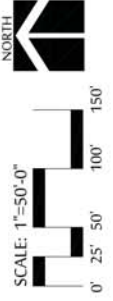
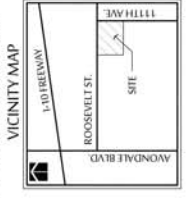
SITE AREA = 15,925 ACRES (NET) = 17.50 ACRES (GROSS) CURRENT ZONING: BLVD-RESIDENTIAL DISTRICT UNITS: 187 (11.74 DU/ACRE - NET) - 1 BEDROOM UNITS: 60 (32%) - 2 BEDROOM UNITS: 105 (56%) - 3 BEDROOM UNITS: 22 (12%) PARKING SPACES REQUIRED: 337 - 1.5 PER BDR - 90 - 1.75 PER BDR - 184 - 2.0 PER BDR - 44 - 1770 GUEST - 19 PARKING SPACE PROVIDED: 347 - 64 GARAGE UNITS (48 STORAGE) - 283 SURFACE PARKING SPACES - 100% OF REQUIRED PARKING LOCATIONS TO BE DETERMINED PARKING SPACES 9.5' X 19.5' MIN. (0.5' OVERHANG) ON-SITE LOT COVERAGE: 100.77% (27.7% NET) - TOTAL LOT AREA: 100.77% (27.7% NET) - 288: 1,015 SF X 113 = 114,695 SF - 288: 1,297 SF X 14 = 18,158 SF - 288: 1,297 SF X 14 = 18,158 SF - ACCESSORY BUILDINGS: 1,535 SF - TOTAL VEHICULAR PAVING: 132,551 SF (18.1% NET) - (INCLUDES DRIVE ISLES AND PARKING AREA) - TOTAL OPEN SPACE: 370,414 SF (53.4% NET) - TOTAL LOT AREA: 100.77% (27.7% NET) - COMMON LANDSCAPE AREA: 20,800 SF (30.0%) - PRIVATE REAR YARD AREA: 55,499 SF (8%) OFF-SITE LANDSCAPE AREA: 7,798 SF		LEGEND 1 BEDROOM UNIT 2 BEDROOM UNIT 3 BEDROOM UNIT GARAGE TYPE 1 GARAGE TYPE 2
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KEY NOTES:

- EXISTING FIRE HYDRANT
- EXISTING STREET LIGHT
- EXISTING ELECTRICAL TRANSFORMER
- EXISTING IRRIGATION DITCH TO BE RELOCATED
- PROPOSED CONCRETE SIDEWALK
- PROPOSED ENHANCED PAVING
- PROPOSED 10' MULTI-USE TRAIL
- PROPOSED TRASH COMPACTOR (8' HT. ENCLOSURE WALL, 13'-4" HT. STEEL ROOF)
- FABRIC SAIL COVERED CAR WASH (8' FAVE HT)
- STEEL COVERED PARKING (8' 2" FAVE HT)
- PROPOSED FIRE HYDRANT
- PROPOSED OPEN SPACE
- PROPOSED DOG PARK FOUNTAIN (6' HT)
- PROPOSED POOL AREA
- SIP IRRIGATION STRUCTURE TO BE RELOCATED OUTSIDE OF THE FUTURE R.O.W.
- VEHICULAR ACCESS GATES (6' HT)
- VEHICULAR GATE: CALLBOX (4'-6" HT)
- GAMING AMENITY AREA

KEY NOTES:

- YOGA AREA WITH TRELLIS (8' FAVE HT)
- COVERED SEATING AREA (8' FABRIC SAIL FAVE HT)
- HANNOCK LOUNGING AREA (4'-6" POST HT)
- BBQ TOP (14' HT) DINING AREA / FIRE PIT (18' HT) (8' FAVE HT ON TRELLIS COVERING BBQ TOP)
- BIKE BACK LOCATION
- COMMUNITY MAILBOX / PARCEL BOX PLAZA
- HVAC UNITS
- ELECTRICAL METER PACK
- ELECTRICAL TRANSFORMERS
- PARKING LOT LIGHT POLE (15' HT)
- PROPOSED SIP IRRIGATION PIPE
- PROPOSED ELECTRICAL CAR CHARGING STATIONS
- PROPOSED SIGN MONUMENT (6' HT)
- PEDESTRIAN GATE (6' HT)
- MASONRY ENCLOSURE WALL (6' HT)
- OPEN SPACE BOLLARD LIGHT (3'-6" HT)
- 6' PEDESTRIAN BENCH (10' SEAT HT)



VILLAGE AT THE BLVD PRELIMINARY SITE PLAN

EAST OF THE SEC OF AVONDALE BLVD. & ROOSEVELT STREET - AVONDALE, AZ
AUGUST 19, 2020



Submitted
August 24,
2020



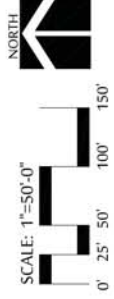
Exhibit F

Proposed Landscape/Hardscape/Wall Plans

Village at The BLVD

SYMBOL	BOTANICAL NAME - COMMON NAME	QTY.	SIZE	COMMENTS
	PARSONSIA HYBRID - DESERT MUSEUM	70	24" BOX	6' PLANT NEW
	PROSPERIS HYBRID - PHOENIX MESQUITE	79	24" BOX	8' PLANT NEW 1.25 CAL MIN
	QUIRICOUS VIRGINIANA - LIVE OAK	156	24" BOX	6' PLANT NEW 1.25 CAL MIN
	PISTACIA LENTISCUS - AMERICAN PISTACHE	194	24" BOX	8' PLANT NEW 1.75 CAL MIN
	ULMUS PARVIFOLIUS - EVERGREEN ELM	71	24" BOX	6' PLANT NEW 1.25 CAL MIN
	PHOENIX DACTYLIFERA - DATE PALM	19	16" BROWN TRUNK HT.	DIAMOND CUT
	SHRUBS			
	BOUGHANELLEA HYBRID - BUSH BOULE DUANE	258	5 GAL	CAN FULL
	CAESALPINIA PULCHERRIMA - RED BIRD OF PARADISE	133	5 GAL	CAN FULL
	IUSTICIA SPECIGERA - MEXICAN HONEY SUCKLE	139	5 GAL	CAN FULL
	MUEHLENBERGIA CAPILLARIS - REGAL AMIST	132	5 GAL	CAN FULL
	EBRAONELLA HYPOCYPHANA - BLUE BELLS	376	5 GAL	CAN FULL
	LEUCOPHYLLUM GONGNANIANE "RIO BRAVO"	317	5 GAL	CAN FULL
	RUELLEA PINNATUS-ARB - BANJA RUELLEA	227	5 GAL	CAN FULL
	TECOMA STANS HYBRID - "LYDIA"	209	5 GAL	CAN FULL
	EBRONOPHILA GLABRA SSP. CARNOSEA - WINTER BLAZE	121	5 GAL	CAN FULL
	ACCENTS			
	AGAVE WEIERI - WEBER'S AGAVE	103	5 GAL	CAN FULL
	AJOLE HYBRID - TOPAZ AJOLE	176	5 GAL	CAN FULL
	DASTILIRON ACROTROPHE - GREEN SPOON	132	5 GAL	CAN FULL
	HESPERALOE PARVIFLORA (RED YELLOW MIX)	307	5 GAL	CAN FULL
	EUPHORBIA ANTHYSTYLIACA - CANDILLULA	149	5 GAL	CAN FULL
	YUCCA BIPINNATA - TWISTED LEAF YUCCA	216	5 GAL	CAN FULL
	BOUTELOUA GRACILIS - "BLONDE AMBITION"	486	5 GAL	CAN FULL
	GROUND COVERS			
	ACACIA RIDOLENS - "DESERT CARPET"	54	3 GAL	CAN FULL
	RUELLEA BRITTONIANA KATIE - "KATIE" RUELLIA	288	3 GAL	CAN FULL
	LANTANA HYBRID - "NEW GOLD"	512	3 GAL	CAN FULL
	HYMENOXYS ACALEUS - "ANGELITA DANCY"	277	3 GAL	CAN FULL
	DI-COMPOSITAE GRANITE - 3/4" SCREENED GRANITE BY QUAILA			
	D.G. TO BE INSTALLED AT 2" DEPTH MIN IN ALL AREAS			
				277.556 SQ.FT. (QUANTITY INCLUDES PRIVATE BACKYARDS)
				21,618 SQ.FT.

1. DUE TO PLANT MATERIAL AVAILABILITY, SUBSTITUTIONS FOR PLANT MATERIAL LISTED ABOVE MAY BE USED. ANY ALTERNATES OR SUBSTITUTIONS MUST BE ON THE ADVOR LOW WATER USE PLANT LIST AND APPROVED BY THE CITY.
2. ANY SPECIES OR VARIETIES OF PLANT MATERIAL LISTED ABOVE MAY BE USED AS LONG AS THEY ARE IDENTICAL TO THE PLANT MATERIAL LISTED ABOVE.
3. ADDITIONAL PLANT MATERIAL MAY BE ADDED TO THE LIST ABOVE DUE TO AVAILABILITY OF PLANT MATERIAL.
4. ANY PLANT MATERIAL REQUESTED FOR PLANTING MUST BE WITHIN UTILITY EASEMENTS.
5. NO TREES TO BE LOCATED WITHIN THE P.U.E. OR ANY OTHER NOTED EASEMENTS.

Submitted
August 24,
2020

1. ALL SINGLE-TRUNK TREES REQUIRED UNDER THIS SHAL BE TWO (2) INCH CALIPER ABOVE GROUND SIZE. TREE CALIPERS FOR SINGLE-TRUNK TREES SHALL BE MEASURED AT TWELVE (12) INCHES ABOVE THE GROUND. ALL MULTI-TRUNK TREES SHALL BE ONE AND ONE-HALF (1.5) INCH CALIPER MINIMUM. TREE CALIPER FOR MULTI-TRUNK TREES SHALL BE MEASURED ON THE THINNEST TRUNK OF THE TREE. MEASUREMENTS SHALL BE TAKEN AROUND ALL TRUNKS ORIGINATING FROM THE SOIL AND ALL TRUNKS SHALL HAVE NO MORE THAN THREE (3) COPIES.
2. TREE CALIPER AND HEIGHT SHALL GOVERN ANY OTHER PLANTING SIZE INFORMATION PROVIDED ON THE DRAWINGS.
3. TREES SPECIFIED BY CONTAINER SIZES ONLY SHALL NOT BE ACCEPTED.
4. ALL NEWLY PLANTED TREES MUST BE PROTECTED WITH AN ANTIFREEZE BARRIER TO PREVENT DAMAGE TO THE ROOT SYSTEM DURING WINTER MONTHS.
5. ALL TREES OVER SIX FEET TALL MUST MAINTAIN A MINIMUM OF ONE LANDSCAPE MOUND WITHIN THE RIGHT-OF-WAY WITHIN FOUR MONTHS AFTER PLANTING.
6. ALL TREES OVER SIX FEET TALL MUST BE MAINTAINED AS PROVIDED ON THE LANDSCAPE MAINTENANCE SCHEDULE (SEE ATTACHED).
7. A FOOT CLEAR SPACE IS REQUIRED AROUND ALL FIRE SUPPRESSION EQUIPMENT. NON-PARTS MAY BE INSTALLED THAT ARE NOT PART OF THE EQUIPMENT.
8. PLANTING CONCERNING THE CITY'S CLIMATE ADAPTATION PLAN SHALL BE MAINTAINED SUCH THAT TREES HANG LOWER THAN SEVEN (7) FEET AND SHRUBS OR OTHER PLANTS PLANTED WITHIN ANY SIGHT VISIBILITY ESSENTIAL SHALL BE NO TALLER THAN TWO (2) FEET AT FULL GROWTH.
9. THE CITY PROVIDES TREES FOR CONCEPT ONLY AND ACCEPTS NO LIABILITY FOR ANY ERRORS OR OMISSIONS.
10. THE CITY PROVIDES TREES FOR CONCEPT ONLY AND ACCEPTS NO LIABILITY FOR ANY ERRORS OR OMISSIONS.

STANDARD DETAILS CURRENTLY IN USE AND AVAILABLE AT THE CITY OF AVONDALE ENGINEERING DEPARTMENT.

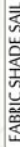
2. THE SMT WILL UTILIZE A SINGLE 1/2" ANDSOAP-APPROVED IRRIGATION METER AND BACKFLOW PREVENTION DEVICE.
3. A SMART CONTROLLER WILL BE UTILIZED THAT HAS WEATHER SENSING CAPABILITY THROUGH HISTORICAL & DATA.
4. LOCAL WEATHER STATIONS AND/or RAIN-FREE ZONES.
5. PLANT MATERIALS TO BE WATERED TO PREVENT STRESS.
6. PLANT MATERIALS TO BE WATERED TO PREVENT STRESS. TURF AREAS TO UTILIZE SPARKS ROTORS.
7. PLANT MATERIALS TO BE WATERED TO PREVENT STRESS. TURF AREAS TO UTILIZE SPARKS ROTORS.
8. PALM TREES AND TURF AREAS. SEE DETAILED APPLICATION IN MAINTENANCE SCHEDULE BELOW.
9. ALL LIMITERS ARE TO BE PRESSURE COMPENSATING FOR UNIFORM DISTRIBUTION.
10. MONITORING, CHECK VALVES AND SPROW HEAD NOZZLE ZONE INDICATORS.
11. QUICK COUPPLERS TO BE LOCATED AROUND THE POOL AREA (TO MEET CODE) AND OTHER AREAS NEEDED FOR MAINTENANCE USE ONLY.
12. TO HAVE 1.5 PSI/CU ON EACH END TO FLUSH THE LINE SUFFICIENCY.
13. ALL MAINLINES AND TURF LATERALS TO BE SCHEDULE 40 PVC.
14. THE IRRIGATION SYSTEM WILL FOLLOW BEST DESIGN PRACTICES TO HELP MAINTAIN A QUALITY AND EFFICIENT
15. THE SYSTEM AND DESIGN. THE SYSTEM WILL FOLLOW BEST DESIGN PRACTICES TO HELP MAINTAIN A QUALITY AND EFFICIENT

[illegible]

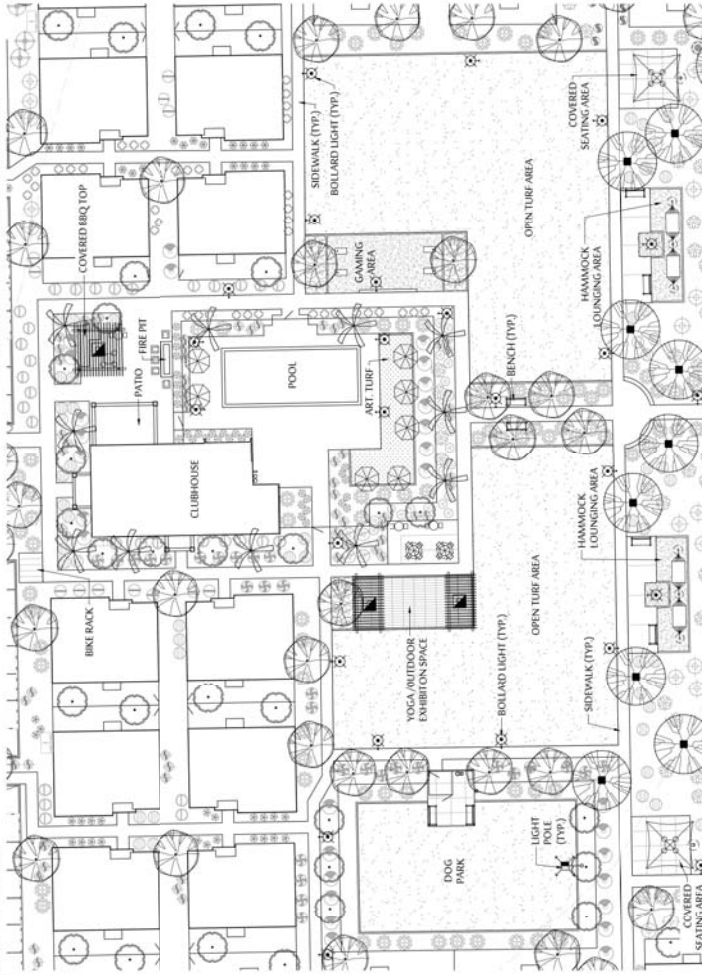
McGOUGH
ADAMSON

Landscape
Architects

Land
Planning
Irrigation

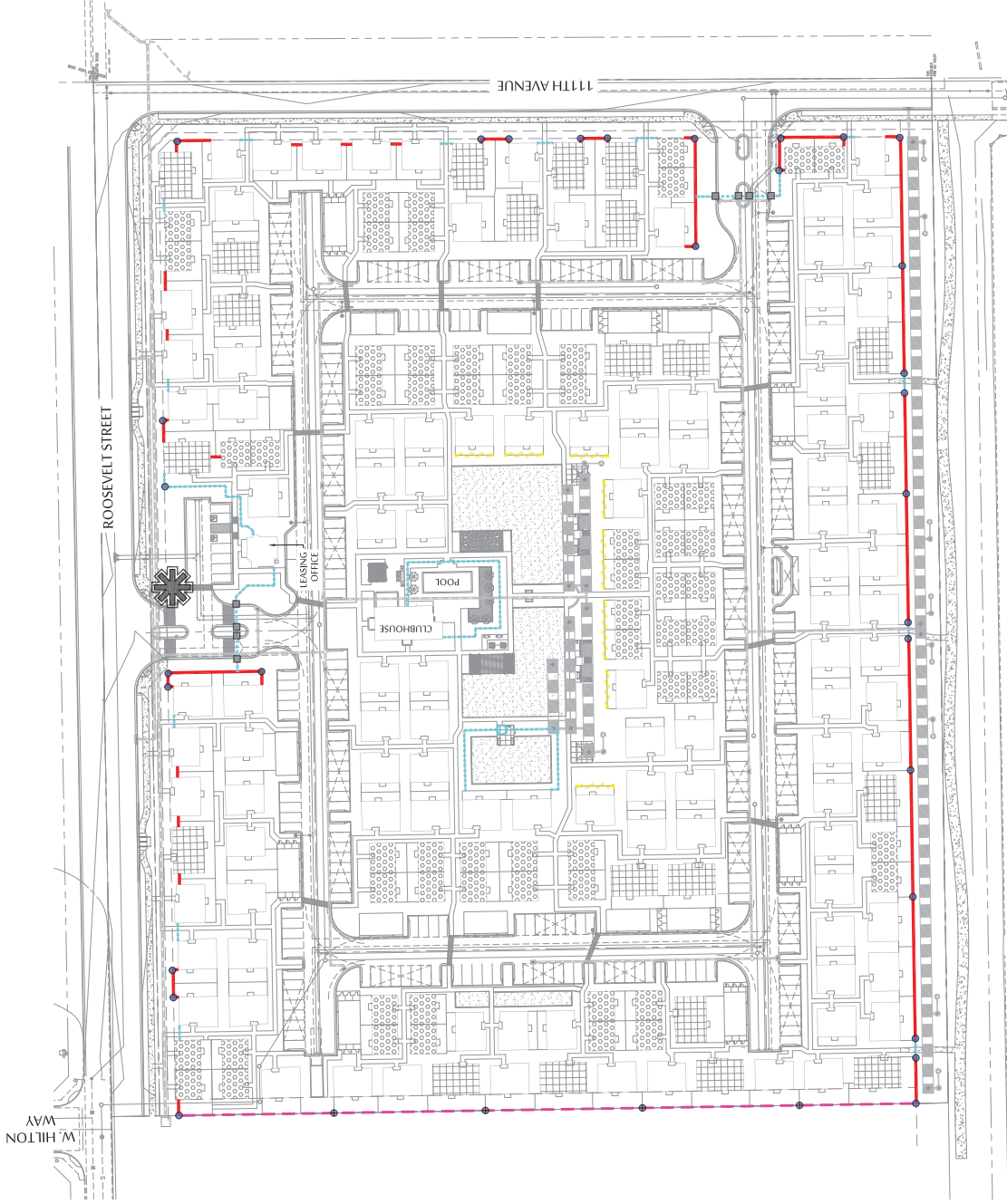
BLVD. & ROO
AUGUST 19, 2020[illegible]

AMENITIES COLORS AND MATERIALS



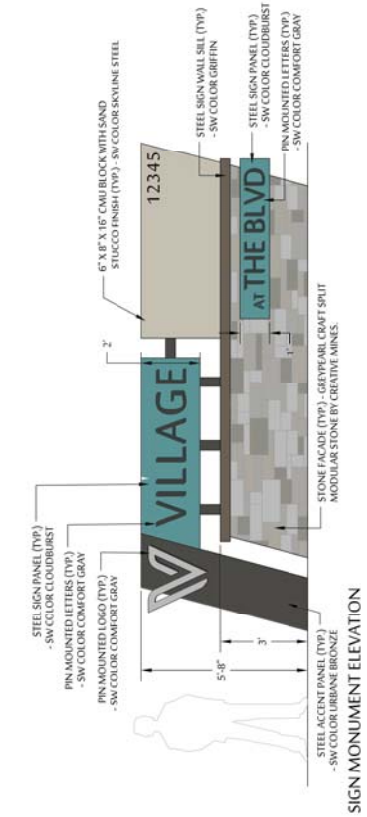
SCALE: 1"=20'-0"

NOTE: CHARACTER IMAGES ABOVE ARE INTENDED TO CONVEY THE GENERAL IDEA, THEME, AND FORM OF THE OPEN SPACE AMENITIES. FINAL COLORS, MATERIALS AND FINISHES MAY VARY BASED ON FINAL DESIGNS, BUT WILL BE CONSISTENT WITH THE ARCHITECTURAL THEME OF THE COMMUNITY.



WALL PLAN LEGEND

—	6' HT. PROJECT THEME WALL
—	6' HT. FULL VIEW FENCE
—	6' HT. PARTIAL VIEW FENCE
—	6' HT. BUILDER WALL (4' FENCE BLOCK) PAINTED TO MATCH THEME WALL ALL REAR YARD WALLS TO BE BUILDER WALL UNLESS OTHERWISE NOTED.
●	PROJECT THEME COLUMNS
■	SECONDARY THEME MONUMENTS
⊕	ENHANCED ENTRANCE THEME MONUMENTS
	PRIMARY ENTRANCE/SIGN MONUMENT



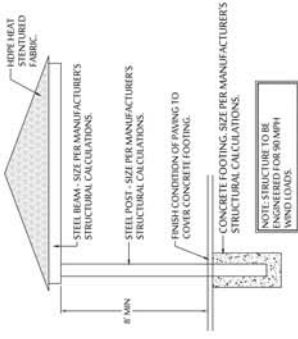
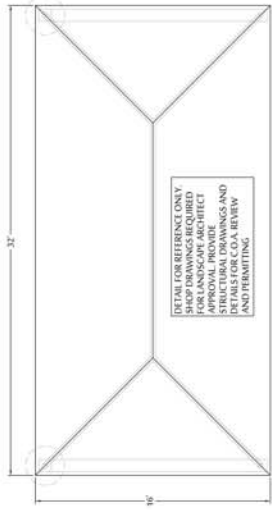
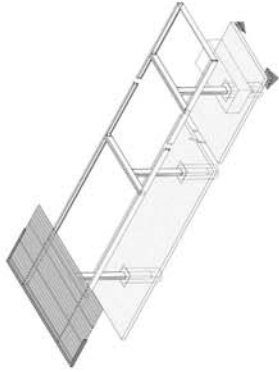
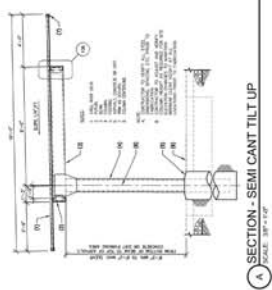
SIGN MONUMENT ELEVATION



PRIMARY THEME WALL, THEME COLUMNS & SECONDARY THEME COLUMNS



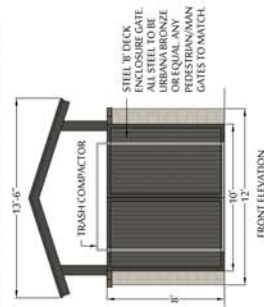
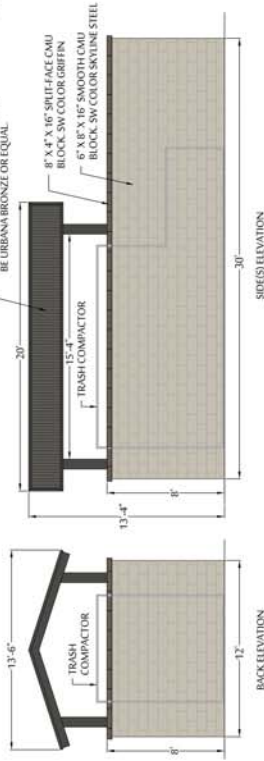
COLORS AND MATERIALS NOTE:
ALL FINAL COLORS AND MATERIALS WILL BE COORDINATED WITH THE OVERALL ARCHITECTURAL THEME OF THE COMMUNITY TO PROVIDE AN AESTHETICALLY CONSISTENT PALETTE ACROSS THE ENTIRE PROJECT.



COVERED PARKING CANOPY

CAR WASH SHADE STRUCTURE

* NOTE: DETAIL FOR AESTHETIC AND GENERAL DESIGN REFERENCE ONLY. TRASH COLLECTION AGENCY TO REVIEW AND APPROVE ANY ENCLOSURE AND ROOFING DETAILS TO INSURE THAT THERE ARE NO CONFLICTS WITH THE TRASH COLLECTION VEHICLES OR COLLECTION PROCESS.



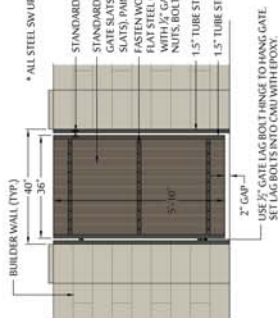
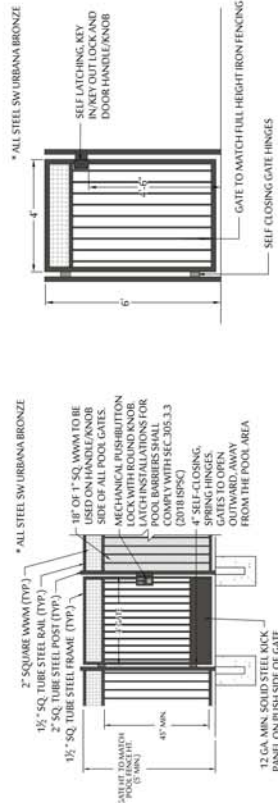
TRASH COMPACTOR ENCLOSURE AND ROOF

STAMPED ASPHALT



TYPICAL BIKE RACK

POOL EQUIPMENT GATE



AMENITIES COLOR PALETTE & MATERIALS:

SITE FURNISHINGS (BIKE RACKS, BENCHES & TABLES) - ANOVA FURNISHINGS
COLORS: BROWN, TUA & LUP
COVERED PARKING STRUCTURES: URBANA BRONZE (OR EQUIV)
FABRIC SHADE SAILS: POST TO BE URBANA BRONZE FABRIC TO BE BEIGE
STAMPED ASPHALT - PATTERN - BRICK HERRINGBONE 1/2" SMOOTH BORDER
COLOR: SMOKEY BEIGE FIELD WITH A BUFF TAN BORDER (OR EQUIV)
DOG PARK AMENITIES: GREEN FOUNTAIN AND WASTE RECEPTACLES: BROWN
PET AGILITY OBSTACLES

NOTE: CHARACTER IMAGES ABOVE ARE INTENDED TO CONVEY THE GENERAL IDEA, THEME, AND FORM OF THE CONCEPT AMENITIES. FINAL COLORS, MATERIALS AND FINISHES MAY VARY BASED ON FINAL DESIGNS, BUT WILL BE CONSISTENT WITH THE ARCHITECTURAL THEME OF THE COMMUNITY.

COMMUNITY ACCESS GATE

PRIVATE REAR YARD ACCESS GATE



VILLAGE AT THE BLVD SUPPLEMENTAL SITE DETAILS

EAST OF THE SEC OF AVONDALE BLVD. & ROOSEVELT STREET - AVONDALE, AZ

AUGUST 17, 2020

COLORS AND MATERIALS NOTE:
ALL FINAL COLORS AND MATERIALS WILL BE COORDINATED WITH THE OVERALL ARCHITECTURAL THEME OF THE COMMUNITY TO PROVIDE AN AESTHETICALLY CONSISTENT PALETTE ACROSS THE ENTIRE PROJECT.

Exhibit G

Proposed Building Elevations and Color/Material Schemes

Village at The BLVD

UNIT
TYPE

ELEVATION
STYLE

COLOR
SCHEME

1	B	9
---	---	---

COLOR SCHEMES

SCHEME 1 ELEVATION C	1
SCHEME 2 ELEVATION A	2
SCHEME 3 ELEVATION C	3
SCHEME 4 ELEVATION A	4
SCHEME 5 ELEVATION B	5
SCHEME 6 ELEVATION C	6
SCHEME 7 ELEVATION B	7
SCHEME 8 ELEVATION A	8
SCHEME 9 ELEVATION B	9



Submitted
August 24,
2020

Village at the BLVD - Style & Color Distribution

NIS



4000 N. Kuykendall, Suite 100, Kansas City, MO 64116

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FELTENGROUPE

ARCHITECTURE | ENGINEERING | INTERIORS

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8-11-2020





Right Elevation
Elevation A
1/8" = 1'-0"



Rear Elevation
Elevation A
1/8" = 1'-0"



Left Elevation
Elevation A
1/8" = 1'-0"



Front Elevation
Elevation A
1/4" = 1'-0"

1 - Bedroom | Village at the BLVD | Avondale, Arizona



1 - Bedroom | Village at the BLVD | Avondale, Arizona

8-14-2020



Right Elevation
Elevation C
1/8" = 1'-0"



Rear Elevation
Elevation C
1/8" = 1'-0"



Left Elevation
Elevation C
1/8" = 1'-0"

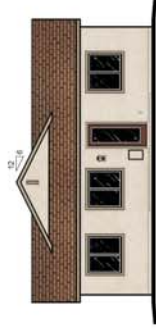


Front Elevation
Elevation C
1/8" = 1'-0"

1 - Bedroom | Village at the BLVD | Avondale, Arizona



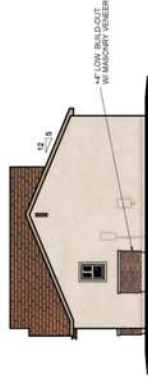
Right Elevation
Elevation A
1/8" = 1'-0"



Rear Elevation
Elevation A
1/8" = 1'-0"



Left Elevation
Elevation A
1/8" = 1'-0"



Enhanced Right Elevation
Elevation A
At Roosevelt St and 111th Ave Only
1/8" = 1'-0"



Enhanced Left Elevation
Elevation A
At Roosevelt St and 111th Ave Only
1/8" = 1'-0"



Front Elevation
Elevation A
1/4" = 1'-0"

2 - Bedroom | Village at the BLVD | Avondale, Arizona



Right Elevation
Elevation B
1/8" = 1'-0"



Rear Elevation
Elevation B
1/8" = 1'-0"



Left Elevation
Elevation B
1/8" = 1'-0"



Enhanced Right Elevation
Elevation B
At Roosevelt St and 111th Ave Only
1/8" = 1'-0"



Enhanced Left Elevation
Elevation B
At Roosevelt St and 111th Ave Only
1/8" = 1'-0"



Front Elevation
Elevation B
1/4" = 1'-0"

2 - Bedroom | Village at the BLVD | Avondale, Arizona



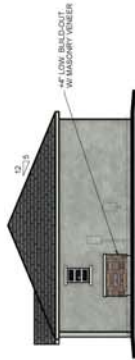
Right Elevation
Elevation C
1/8" = 1'-0"



Rear Elevation
Elevation C
1/8" = 1'-0"



Left Elevation
Elevation C
1/8" = 1'-0"



Enhanced Right Elevation
Elevation C
At Roosevelt St and 111th Ave Only
1/8" = 1'-0"



Enhanced Left Elevation
Elevation C
At Roosevelt St and 111th Ave Only
1/8" = 1'-0"



Front Elevation
Elevation C
1/4" = 1'-0"

2 - Bedroom | Village at the BLVD | Avondale, Arizona



Right Elevation
Elevation A
1/8" = 1'-0"



Rear Elevation
Elevation A
1/8" = 1'-0"



Left Elevation
Elevation A
1/8" = 1'-0"



Front Elevation
Elevation A
1/4" = 1'-0"

3 - Bedroom | Village at the BLVD | Avondale, Arizona



Right Elevation
Elevation B
1/8" = 1'-0"



Rear Elevation
Elevation B
1/8" = 1'-0"



Left Elevation
Elevation B
1/8" = 1'-0"



Front Elevation
Elevation B
1/4" = 1'-0"

3 - Bedroom | Village at the BLVD | Avondale, Arizona



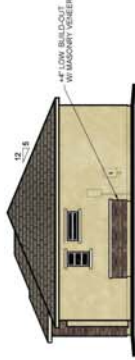
Right Elevation
Elevation C
1/8" = 1'-0"



Rear Elevation
Elevation C
1/8" = 1'-0"



Left Elevation
Elevation C
1/8" = 1'-0"



Enhanced Right Elevation
Elevation C
At Roosevelt St and 111th Ave Only
1/8" = 1'-0"



Enhanced Left Elevation
Elevation C
At Roosevelt St and 111th Ave Only
1/8" = 1'-0"



Front Elevation
Elevation C
1/4" = 1'-0"

3 - Bedroom | Village at the BLVD | Avondale, Arizona



West Elevation



South Elevation



East Elevation



North Elevation





West Elevation
1/8" = 1'-0"



South Elevation
1/8" = 1'-0"



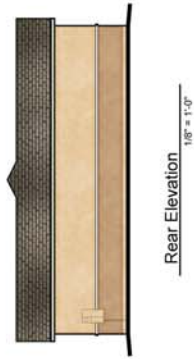
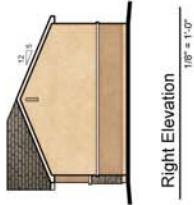
East Elevation
1/8" = 1'-0"



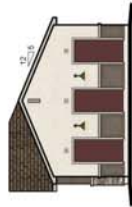
North Elevation
1/4" = 1'-0"

Leasing Office | Village at the BLVD | Avondale, Arizona

8-13-2020



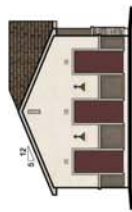
Garage | Village at the BLVD | Avondale, Arizona



Right Elevation
1/8" = 1'-0"



Rear Elevation
1/8" = 1'-0"



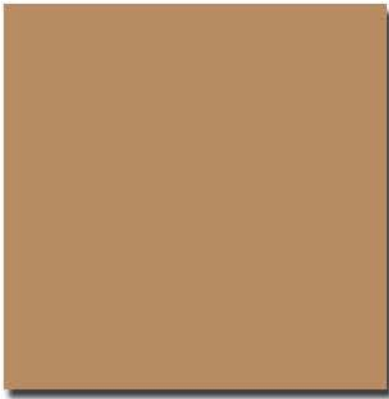
Left Elevation
1/8" = 1'-0"



Front Elevation
1/4" = 1'-0"

Garage with Storage | Village at the BLVD | Avondale, Arizona

Color Scheme 1- Elevation C



Main Body - Tatami Tan
(SW 6116)
Mfg: Sherwin Williams



Accent Body - Latte
(SW 6108)
Mfg: Sherwin Williams



Front & Garage Door & Metal
Distance (SW 6243)
Mfg: Sherwin Williams



Trim & Fascia - Kilim Beige
(SW 6106)
Mfg: Sherwin Williams



Roof
Mfg: Eagle Roofing
Golden Eagle
187 Brown Gray Range



Stone
Mfg: Eldorado Stone
Mountainledge - Durango

Village at the BLVD

8-17-2020

Color Scheme 2- Elevation A



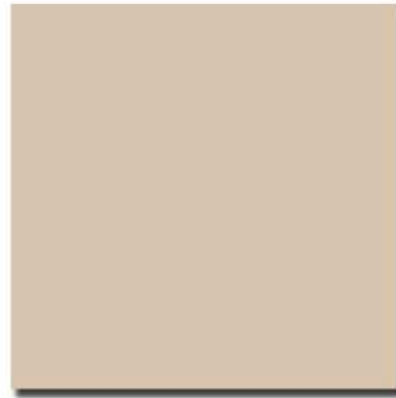
Main Body - Virtual Taupe
(SW 7039)
Mfg: Sherwin Williams



Accent Body - Dormer Brown
(SW 7521)
Mfg: Sherwin Williams



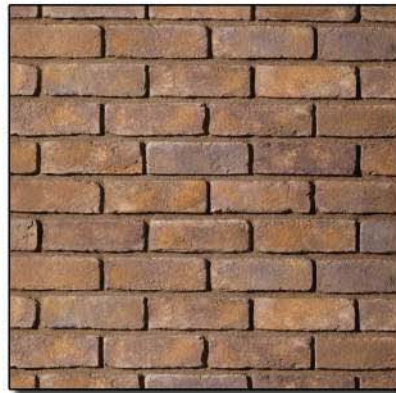
Front & Garage Door & Metal
Olive Grove
(SW 7734)
Mfg: Sherwin Williams



Trim & Fascia - Kilim Beige
(SW 6106)
Mfg: Sherwin Williams



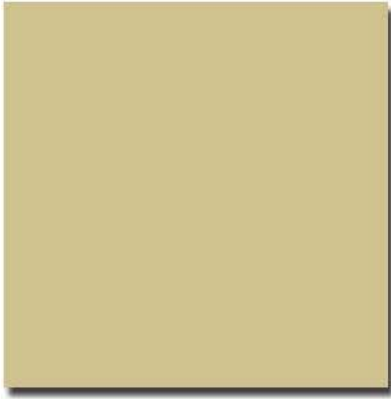
Roof
Mfg: Eagle Roofing
Ponderosa
5520 Weathered Terracotta Flashed



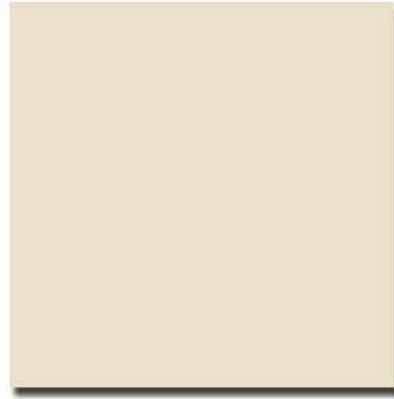
Brick
Mfg: Eldorado Stone
TundraBrick - Riverbed

Village at the BLVD

Color Scheme 3- Elevation C



Main Body - Hearts of Palm
(SW 6415)
Mfg: Sherwin Williams



Accent Body - Restoration Ivory
(SW 6413)
Mfg: Sherwin Williams



Front & Garage Door & Metal
Cocoon (SW 6173)
Mfg: Sherwin Williams



Trim & Fascia - Herbal Wash
(SW 7739)
Mfg: Sherwin Williams



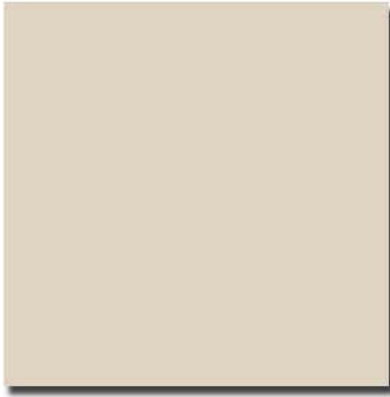
Roof
Mfg: Eagle Roofing
Bel Air
4634 Kings Canyon Blend



Stone
Mfg: Eldorado Stone
Mountain Ledge - Mesa Verde

Village at the BLVD

Color Scheme 4- Elevation A



Main Body - Natural Linen
(SW 9109)
Mfg: Sherwin Williams



Accent Body - Tea Chest
(SW 6103)
Mfg: Sherwin Williams



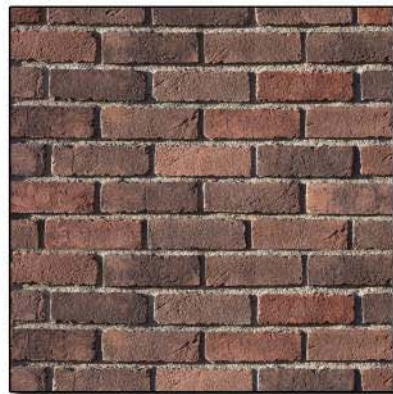
Front & Garage Door & Metal
Aurora Brown
(SW 2837)
Mfg: Sherwin Williams



Trim & Fascia - Favorite Tan
(SW 6157)
Mfg: Sherwin Williams



Roof
Mfg: Eagle Roofing
Golden Eagle
145 Sunrise Blend



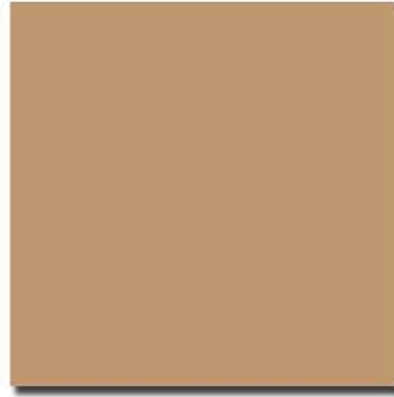
Brick
Mfg: Eldorado Stone
TundraBrick - Hartford

Village at the BLVD

Color Scheme 5- Elevation B



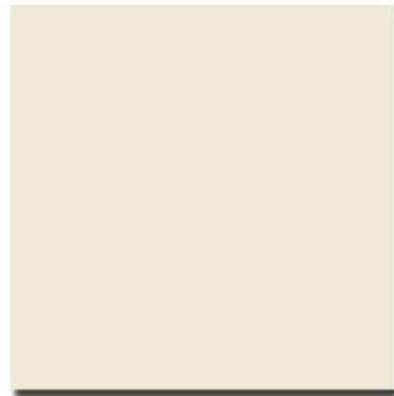
Main Body - Birdseye Maple
(SW 2834)
Mfg: Sherwin Williams



Accent Body - Lanyard
(SW 7680)
Mfg: Sherwin Williams



Front & Garage Door & Metal
Link Gray (SW 6200)
Mfg: Sherwin Williams



Trim & Fascia - Restful White
(SW 7563)
Mfg: Sherwin Williams



Roof
Mfg: Eagle Roofing
Double Eagle Ponderosa
987 Brown Gray Range

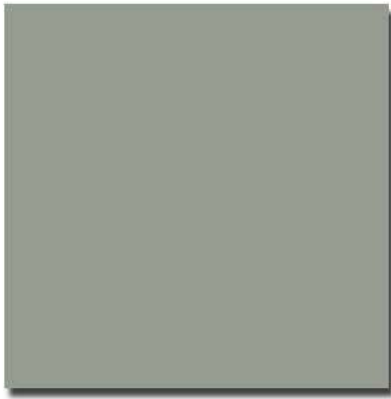


Stone
Mfg: Eldorado Stones
Stacked Stone - Castaway

Village at the BLVD

8-17-2020

Color Scheme 6- Elevation C



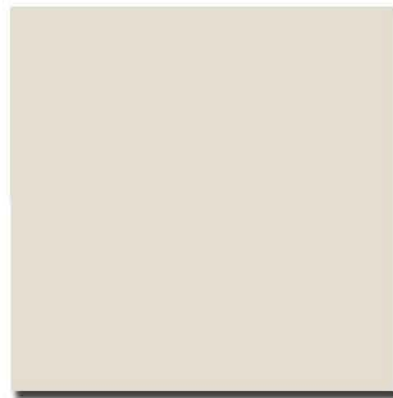
Main Body - Acacia Haze
(SW 9132)
Mfg: Sherwin Williams



Accent Body - Comfort Gray
(SW 6205)
Mfg: Sherwin Williams



Front & Garage Door & Metal
Tumblin' Tumbleweed
(SW 9120)
Mfg: Sherwin Williams



Trim & Fascia - Oyster White
(SW 7637)
Mfg: Sherwin Williams



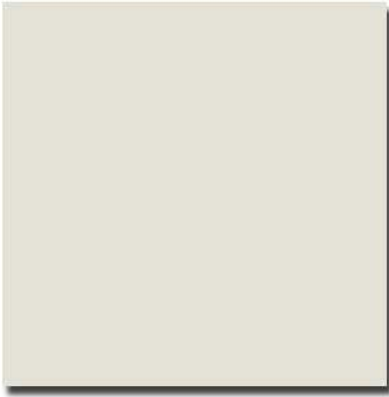
Roof
Mfg: Eagle Roofing
Bel Air
4595 Dark Charcoal



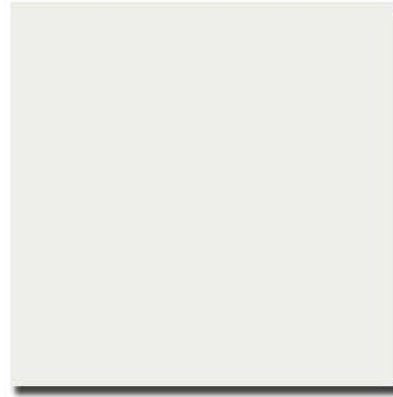
Stone
Mfg: Eldorado Stone
Limestone - York

Village at the BLVD

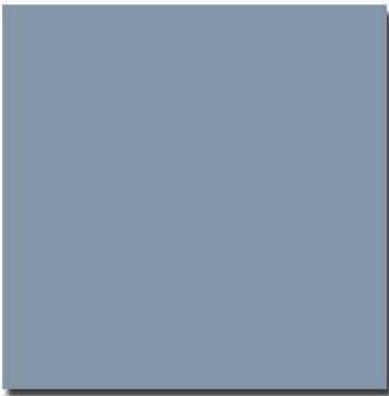
Color Scheme 7- Elevation B



Main Body - Gray Mist
(SW 9625)
Mfg: Sherwin Williams



Accent Body - Extra White
(SW 7006)
Mfg: Sherwin Williams



Front & Garage Door & Metal
Dried Lavender
(SW 9072)
Mfg: Sherwin Williams



Trim & Fascia - Constellation
(SW 9629)
Mfg: Sherwin Williams



Roof
Mfg: Eagle Roofing
Ponderosa
303 Sierra Madre



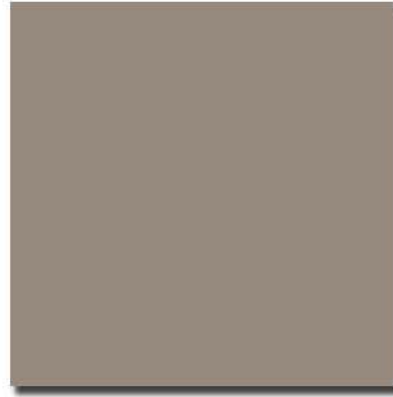
Stone
Mfg: Eldorado Stone
Cut Course Stone - Cannondale

Village at the BLVD

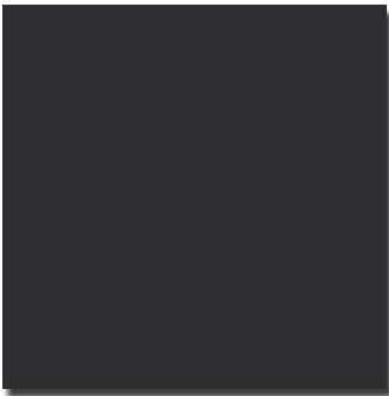
Color Scheme 8- Elevation A



Main Body - Extra White
(SW 7006)
Mfg: Sherwin Williams



Accent Body - Hammered Silver
(SW 2840)
Mfg: Sherwin Williams



Front & Garage Door & Metal
Tricorn Black
(SW 6258)
Mfg: Sherwin Williams



Trim & Fascia - Skyline Steel
(SW 1015)
Mfg: Sherwin Williams



Roof
Mfg: Eagle Roofing
Ponderosa
303 Sierra Madre



Stone
Mfg: Eldorado Stone
TundraBrick - Latigo

Village at the BLVD

8-17-2020

Color Scheme 9- Elevation B



Main Body - Panda White
(SW 6147)
Mfg: Sherwin Williams



Accent Body - Skyline Steel
(SW 1015)
Mfg: Sherwin Williams



Front & Garage Door & Metal
Sommelier
(SW 7595)
Mfg: Sherwin Williams



Trim & Fascia - Griffin
(SW 7026)
Mfg: Sherwin Williams



Roof
Mfg: Eagle Roofing
Double Eagle Ponderosa
901 Oakwood



Stone
Mfg: Eldorado Stone
Stacked Stone - Nantucket

Village at the BLVD

8-17-2020



CITY COUNCIL REPORT

SUBJECT: Public Hearing - Zoning Ordinance Text Amendment - Section 1303.B Medical Marijuana Dispensary Hours of Operation - Application PL-20-0167

MEETING DATE: 12/7/2020

TO: Mayor and Council

FROM: Kevin Murphy, Development & Engineering Services Director

THROUGH: Tracy Stevens, Deputy City Manager, (623) 333-1014

REVIEWED: Charles A. Montoya, City Manager, (623) 333-1016

PURPOSE:

City Council will hold a public hearing and consider a request by Ms. Lauren Niehaus, Harvest Health & Recreation, Inc., approving a text amendment to the Zoning Ordinance, Section 1303.B (Medical Marijuana Uses/Requirements), extending the permitted hours of operation of medical marijuana dispensaries from 8:00 P.M. to 10:00 P.M. Staff is recommending that this item not be considered by the Council at this time to allow the City to re-evaluate the request.

BACKGROUND:

The voters of the State of Arizona passed the Arizona Medical Marijuana Act (AMMA), Proposition 203 on November 2, 2010. The act legalized the use, sale, and cultivation of marijuana for medical purposes, allowing for the establishment of medical marijuana dispensaries within the State of Arizona.

To comply with the state regulations, on February 22, 2011, the City of Avondale approved Resolution 2957-211 and Ordinance 1449-211, adopting Section 13, Medical Marijuana Uses regulations of the Avondale Zoning Ordinance. The allowed hours of operation were limited to Monday through Friday, 9:00 A.M. to 6:00 P.M.

On May 5, 2014, City Council approved a City-initiated Zoning Ordinance text amendment, Ordinance 1544-514, allowing dispensaries to operate on weekends between the hours of 9:00 A.M to 6:00 P.M., duplicating the allowed hours of operation for weekday operations.

A City-initiated Zoning Ordinance text amendment for several sections, Ordinance 1703-919, was approved on September 12, 2019. As part of that multi-faceted amendment, hours of operation for dispensaries were extended two (2) hours, allowing this establishment to remain open until 8:00 P.M.

The City has one medical marijuana dispensary.

SUMMARY OF REQUEST:

Harvest House of Cannabis, formerly known as Golden Leaf Wellness, opened for business in February 2016.

The dispensary is located in a converted residence at 3828 South Vermeersch Road in Avondale.

The applicant, Ms. Lauren Niehaus, Harvest Health & Recreation, Inc., on behalf of the Harvest House of Cannabis dispensary, has submitted an application to amend Avondale Zoning Ordinance Section 1303.B to further expand permitted hours of operation for the business. (Exhibits A and B). If approved, the dispensary establishment will be permitted to remain open until 10:00 P.M., two (2) hours later than currently permitted 8:00 P.M.

PUBLIC PARTICIPATION:

All required notifications for the Planning Commission and City Council public hearings, including mailings to owners within 1,000 feet of the site, public hearing notice signs on the property, and display ads in the Southwest Valley Arizona Republic, were completed at least fifteen (15) days prior to the meeting as required. Staff has not received any feedback on the proposal by phone or email.

At the time of writing this report, two comments related to the proposal have been posted on the City's aVOICE digital forum. One comment pertaining to the proposal was in favor of the extended hours and the other comment was opposed to the extended hours.

Staff is currently working on the Text Amendment for Recreational Marijuana due to the passage of the recently adopted state statute. This text amendment will be brought before City Council in January, 2021 which will include recommended operating hours as well.

Therefore, staff is requesting that time be provided to fully evaluate the request before you for the medical marijuana text amendment request.

PLANNING COMMISSION ACTION:

On October 21, 2020, Planning Commission conducted a public hearing and voted 6-0 to recommend approval of the proposed text amendments to the Zoning Ordinance. Commission had the following question:

- Commissioner Thompson asked the applicant why they were not proposing unrestricted hours, the same hours as the City of Surprise. The applicant explained they wanted the hours to align with the Arizona Administrative Code requirements.

DISCUSSION:

To date, the City of Avondale has taken a conservative approach regarding the hours of operation of medical marijuana dispensaries. In comparison the following are the hours of operation allowed by other cities in the west valley.

- Goodyear - 8:00 P.M. – 7:00 P.M.
- Litchfield Park - 8:00 A.M. – 7:00 P.M.
- Peoria - 8:00 A.M. – 9:00 P.M.
- Tolleson - 7:00 A.M - 9:00 P.M
- Phoenix - 8:00 A.M. – 10:00 P.M
- Glendale - 8:00 A.M. - 10:00 P.M.
- Surprise - No restrictions

BUDGET IMPACT:

No budget impacts.

RECOMMENDATION:

City Management recommends that this request be placed on hold until January to allow the staff the time to re-evaluate the request in conjunction with the recently adopted recreational marijuana state statute.

PROPOSED MOTION:

I move that the City Council **Continue** this item to the January 19th City Council meeting to allow staff to further evaluate the hours of operation request.

Exhibit A

Text Amendment Narrative

HARVEST

Project Narrative

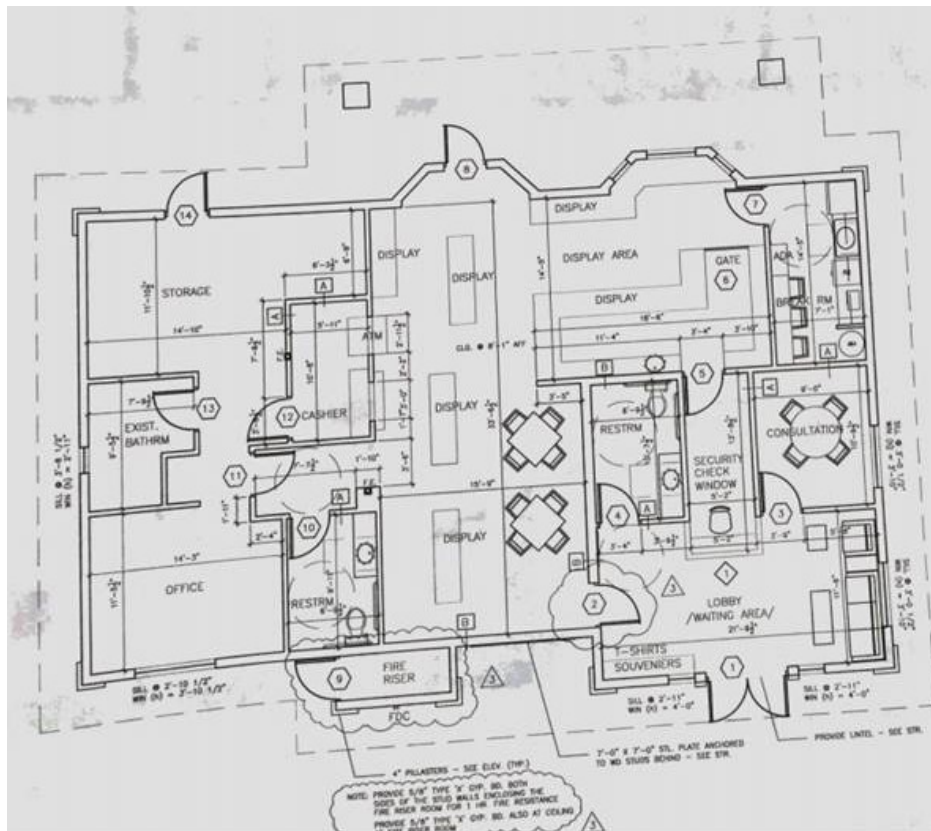
Harvest of Avondale
3828 S. Vermeersch Rd
Avondale, AZ 85323

Proposal Overview

Harvest of Avondale, a medical marijuana dispensary located at 3828 S. Vermeersch Rd, Avondale, AZ 85323, is seeking a text amendment to Avondale city code regarding the extension of our operating hours.

Harvest of Avondale is currently open from 9:00am – 8:00pm. We are seeking to extend our closing hour to 10:00pm to be in line with Arizona Administrative Code. Avondale residents who work later hours are forced to either rush to make the 8:00 pm deadline or travel to a neighboring jurisdiction, causing Avondale to lose out on tax revenue. Harvest believes that an extension of operating hours will help to better serve the medical marijuana patient community in Avondale.

Site Information





Pre-Application Number: PL-20-0096

Existing Parking: 14 spaces

Proposed land use: Medical Marijuana Dispensary

Improvements: Continued upkeep of grounds and existing facility

Surrounding area compatibility: Zoning A-1

Restrictions affecting development: N/A

Contact:

Lauren Niehaus

Government Relations Specialist

Harvest Health and Recreation, Inc.

LNiehaus@harvestinc.com

303.827.9039

Exhibit B

Abstract of Proposed Changes

- B. A medical marijuana dispensary shall have operating hours not earlier than 9:00 a.m. and not later than ~~8:00 p.m.~~10:00 p.m.
- C. A medical marijuana dispensary or medical marijuana cultivation location shall:
1. Be located in a permanent building and may not be located in a trailer, cargo container, mobile or modular unit, mobile home, recreational vehicle or other mobile vehicle.
 2. Not have drive-through service.
 3. Not emit dust, fumes, vapors or odors into the environment.
 4. Not provide off-site delivery of medical marijuana.
 5. Prohibit consumption of marijuana on the premises.
 6. Not have outdoor seating areas, but shall have adequate indoor seating to prevent outside loitering.
 7. Display a current City of Avondale business license and a State of Arizona tax identification number.
 8. Install lighting to illuminate the exterior and interior of the building and all entrances and exits to the facility. Exterior lighting shall be at least five (5) foot candles, measured at ground level, and shall remain on during all hours between sunset and sunrise each day. Twenty-four (24) hours each day, the medical marijuana dispensary or medical marijuana cultivation location shall illuminate the entire interior of the building, with particular emphasis on the locations of any counter, safe, storage area and any location where people are prone to congregate. The lighting must be of sufficient brightness to ensure that the interior is readily visible from the exterior of the building from a distance of one hundred (100) feet.
 9. Provide security guards at the main entrances and exits during all hours of operation. For the purposes of this Section, “security guard” shall mean licensed and duly bonded security personnel registered pursuant to ARIZ. REV. STAT. § 32-2601 *et seq.* Prior to opening for business, the medical marijuana dispensary or medical marijuana cultivation location shall provide all property owners within a five hundred (500) foot radius of the medical marijuana dispensary or medical marijuana cultivation location with written notification via first class U.S. Mail of the security company responsible for providing its security services.
 10. Have an exterior appearance compatible with commercial structures already constructed or under construction within the immediate neighborhood to insure against blight, deterioration, or substantial diminishment or impairment of property values in the vicinity.
 11. Allow unrestricted access by City code enforcement officers, police officers or other agents or employees of the City requesting admission for the purpose of determining compliance with these standards.

CITY COUNCIL REPORT

SUBJECT: Public Hearing and Ordinance 2046-1220 – Palm Lane Right-of-Way Annexation - Application PL-20-0204

MEETING DATE: 12/7/2020

TO: Mayor and Council

FROM: Kevin Murphy, Development & Engineering Services Director

THROUGH: Tracy Stevens, Deputy City Manager, (623) 333-1014

REVIEWED: Charles A. Montoya, City Manager, (623) 333-1016

PURPOSE:

City Council will conduct a public hearing and consider a City-initiated request to adopt Ordinance 2046-1220 annexing approximately 0.19 acres of right-of-way along a section of Palm Lane approximately 40 feet west of Avondale Boulevard and authorize the Mayor and City Clerk to execute the necessary documents. The Council will take appropriate action.

BACKGROUND:

The subject right-of-way annexation is adjacent to two (2) parcels (Exhibits A and B):

- Parcel 1 (APN: 501-74-015H) – the subject right-of-way traverses approximately 225 feet along the southern property line of APN 501-74-015H.
- Parcel 2 (APN: 501-74-018K) – the subject right-of-way traverses approximately 284 feet along the northern property line APN 501-74-018K.

Parcel 1, which abuts the subject right-of-way at the north, was annexed from unincorporated Maricopa County into the City of Avondale's corporate limits on June 18, 2007. However, the adjacent section of right-of-way has remained within the County's jurisdiction since that time. Parcel 2, which abuts the subject right-of-way at the south, is yet to be annexed by the City and remains within the unincorporated jurisdiction of Maricopa County.

Consequently, the proposed annexation of the subject portion of right-of-way is a matter of housekeeping for the City. Annexing this portion of right-of-way will allow the City to more effectively manage future street improvements along Palm Lane.

DISCUSSION:**STRATEGIC PLAN:**

INITIATIVE: Foster sustainable community development.

- STRATEGIC GOAL: Maintain and Expand Quality Infrastructure and Improve Connectivity to City Amenities

BUDGET IMPACT:

No budget impacts.

RECOMMENDATION:

City Council will conduct a public hearing and **ADOPT** the Ordinance annexing approximately 0.19 acres of right-of-way along a section of Palm Lane approximately 40 feet west of Avondale Boulevard.

PROPOSED MOTION:

I move that City Council **ADOPT** the Ordinance annexing approximately 0.19 acres of right-of-way along a section of Palm Lane approximately 40 feet west of Avondale Boulevard.

ORDINANCE NO. 2046-1220

AN ORDINANCE OF THE COUNCIL OF THE CITY OF AVONDALE, ARIZONA, EXTENDING THE CORPORATE BOUNDARIES OF THE CITY OF AVONDALE BY ANNEXING THERETO COUNTY RIGHT-OF-WAY GENERALLY LOCATED ALONG PALM LANE, WEST OF AVONDALE BOULEVARD.

WHEREAS, the Council of the City of Avondale (the “City Council”) desires to extend the corporate boundaries of the City of Avondale (the “City”); and

WHEREAS, ARIZ. REV. STAT. § 9-471(N) allows for the annexation of county right-of-way containing no taxable real property into an adjacent city if the property to be annexed is adjacent to the corporate boundaries of the City for the entire length of the annexation and if the City and Maricopa County, Arizona (“Maricopa County”) each approve the proposed annexation as a published agenda item at a regular public meeting of their governing bodies; and

WHEREAS, the property proposed for annexation (i) consists entirely of Maricopa County right-of-way, containing no taxable real property and (ii) is adjacent to the City for its entire length; and

WHEREAS, this Ordinance has been duly posted as an agenda item at a regular meeting of the City Council.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF AVONDALE, as follows:

SECTION 1. The recitals above are hereby incorporated as if fully set forth herein.

SECTION 2. The parcel of land in Maricopa County, Arizona, generally located along Palm Lane west of Avondale Boulevard, as more particularly described and depicted in Exhibit A attached hereto and incorporated herein by reference (the “Annexation Area”), is hereby annexed into the corporate boundaries of the City of Avondale, subject to approval by the Maricopa County Board of Supervisors.

SECTION 3. The City Clerk is hereby authorized and directed to file, in the Maricopa County Recorder’s Office, a fully executed copy of this Ordinance, together with an accurate map of the Annexation Area and the Mayor, the City Manager, the City Clerk and the City Attorney are hereby authorized and directed to take all steps necessary to carry out the purpose and intent of this Ordinance.

SECTION 4. If any provision of this Ordinance is for any reason held by any court of competent jurisdiction to be unenforceable, such provision or portion hereof shall be deemed separate, distinct and independent of all other provisions and such holding shall not affect the validity of the remaining portions of this Ordinance.

PASSED AND ADOPTED by the Council of the City of Avondale, Arizona, December 7, 2020.

Kenneth N. Weise, Mayor

ATTEST:

Marcella Carrillo, City Clerk

APPROVED AS TO FORM:

Nicholle Harris, City Attorney

EXHIBIT A
TO
ORDINANCE NO. 2046-1220

[Legal Description and Map of Annexation Area]

See following pages.

LEGAL DESCRIPTION

A PORTION OF PALM LANE RIGHT-OF-WAY, BEING IN THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 2 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER MERIDIAN, CITY OF AVONDALE, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS CAP IN HANDHOLE AT THE SOUTHEAST CORNER OF SAID SECTION 36, FROM WHICH AN ALUMINUM CAP FLUSH AT THE EAST QUARTER-CORNER OF SAID SECTION 36 BEARS NORTH 0 DEGREES 06 MINUTES 52 SECONDS EAST, 2632.04 FEET;

THENCE NORTH 0 DEGREES 06 MINUTES 52 SECONDS EAST, ALONG THE EAST LINE OF SAID SECTION 36, 1307.17 FEET;

THENCE NORTH 89 DEGREES 53 MINUTES 08 SECONDS WEST, 58.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF PALM LANE, SAID POINT BEING THE POINT OF BEGINNING;

THENCE SOUTH 89 DEGREES 56 MINUTES 23 SECONDS WEST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, 283.23 FEET;

THENCE NORTH 0 DEGREES 06 MINUTES 52 SECONDS EAST, 9.00 FEET TO A POINT ON THE CENTERLINE OF PALM LANE;

THENCE NORTH 89 DEGREES 56 MINUTES 23 SECONDS EAST, ALONG SAID CENTERLINE, 60.53 FEET;

THENCE NORTH 0 DEGREES 07 MINUTES 08 SECONDS EAST, 25.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF PALM LANE;

THENCE NORTH 89 DEGREES 56 MINUTES 23 SECONDS EAST, ALONG SAID NORTH RIGHT-OF-WAY LINE, 222.70 FEET;

THENCE SOUTH 0 DEGREES 06 MINUTES 52 SECONDS WEST, 34.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 0.1863 ACRE (8,116 S.F.) OF LAND, MORE OR LESS, INCLUDING ANY EASEMENTS OF RECORD.

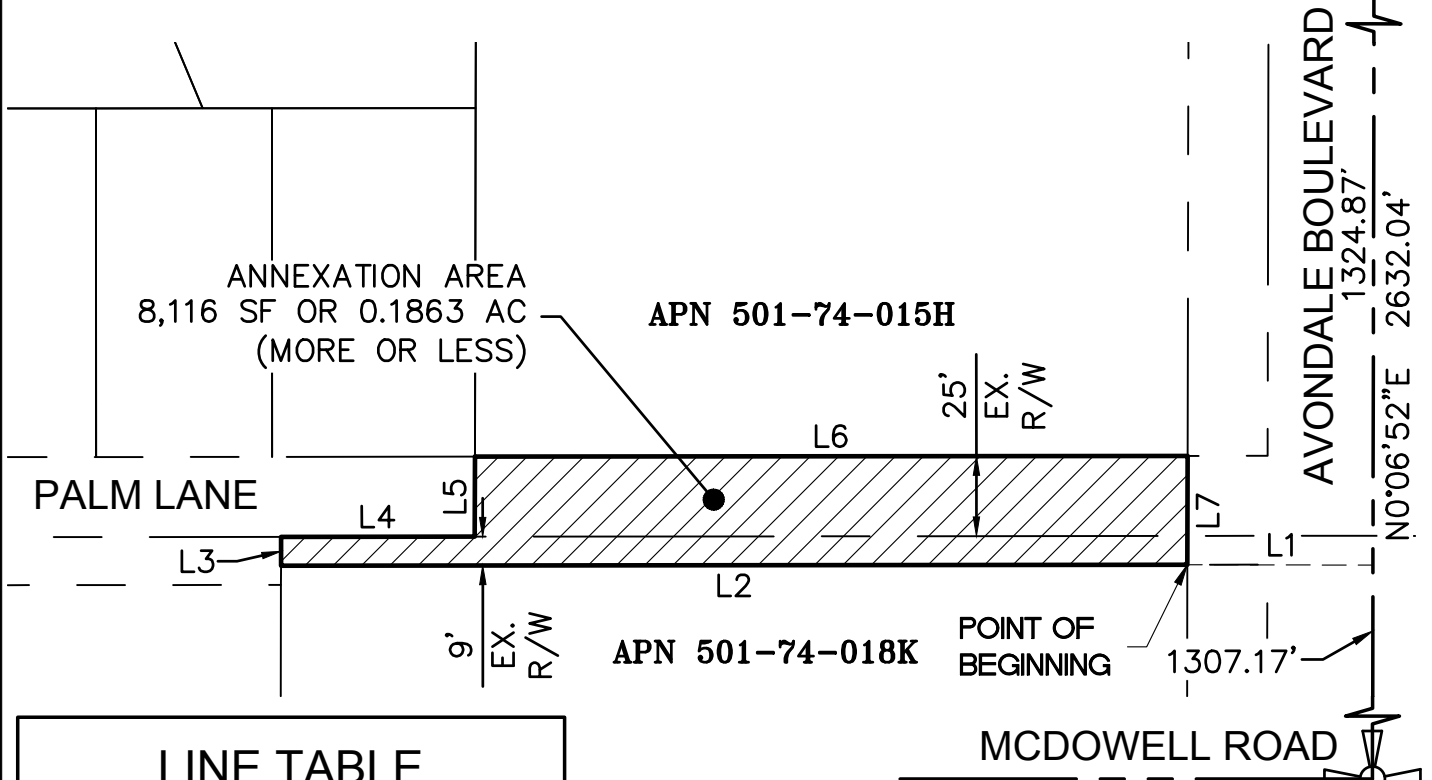


Avondale
Arizona

SHEET 1 OF 3	DRAWN BY: JIB	AVONDALE BOULEVARD WIDENING MCDOWELL RD. TO ENCANTO BLVD. ANNEXATION PALM LANE AVONDALE, ARIZONA	 RITOCH-POWELL & Associates 602-263-1177 WWW.RPAENG.COM
	DATE: 10/22/20		
	SCALE: NTS		
	JOB NO: 220024		

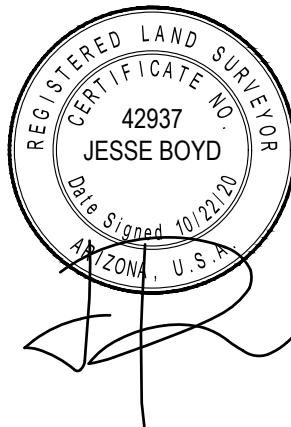
EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION

EAST QUARTER-CORNER
SECTION 36, T2N, R1W
MC ALUMINUM CAP FLUSH
ENCANTO BOULEVARD



LINE TABLE

LINE	BEARING	LENGTH
L1	N89°53'08"W	58.00'
L2	S89°56'23"W	283.23'
L3	N0°06'52"E	9.00'
L4	N89°56'23"E	60.53'
L5	N0°07'08"E	25.00'
L6	N89°56'23"E	222.70'
L7	S0°06'52"W	34.00'



Avondale
Arizona

SHEET
2
OF 3

DRAWN BY: JIB
DATE: 10/22/20
SCALE: NTS
JOB NO: 220024

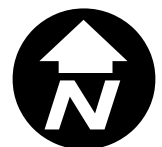
AVONDALE BOULEVARD WIDENING
MCDOWELL RD. TO ENCANTO BLVD.
ANNEXATION

PALM LANE AVONDALE, ARIZONA

RITOCH-POWELL
& Associates
602-263-1177
WWW.RPAENG.COM



Aerial Photograph



LEGAL DESCRIPTION

A PORTION OF PALM LANE RIGHT-OF-WAY, BEING IN THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 2 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER MERIDIAN, CITY OF AVONDALE, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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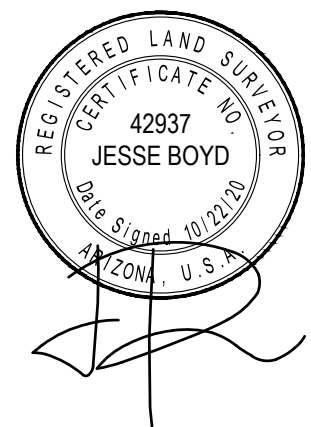
THENCE NORTH 89 DEGREES 56 MINUTES 23 SECONDS EAST, ALONG SAID CENTERLINE, 60.53 FEET;

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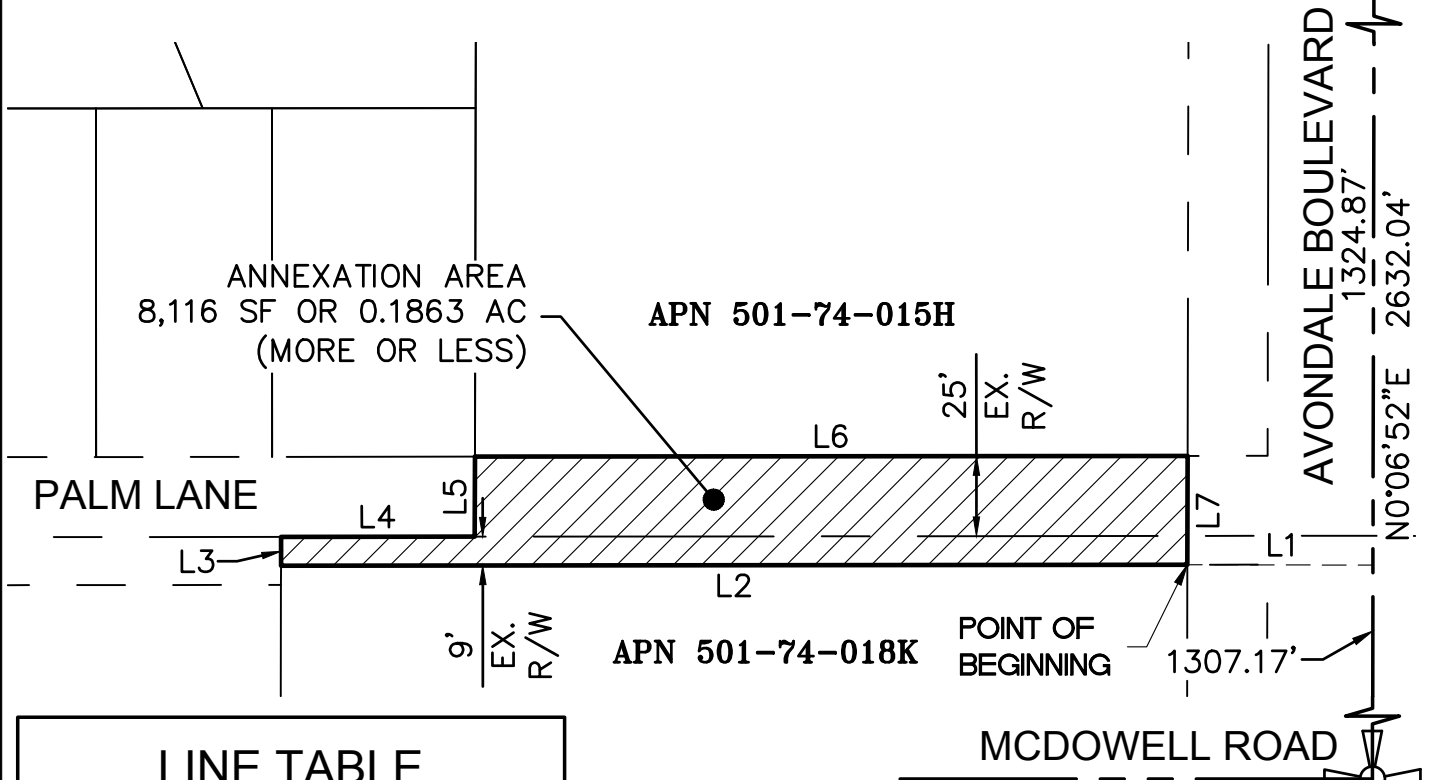


Avondale
Arizona

SHEET 1 OF 3	DRAWN BY: JIB	AVONDALE BOULEVARD WIDENING MCDOWELL RD. TO ENCANTO BLVD. ANNEXATION PALM LANE AVONDALE, ARIZONA	 RITOCH-POWELL & Associates 602-263-1177 WWW.RPAENG.COM
	DATE: 10/22/20		
	SCALE: NTS		
	JOB NO: 220024		

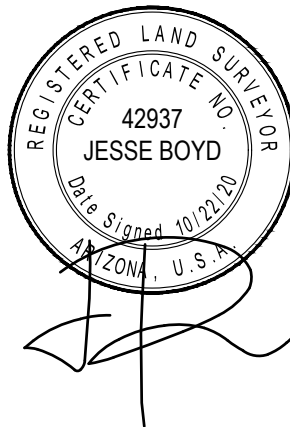
EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION

EAST QUARTER-CORNER
SECTION 36, T2N, R1W
MC ALUMINUM CAP FLUSH
ENCANTO BOULEVARD



LINE TABLE

LINE	BEARING	LENGTH
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L6	N89°56'23"E	222.70'
L7	S0°06'52"W	34.00'



Avondale
Arizona

SHEET
2
OF 3

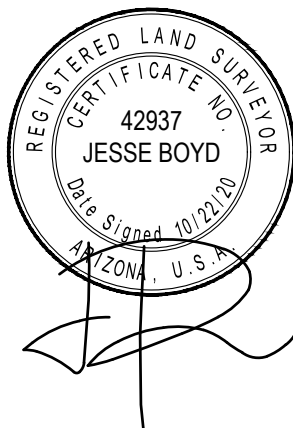
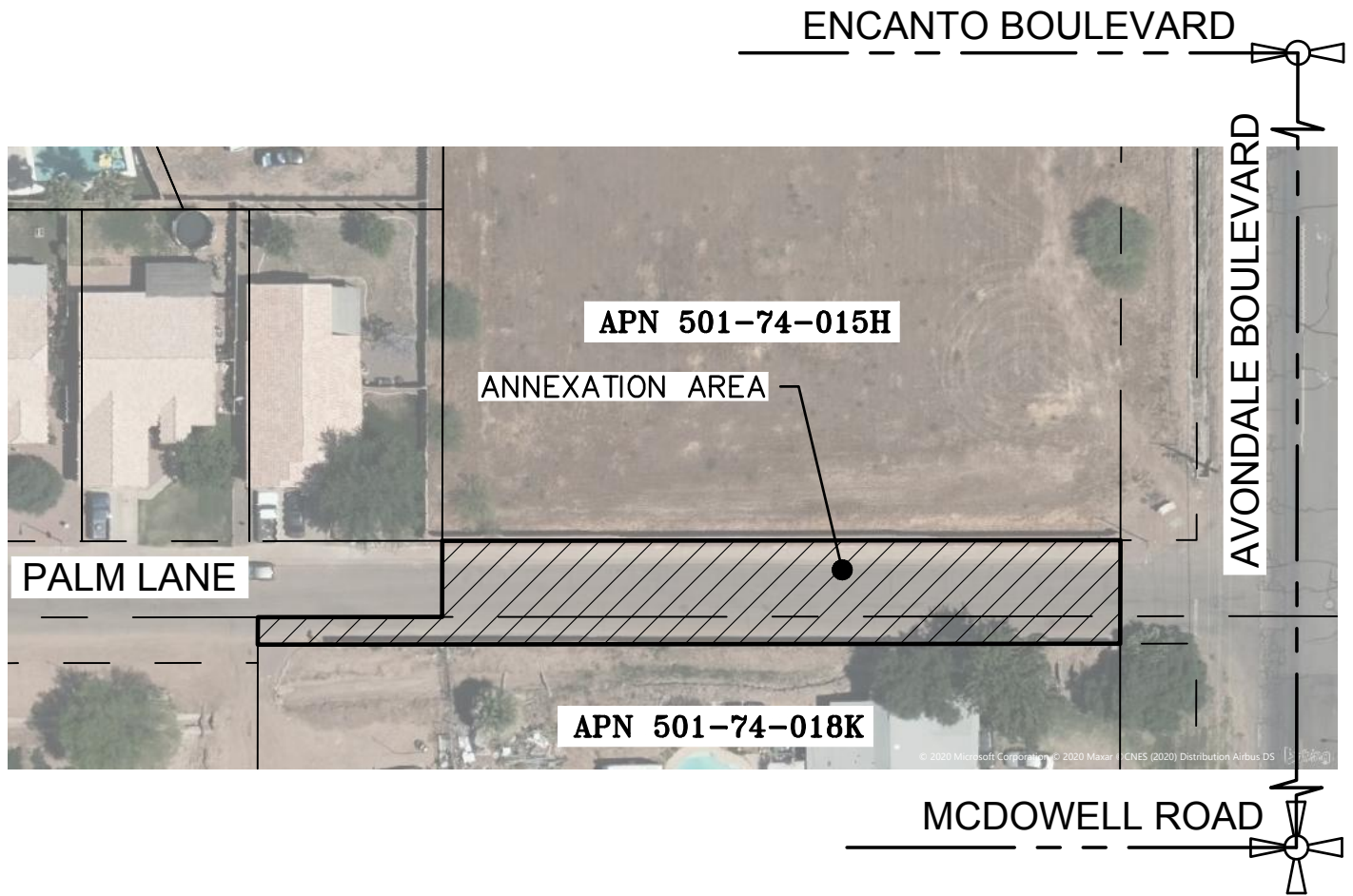
DRAWN BY: JIB
DATE: 10/22/20
SCALE: NTS
JOB NO: 220024

AVONDALE BOULEVARD WIDENING
MCDOWELL RD. TO ENCANTO BLVD.
ANNEXATION

PALM LANE AVONDALE, ARIZONA

RITOCH-POWELL
& Associates
602-263-1177
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AERIAL EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION (FOR REFERENCE ONLY)



Avondale
Arizona

SHEET 3 OF 3	DRAWN BY: JIB DATE: 10/22/20 SCALE: NTS JOB NO: 220024	AVONDALE BOULEVARD WIDENING MCDOWELL RD. TO ENCANTO BLVD. ANNEXATION PALM LANE AVONDALE, ARIZONA	RITOCH-POWELL & Associates 602-263-1177 WWW.RPAENG.COM
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North: 898032.8301' East: 581101.5063'

Segment #1 : Line

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Segment #2 : Line

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North: 898041.5316' East: 580818.2945'

Segment #3 : Line

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Segment #4 : Line

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Segment #5 : Line

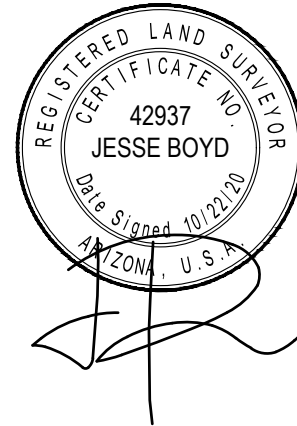
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Error North: -0.00000 East: 0.00201

Precision 1: 317230.00



CITY COUNCIL REPORT

SUBJECT: Public Hearing and Ordinance 2045-1220 - Zoning Ordinance Text Amendments - Section 1 (Administration and Procedures); Section 2 (Residential Districts); Section 5 (Special Districts; Overlays); Section 8 (Parking); Section 9 (Signs); and Section 12 (Landscape, Walls, and Fences) - Application PL-20-0248

MEETING DATE: 12/7/2020

TO: Mayor and Council

FROM: Kevin Murphy, Development & Engineering Services Director

THROUGH: Tracy Stevens, Deputy City Manager, (623) 333-1014

REVIEWED: Charles A. Montoya, City Manager, (623) 333-1016

PURPOSE:

City Council will hold a public hearing and consider a staff-initiated request to adopt Ordinance 2045-1220 approving text amendments to the Zoning Ordinance. The amendments to Avondale Zoning Ordinance Section 1 (Administration and Procedures), Section 2 (Residential Districts), Section 5 (Special Districts; Overlays), Section 8 (Parking), Section 9 (Signs), and Section 12 (Landscape, Walls and Fences), will allow for continued refinement of the Zoning Ordinance to reflect changes in policies and procedures, allow for clerical corrections, and address the overall accuracy and usability of the Zoning Ordinance. The Council will take appropriate action.

BACKGROUND:

The Avondale Zoning Ordinance was first adopted in 1951 and has been updated numerous times. The last update occurred in February 2020.

SUMMARY OF REQUEST:

The following is a summary of the proposed amendments to the Zoning Ordinance referenced by section number. The specific proposed text for each of these sections may be found in Exhibit A.

Section 1 (Administration and Procedures)

108 – Conditional Use Permit: Revise the application submittal process to require deliverables checklist be included. Revise the Conditional Use Permit application to require building elevations be included with the development plans.

110 – Zoning Ordinance Map Amendments (Rezoning): Revise the application submittal process to require deliverables checklist be included. Revise the Rezoning application to require building elevations be included with the development plans.

111 – Variances and Appeals: Revise the application submittal process to require deliverables

checklist be included. Revise the Variance application to require building elevations be included with the development plans.

115 – Definitions: Update Townhouse definition to add requirement for a ground floor entrance and a minimum 100 square foot private open space per unit.

Section 2 (Residential Districts)

202 – Land Use Matrices: Remove Data Center from use table. Data Center is currently permitted in the Agricultural (AG) District with conditions.

203 – Uses Permitted With Conditions: Remove Data Center paragraph from this section.

Section 5 (Special Districts; Overlays)

501 – The BLVD District: Remove the opt-in process from The BLVD Administration section as this process has been accomplished and future rezonings will follow the standard process.

Section 8 (Parking)

801 – Purpose: Add electric vehicle charging as a stated purpose of Section 8.

804 – Required Parking:

- Add electric vehicle charging station and future capacity requirements as a required percentage of overall parking requirements for new development and redevelopments.
- Update maximum parking requirements for manufacturing and industrial uses as it was inadvertently less than the minimum requirement.
- Increase the required ratio of visitor parking spaces from one (1) space for every ten (10) dwelling units to one (1) space for every five (5) dwelling units for multi-family developments.
- Clarify that townhomes must provide the two (2) required parking spaces as enclosed garage parking spaces.

Section 9 (Signs)

905 - General Requirements: Add location requirements for signs within The BLVD District.

907 - Permanent Sign Design, Illumination, and Construction: Add design requirements for signs within The BLVD District including references to adhering to the required development plan.

913 - Signs Authorized With Permits:

- Revise sign allowance within the General Industrial (A-1) district to allow signs on two (2) building elevations and to allow calculation of secondary street facing building elevations at 0.5 square feet per linear foot, consistent with the Commerce Park (CP) zoning district.
- Add quantity and sign area requirements for wall signs, directory signs, monument signs, multi-tenant signs, pedestrian kiosk signs, and freeway pylon signs within The BLVD District.

Section 12 (Landscape, Walls, and Fences)

1204 – Landscape Design Standards: Add an administrative exception to tree and shrub quantities in easements, utility locations, and other spaces that prohibit quantities as required by Section 12.

ANALYSIS:

The Zoning Ordinance Text Amendments are not anticipated to result in any adverse impacts on the community. The amendments will allow for continued refinement of the Zoning Ordinance to reflect changes in policies and procedures, allow for clerical corrections, and address the overall accuracy and usability of the Zoning Ordinance.

PUBLIC PARTICIPATION:

All required notifications for Planning Commission and City Council public hearings have been completed. The meetings were advertised in the Wednesday, October 28, 2020, edition of the Southwest Valley Arizona Republic. Staff has not received any feedback on the proposal by phone or email.

At the time of writing this report, no comments related to the proposal have been posted on the City's aVOICE digital forum.

PLANNING COMMISSION ACTION:

Planning Commission is scheduled to conduct a public hearing and issue a recommendation on the proposed text amendments on November 18, 2020. Due to publication deadlines, a summary of their action could not be included in this report; Staff will provide Council a summary of the November 18, 2020 Planning Commission meeting when this item is presented on December 7, 2020.

DISCUSSION:

STRATEGIC PLAN:

INITIATIVE: Encourage & Support Creative Innovation in Development & Service Delivery

- STRATEGIC GOAL: Encourage a flexible environment responsive to market trends

BUDGET IMPACT:

No budget impacts.

RECOMMENDATION:

The City Council will conduct a public hearing and **ADOPT** the Ordinance approving Application PL-20-0248, Zoning Ordinance Text Amendments, a request for text amendments to the City of Avondale Zoning Ordinance.

PROPOSED MOTION:

I move that City Council **ADOPT** the Ordinance approving Application PL-20-0248, Zoning Ordinance Text Amendments, a request for text amendments to the City of Avondale Zoning Ordinance.

Exhibit A

Abstract of Proposed Changes

evaluated for compliance with the required findings set forth below. The burden of proof for satisfying these findings rests with the applicant.

2. An application for a Conditional Use Permit shall be submitted on a form prescribed by the Planning Division with all required deliverables as outlined on the application checklist, including the required fee~~with the required fee~~ before the conditional use permit application can be processed.
3. The applicant shall conduct a neighborhood meeting in accordance with Section 112, below and complete notifications pursuant to Section 113, below.
4. The Planning Commission shall hold a public hearing and forward a recommendation to the City Council. The Planning Commission shall base its recommendation on whether or not the information provided is sufficient to meet the required findings. Notifications must be completed pursuant to Section 113, below.
5. The City Council shall hold a public hearing considering the information presented and may accept or reject the Planning Commission's recommendation with respect to whether the required findings have been met. Notifications must be completed pursuant to Section 113, below.
6. The City Council shall have complete discretion to approve, conditionally approve, or deny a request for a Conditional Use Permit based upon its determination of whether the required findings (set forth in subsection 108(B) below) have been met.

B. Required Findings

A Conditional Use Permit may only be approved if all the following findings are met:

1. That the proposed use (a) is consistent with the land-use designation set forth in the general plan, (b) will further the City's general guidelines and objectives for development of the area, as set forth in the general plan and (c) will be consistent with the desired character for the surrounding area.
2. That the use will be (a) compatible with other adjacent and nearby land uses and (b) will not be detrimental to persons residing or working in the area, adjacent property, the neighborhood or the public welfare in general.
3. That the site is adequate in size and shape to accommodate the proposed use, allow safe on-site circulation, and meet all required development standards including, but not limited to, setbacks, parking, screening, and landscaping.
4. That the site has appropriate access to public streets with adequate capacity to carry the type and quantity of traffic generated by the proposed use.
5. That adequate conditions have been incorporated into the approval to ensure that any potential adverse effects will be mitigated.

substantially similar use (2) located on the same site and (3) submitted within one (1) year from the date of the final denial or revocation.

109 Zoning Ordinance Text Amendment

The written regulations set forth in this Ordinance may be amended whenever deemed necessary to best serve the public health, safety and general welfare of the City. Amendments to the text of this Ordinance shall not be made except through the adoption of an amending Ordinance by the City Council after complying with State Law and following the procedures prescribed in this Section 110.

A. Process and Procedure

1. Requests for text amendments shall be submitted to the Planning Division on a form prescribed by the Planning Division with the required fee. The request may be submitted by the Planning Division, Zoning Administrator, Planning Commission or City Council.
2. A request for a text amendment shall first be heard by the Planning Commission, which shall hold a public hearing and transmit a recommendation to the City Council containing reasons for such recommendation. Notifications must be completed pursuant to Section 113, below.
3. The City Council shall hold a public hearing and approve, approve with conditions, or deny the request for the amendment. Notifications must be completed pursuant to Section 113, below.
4. The recommendation of approval of any amendment by the Planning Commission shall be void if the amendment has not been adopted by the City Council within one (1) year of the Planning Commission action.

B. Council Discretion

The City Council shall consider all of the information provided and may accept or reject the Planning Commission's recommendation. The City Council may approve or reject a Zoning Ordinance text amendment in its sole legislative discretion; provided that any such Amendment shall be consistent with the adopted General Plan.

110 Zoning Ordinance Map Amendments (Rezoning)

The boundaries of Zoning Districts set forth in the Zoning Map may be amended whenever deemed appropriate by the City Council. Amendments to the zoning map shall not be made except through the adoption of an amending Ordinance by the City Council and following the procedures prescribed in this Section 110.

A. Process and Procedure

1. Requests for map amendments shall be submitted to the Planning Division on a form prescribed by the Planning Division with the all required deliverables as outlined on the application checklist, including required fee. A Zoning Map amendment may be

C. Conditions for Approval

The Planning Commission may recommend and the City Council may approve a map amendment conditioned as deemed necessary by the City Council in its sole discretion. Any condition of zoning shall be set forth in the Ordinance amending the zoning text or map. All conditions of zoning approval shall become part of the regulations governing the use of the property. No building permits shall be issued except in conformity with the conditions of zoning approval.

111 Variances and Appeals

A. Variance

A variance is not a right. It may be granted to an applicant only if the applicant establishes compliance with the hardship criteria established in ARIZ. REV. STAT. § 9-462.06(G)(2), as amended. Pursuant to ARIZ. REV. STAT. § 9-462.06(H), as amended, no use variance or variance based upon self-imposed hardship shall be granted.

1. Process and Procedure:

- a. Requests for variances shall be submitted to the Planning Division on a form prescribed by the Planning Division all required deliverables as outlined on the application checklist, including the required fee. ~~with the required fee and submittal materials.~~
- b. The Board of Adjustment shall conduct a hearing on the variance pursuant to the procedures established in ARIZ. REV. STAT. § 9-462.06, as amended. The Board of Adjustment shall convene for a hearing within sixty (60) days of the acceptance of the application by the Planning Division. Notifications must be completed pursuant to Section 113, below.
- c. Once a variance is approved by the Board of Adjustment, it is effective and shall run with the land subject to the limitations set forth in this Ordinance.

2. Required Findings:

The Board of Adjustment may grant a variance only after all of the findings set forth below have been met:

- a. There are special circumstances or conditions applicable to the property, including size, shape, topography, location or surroundings.
- b. Due to these special circumstances, the strict interpretation of the Zoning Ordinance would deprive the property of privileges enjoyed by surrounding properties of the same classification in the same Zoning District.
- c. The proposed variance is the minimum necessary to alleviate the hardship.

Surplus Store: A store selling items that are used, or purchased but unused, and no longer needed. The surplus is often military, government or industrial excess. A surplus store may also sell items that are past their use by date.

Tandem Parking: The placement of parking spaces one (1) behind the other, so that the space nearest the driveway or street access serves as the only means of access to the other space.

Thrift Store: A retail store that specializes in the sale of previously owned and/or used goods and merchandise that has been donated. Thrift stores are distinct from consignment shops, pawn shops and non-consignment secondhand retail stores.

Townhouse/Townhome: A single-family dwelling unit, with a private ground floor entrance and private yard of at least 100 square feet, that is part of a structure whose dwelling units are attached horizontally in a linear arrangement, and having a totally exposed front and rear wall to be used for access, light and ventilation.

Trailer: Any towed vehicle that does not fall under the definitions of mobile home or recreational vehicle.

Transmitting Tower: An unmanned structure that transmits or receives communications by electromagnetic or optical means, such as a radio antenna, television antenna, radar station, or microwave tower, but excluding Wireless Facilities.

Tree: A woody plant that has a single or multiple trunk(s) at ground level.

Tree Height: A tree measurement from the ground to the topmost portion of the tree. On small, multi-trunked trees, tree height is measured to the top of the main body of the crown.

Tree Topping: The cutting back of limbs larger than one (1) inch in diameter to a point between branch collars/buds within the tree's crown. Also referred to as hat racking, heading and pollarding.

Truck Stop: A service station primarily oriented to servicing of trucks and tractor trailers and which may include restaurants, retail activities and truck repair services.

Turf: Continuous plant coverage consisting of grass species that is mowed to maintain an established height.

University: An institution of higher learning providing facilities for teaching and research and authorized to grant academic degrees.

Use: The conduct of an activity or the performance of a function or operation, on a site or in a building or facility.

Urban Agriculture: The growing, washing, packaging, and storage of fruits, vegetables, and other plant products for wholesale or retail sales within close proximity to where a community of people lives.

Urban Development: A form of development generally characterized by higher residential densities and integrated commercial and industrial land uses connected by multiple transportation modes, with a particular emphasis on pedestrians and transit users.

3. The R-4 Zoning District is intended to be located near high activity commercial areas of the City and providing for high intensity townhome, condominium, apartment, and loft apartments.

- F. Manufactured Home Park - MH Zoning District. The purpose of the MH Zoning District is to provide an alternative living style and dwelling type to conventional single-family and multi-family housing. Standards contained herein are designed to afford adequate separation of manufactured home units, screening and open space in order to enhance the park environment.

202 Land Use Matrices

The following land use matrices shows the uses, which are permitted outright (P), permitted with a conditional use permit (C), permitted with conditions (PC), permitted as accessory uses (A) or prohibited (-) in specific residential Zoning Districts in the City of Avondale. The land use matrix is intended to serve as a guide for the convenience of the reader. Where the text of this Zoning Ordinance differs from the land use matrix, the text shall prevail.

- A. Single-Family Districts

Land Use Matrix

LAND USE	AG	RR-43	RR-18	R1-35	R1-15	R1-10	R1-8	R1-7	R1-6	R1-5
Apiary	PC	PC	-	-	-	-	-	-	-	-
Bed and breakfast inn	-	C	-	C	-	-	-	-	-	-
Child care in the home for four (4) or fewer children not related to the residents as an accessory to the primary residential use of the dwelling.	P	P	P	P	P	P	P	P	P	P
Child care in the home for five (5) to ten (10) children not related to the residents as an accessory to the primary residential use of a dwelling.	C	C	C	C	C	C	C	C	C	C
Child Care Center in conjunction with a Place of Worship or School	C	C	C	C	C	C	C	C	C	C
Community garden, one acre or less	P	P	P	P	P	P	P	P	P	P
Dairy farm	PC	-	-	-	-	-	-	-	-	-
Data Center	PC	-	-	-	-	-	-	-	-	-
Farm animals, the raising and keeping of	P	PC	PC	PC	-	-	-	-	-	-
Farming, including all types of agriculture and horticulture	P	P	-	-	-	-	-	-	-	-
Feed lot for cattle	PC	-	-	-	-	-	-	-	-	-

~~C.~~ ~~Data Center is allowed in an Agricultural Zoning District provided that:~~

- ~~1. Data Centers are located within the Freeway Corridor Specific Plan (FCSP) boundaries and along an arterial roadway.~~
- ~~2. Data Centers must be contained within a building architecturally designed to appear as a Class A or Class B office building.~~

~~DC.~~ Farm Animals. Raising and keeping farm animals is allowed in certain residential Zoning Districts, subject to the following:

1. In the RR-43 District:
 - a. The keeping of livestock such as cattle and horses shall be allowed at a ratio of one (1) animal per 21,780 square feet of lot area.
 - b. Small livestock such as goats and sheep shall be allowed at a ratio of two (2) animals per 21,780 square feet of lot area.
 - c. No more than two (2) swine per lot shall be allowed, excluding potbellied pigs.
 - d. Farm animals under the age of six (6) months shall not be limited to an animal per square footage ratio.
 - e. Structures for fowl shall not be located closer than seventy-five (75) feet to any neighboring residence.
2. In the RR-18 District:
 - a. All farm animals shall be contained on the property by an effective enclosure and shall not be allowed to run at large.
 - b. The property shall be maintained so that it does not create or contribute to a health nuisance caused by the presence of flies, mosquitoes or other vermin; objectionable odors or dust; ponded water or water runoff; the accumulation of manure, garbage, refuse or other obnoxious or putrescible material; or similar conditions.
3. In the R1-35 District:
 - a. The keeping of livestock such as cattle and horses shall be allowed at a ratio of one (1) animal per 21,780 square feet of lot area.
 - b. Small livestock such as goats and sheep shall be allowed at a ratio of two (2) animals per 21,780 square feet of lot area.
 - c. No more than two (2) swine per lot shall be allowed, excluding potbellied pigs.

- d. Farm animals under the age of six (6) months shall not be limited to an animal per square footage ratio.

~~FD~~. Feed Lot for cattle is allowed in certain residential Zoning Districts provided that the minimum site is forty (40) acres.

~~FE~~. Guest House is allowed in certain residential Zoning Districts provided that:

1. A guest house shall not be rented, leased or sold separately from the principal residence or otherwise used for compensation.
2. A separate address, water meter, utility meter, driveway or parking area shall not be provided for the guest house.
3. The materials, colors and architectural style of the guest house shall be similar to the principal residence.
4. The livable floor area of the guest house shall not exceed fifty (50) percent of the livable floor area of the principal residence.
5. A detached guest house shall meet the location, height and setback requirements in Section 7 of this Zoning Ordinance.
6. The Department shall maintain an administrative record that includes a site plan and a floor plan for each guest house with approved construction plans. The separate Design Review process outlined in Section 1 of this Zoning Ordinance is not required for guest houses.

~~GE~~. Home Occupations are allowed in certain residential Zoning Districts, provided that in addition to all of the use limitations applicable in the Zoning District in which the home occupation is located, no home occupation shall be permitted unless it complies with the following restrictions:

1. The home occupation shall be conducted entirely within the principal dwelling unit or in a permitted accessory building thereto, and in no event shall such use be apparent from any public way. Use of required garages shall not occur.
2. There shall be no signs, no exterior display, no exterior storage of materials, and no exterior parking of vehicles containing signs larger than six (6) square feet, and no other indication of the home occupation or variation from the residential character of the principal building.
3. No mechanical, electrical or other equipment that produces noise, electrical or magnetic interference, vibration, heat, glare or other nuisance outside the residential or accessory structure shall be used.
4. No home occupation shall be permitted that is noxious, offensive or hazardous by reason of vehicular traffic, generation or emission of noise, vibration, smoke, dust or

other particulate matter, odorous matter, heat, humidity, glare, refuse, radiation or other objectionable emissions.

5. Any need for parking generated by the home occupation shall be off-street. One (1) off-street parking space is permitted for the home occupation.
6. No pick-up or delivery by business-related vehicles which exceed 20,000 pounds gross vehicle (except USPS and standard UPS/FedEx sized delivery trucks) is permitted.
7. Only one business-related vehicle with a manufacturer's gross vehicle weight rating (GVWR) of not more than ten thousand (10,000) pounds used for the home occupation may be parked or stored at the property.
8. Customers shall not visit the home occupation to purchase goods or services, excluding barber shops/beauty salons. Barber shops/beauty salons shall not occupy more than 200 square feet of the floor area, a maximum of one (1) washing station, and a maximum of two (2) customers per day.

Prohibited services include massage parlors, restaurants, veterinary hospitals, veterinary offices, commercial kennels, dog grooming, vehicle services and like services.

9. Employees who do not reside in the home are prohibited.
10. Such occupation shall not require internal or external alterations or construction features or equipment or machinery not customary in residential areas.
11. The activity shall not generate vehicular or pedestrian traffic beyond that which is normal in its district.

HG. Places of Worship shall be located on an arterial street or at the intersection of two (2) collector streets.

H. Public utility facility required for local service is allowed in certain residential Zoning Districts provided that:

1. It is required for local service.
2. There are no offices, maintenance facilities, outdoor storage or part-time employees related to the site.

H. Single-Family detached or attached dwellings are allowed in the Manufactured Home (MH) District subject to the development standards outlined in Section 207(C).

204 Uses Permitted With a Conditional Use Permit

The land uses listed in the land use matrix as being permitted subject to a Conditional Use Permit shall, in addition to the process set for in Section 109 of this Zoning Ordinance, comply with the conditions listed below, if any, for the individual use. Based on review of the Conditional Use Permit

development of urban rowhomes, townhomes, or other residential types that are more outwardly focused, strongly interfaced with adjacent streets, and that contribute to an overall sense of community within The BLVD at-large. The minimum required density in this District is 18 dwelling units per acre, though product types under the minimum density may occur as part of a master residential development that, as a whole, meets the minimum density requirement. Limited commercial uses are permitted if located on the ground floor of a multi-story building with residential uses above. Building heights shall not exceed six (6) stories; within 300 feet of single-family residential uses, building heights shall not exceed three (3) stories.

5. Neighborhood District.

The Neighborhood District, located east of Avondale Boulevard, south of Van Buren Street and north of the Civic Center complex, is designed to accommodate development of detached single-family residential homes and/or attached townhomes with a density between 4 and 12 dwelling units per acre. Urban form development is not required, but is encouraged, in the Neighborhood District. Building heights shall not exceed two (2) stories or 30 feet.

6. Promenade District.

The Promenade District, located south of Van Buren Street west of Avondale Boulevard, allows for a variety of retail, restaurant, service and office uses which will support the daily needs for goods and services of residents of The BLVD and surrounding neighborhoods. The character and form of development in the Promenade District will be noticeably more suburban than in other portions of The BLVD, though pedestrian-orientation is still a priority. Auto-oriented uses that are heavily restricted in other Districts, such as drive-throughs, are appropriate in the Promenade District. Building heights shall not exceed two (2) stories or 30 feet.

D. Administration

1. Establishment.

The BLVDD zoning may be established on property within The BLVD area, as defined by The BSP Figure 2-1, according to the procedures outlined in Section 110 of this Zoning Ordinance.

~~2. Opt In.~~

~~Owners of property located within the boundaries of The BSP will retain the existing City Center District (CCD) as the active zoning district until such time as the property owner chooses to Opt In to The BLVDD. All requirements of the existing CCD zoning (See Section 501.K) remain in effect until a property owner elects to Opt In to The BLVDD.~~

~~a. A property owner may Opt In to The BLVDD by signing, before a notary public a “The BLVDD Opt In” form prepared by the Zoning Administrator.~~

~~b. Such form shall state, at a minimum, that:~~

- ~~i. The BLVDD standards are in effect for the identified parcel(s) as of the signature date of the Opt-In form; and~~
- ~~ii. The requirements of the previous CCD are no longer applicable for that site; and~~
- ~~iii. Any future development shall adhere to the requirements of The BLVDD, including submittal of a Development Plan to be approved by the City Council.~~
- ~~e. Once an Opt-In form is signed and notarized, in no case may any subsequent development on the site be based upon the standards of the existing CCD, nor may the site be developed using a mixed set of standards of both the former CCD zone and The BLVDD zone at the same time.~~
- ~~d. Once signed, the City shall maintain an official record of the agreement in the files of the Planning Division and shall update the Official Zoning Map of the City to reflect the change to the property's zoning district from CCD to The BLVDD.~~

~~3.2.~~ Required Development Plan

In addition to the approved The BLVD base zoning, a City Council approved Development Plan is required prior to the application for a development permit within The BLVD.

- a. Development Plans may be filed for all or part of the property zoned or to be zoned The BLVDD. Development Plans shall be submitted in accordance with Section 106, Site Plan and Design Review; provided, however that the Planning Commission shall review, and City Council shall review and approve, all Development Plans for properties zoned The BLVDD.
- b. The ordinance approving the rezoning of a property to The BLVDD shall indicate, both by narrative text and a map, the location and boundaries of the Sub-Districts that are included in the area to be rezoned.

~~4.3.~~ Amendment.

The Zoning Administrator or designee shall determine whether a proposed amendment to an approved Development Plan is a Major or Minor Amendment. Major Amendments shall require City Council approval with a recommendation of the Planning Commission. Minor Amendments shall require administrative approval by the Zoning Administrator or designee only.

- a. Major Amendment: Any one (1) of the following shall be considered a Major Amendment of a Development Plan:
 - i. A significant change in boundary lines of the development. Minor and technical adjustments to the boundary lines within the Development Plan are permitted without a Major Amendment so long as (i) the area affected by the boundary change does not exceed fifteen (15) percent of the total area subject to the Development Plan, (ii) the adjustments do not significantly alter the traffic or pedestrian circulation system for the Development Plan and (iii) in the reasonable

SECTION 8 PARKING

801 Purpose and Applicability

A. Purpose

The purpose of this Section is to establish standards for the provision of parking, loading, ~~and~~ on-site circulation, and electric vehicle charging for the uses permitted in this Ordinance in a manner that is safe, efficient, convenient and visually attractive.

B. Applicability

1. The standards outlined in subsection 802 below shall apply to all property within the corporate limits of the City of Avondale from and after November 1, 2010.
2. The standards outlined in the remainder of this Section 8, excluding subsection 802, shall apply to all property within the corporate limits of the City of Avondale except for the following:
 - a. All buildings and uses of land constructed, developed or commenced prior to November 1, 2010.
 - b. Properties with parking improvements that were (i) completed prior to November 1, 2010, and (ii) in compliance with the then-existing provisions of this Ordinance, unless a change in the distinguishing characteristics of a building or land is proposed that results in (i) the expansion of a use through an increase in the size of a building, (ii) the creation of a new residential unit by adding to or subdividing an existing residential unit, (iii) an increase in the geographical area devoted to an outdoor use or (iv) a change of use from a less parking intensive use to a more parking intensive use.

802 General Parking Requirements for All Properties

- A. Prior to the construction of any parking lot, the conversion of any land area for parking use or the modification of an existing parking area, a Site Plan application must be submitted to the Department for review and approval in accordance with the Site Plan procedures set forth in Section 1 of this Ordinance.
- B. All required parking spaces shall be located on the lot upon which the use is located, except that within master planned commercial or employment developments, required spaces may be located on a lot contiguous to the lot on which the business is located if (a) buildings are situated such that a common parking area can be utilized by several buildings and (b) shared parking easements have been recorded in the Maricopa County Recorder's Office.

Use	Minimum Spaces Required
Manufacturing/Industrial Uses (unless otherwise specified)	1 space/400 SF<u>500 SF for the first 10,000 SF plus 1 space/5,000 SF for the remaining floor area</u> MAXIMUM spaces allowed: 0 – 150,000 SF – 1 space/750 SF 150,001 – 500,000 SF – 1 space/1,500 SF 500,001 SF or greater – 1 space/1,750 SF<u>1 space/300 SF for the first 10,000 SF plus 1 space/3,000 SF for the remaining floor area</u>
Movie and Recording Studios	1 space/300 SF for the first 10,000 SF plus 1 space/1,000 SF for the remaining floor area
Warehousing & Storage	1 space/500 SF for the first 10,000 SF plus 1 space/5,000 SF for the remaining floor area MAXIMUM spaces allowed – 1 space/300 SF for first 10,000 SF plus 1 space/3,000 SF for the remaining floor area
Wholesaling and Large Merchandise Sales	1 space/500 SF
<i>Institutional and Office Uses</i>	
Assisted Living Facility	1.5 spaces/unit, plus 1 space/200 SF of office area; Minimum 10 percent of required spaces shall be covered
Convalescent Home	1 space/3 beds; Minimum 10 percent of required spaces shall be covered
General/Professional Offices up to 50,000 SF	1 space/250 SF; Minimum 10 percent of required spaces shall be covered
General/Professional Offices 50,001 SF or greater	1 space/250 SF; Minimum 10 percent of required spaces shall be covered MAXIMUM spaces allowed – 1 space/140 SF

Use	Minimum Spaces Required
<i>Residential Uses</i>	
Dwelling, Manufactured Home Park	2 spaces/unit (Minimum 1 covered space)
Dwelling, Multi-Family	Studio: 1.5 spaces/unit 1 Bedroom: 1.5 spaces/unit 2 Bedroom: 1.75 spaces/unit 3 Bedroom: 2 spaces/unit Townhome: 2 spaces/unit <u>An enclosed garage with two (2) interior spaces is required</u> PLUS: One (1) visitor space per ten-five (405) units must be provided; and At least one (1) space per multi-family unit must be covered and assigned to a unit.
Dwelling, Single-Family	An enclosed garage with two (2) interior spaces is required (See subsection 804(G) for exceptions) One (1) visitor parking space per unit must be provided where on-street parking or driveway parking is not provided.
Dwelling, Duplex/Triplex	2 spaces/unit (Minimum 1 covered space)
<i>Retail Uses</i>	
Auto Sales	1 space/500 SF of indoor showroom and 1 space/1,000 SF of outdoor display area
Gas Station	1 space/300 SF of interior area
Restaurants and Bars	1 space/50 SF of indoor public area and 1 space/200 SF of outdoor area
Retail Establishments, including those not specified, with up to 50,000 SF of gross building area	1 space/300 SF floor area
Retail Establishments or Centers greater than 50,001 SF of gross building area	1 space/300 SF floor area MAXIMUM spaces allowed: 1 space/250 SF

- B. In the instance where a use is not listed in the preceding parking schedule and where no direct comparison can be made to a use listed above, the Zoning Administrator shall determine the minimum and maximum (if applicable) parking required/allowed.

- C. In the case where a business includes floor area devoted to a mix of the uses listed above, the total requirement for off-street parking spaces shall be the sum of the requirements of the various uses computed separately as specified in this Section.
- D. Cumulative parking space requirements may be reduced below minimum requirements where it can be demonstrated that the peak requirements of a user are less than the City's minimum prescribed limits. Said exceptions shall be considered administratively if supported by a parking demand study in accordance with subsection 808 below.
- E. Cumulative parking space requirements may be increased above maximum limits where it can be demonstrated that a use or user generates a need for parking in excess of the maximum prescribed limits. Said exceptions shall be considered administratively if supported by a parking demand study in accordance with subsection 808 below.
- F. Bicycle parking or bicycle racks shall be required to be provided at the minimum rate of one (1) space for every fifty (50) vehicle parking spaces for all new commercial and employment development. Sites with less than forty (40) vehicle spaces shall not be required to provide bicycle parking but are encouraged to do so. All bicycle rack designs that deviate from the City standard detail shall be reviewed by the City Engineer to ensure substantial conformance with the General Engineering Requirements (GER) manual.

G. Installation of electric vehicle (EV) charging stations and infrastructure to provide for future installation of EV charging stations shall be provided for all new, expanded or reconstructed parking areas according to the following schedule.

Minimum Requirements for EV Charging Stations and EV-Capable Parking Spaces Table

<u>Use Type</u>	<u>Minimum Percentage of Total Parking Spaces with Level 2 EV Charging Station Installed</u>	<u>Minimum Percentage of Total Parking Spaces to be EV-Capable for Level 2 EV Charging Station</u>	Formatted: Font: Garamond, 12 pt Formatted Table
<u>Automobile Related Uses; Eating & Drinking Establishments; Entertainment & Recreational Uses; General & Intense Retail Uses; Medical Uses; Mixed Uses; Personal Services; and Employment District Uses</u>	<u>1%</u>	<u>3%</u>	Formatted: Font: Garamond, 12 pt
<u>Administrative & Financial Uses; Education, Religious & Institutional Uses; and Lodging</u>	<u>2%</u>	<u>8%</u>	Formatted: Font: Garamond, 12 pt
<u>Miscellaneous Uses – Other</u>	<u>1%</u>	<u>3%</u>	Formatted: Font: Garamond, 12 pt
<u>Residential Uses – Multi-Family</u>	<u>4% of resident parking; 1% of visitor parking or 1 station (whichever is greater)</u>	<u>16% of resident parking; 3% of visitor parking</u>	Formatted: Font: Garamond, 12 pt
<u>Residential Uses – Single Family</u>	<u>0%</u>	<u>100%</u>	Formatted: Font: Garamond, 12 pt
<u>Residential Uses – Duplex/Triplex/Townhomes</u>	<u>4% of resident parking; 1% of visitor parking or 1 station (whichever is greater)</u>	<u>16% of resident parking; 3% of visitor parking</u>	Formatted: Font: Garamond, 12 pt Formatted: Font: Garamond, 12 pt

1. EV-Capable means that parking spaces shall provide the electrical capacity necessary to accommodate the future hardwire installation of Level 2 electric vehicle charging stations with subpanels sized to accommodate 60A or 40A breakers for each. It includes the installation of “raceway” (the enclosed conduit that forms the physical pathway for electrical wiring to protect it from damage) and adequate panel capacity to accommodate future installation of a dedicated branch circuit and charging station(s).
2. Level 2 EV Charging Station shall provide 30-80 amperes using a 208 to 240 volt outlet. An EV charging station capable of simultaneously charging at 30 amperes or greater for each of two vehicles (also known as dual-port charging station) shall be counted as two Level 2 EV Charging Stations.
3. In the instance where a use is not listed in the preceding table and where no direct comparison can be made to a use listed above, the Zoning Administrator shall determine the minimum percentage of electric vehicle charging stations to be installed and the minimum percentage of total parking spaces to be EV-Capable.
4. In the case where a development includes floor area devoted to a mix of the uses listed above, the total requirement for electric vehicle charging stations and EV-Capable parking spaces shall be the sum of the requirements of the various uses computed separately as specified in this Section.
5. Applicants may request a waiver or reduction of electric vehicle parking requirements from the Zoning Administrator during site plan approval.

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8.H. Exceptions to Single-Family Residential parking requirements.

1. Carports are permitted in place of enclosed garages for any home (a) that was not originally built with an enclosed garage or (b) that is located in a neighborhood of homes with carports. The carport shall be integrated to appear as a continuation of the existing residence, must share materials, colors and architectural forms with the existing residence and must meet all Zoning Ordinance development standards, including setback and lot coverage requirements.
2. Existing carports may be enclosed as long as all on-site parking requirements are met.

805 Parking and Access Standards

A. Parking Space Sizes

1. The standard parking space shall be a minimum of nine and one-half (9-1/2) feet wide by twenty (20) feet long.
2. Compact parking spaces shall be a minimum of eight (8) feet wide by eighteen (18) feet long. Compact parking shall not exceed fifteen (15) percent of the total required spaces. Projects providing parking in excess of the minimum required number of

3. No sign or sign structure shall be erected in such a manner that any portion of its surface or supports will interfere in any way with the free use of any street, sidewalk, fire escape, fire lane, exit, or accessible route, as defined in the most current Americans with Disabilities Act Accessibility Guidelines (ADAAG).
 4. No sign or sign structure shall obstruct any street, sidewalk, private driveway, drive aisle, parking space, pedestrian path, or trail.
 5. No sign or sign structure shall project into or over any public sidewalk, street, alley, or other public place except within the City Center (CC)/~~The BLVD (BLVDD)~~ and Old Town Avondale Business (OTAB) Zoning Districts. Within the CC/~~BLVDD~~ and OTAB Districts, signs which project over public sidewalks a maximum of eight (8) feet may be approved if they meet aesthetic and safety requirements for their respective Districts.
 6. No sign or sign structure shall obstruct traffic by obscuring the vision of motorists. A minimum sight distance triangle of thirty-three (33) feet shall be maintained at all street and driveway intersections; larger sight distance triangles may be deemed necessary by the City Engineer.
 7. No sign or sign structure shall extend above a building's parapet except within the City Center (CC)/~~The BLVD (BLVDD)~~ Zoning District. Within the CC District/~~BLVDD~~, no sign shall extend above the building's parapet more than ten (10) feet.
 8. No permanent free-standing sign or permanent freestanding sign structure shall be located within five (5) feet of an interior property line.
 9. No illuminated wall-mounted sign shall be permitted on a building elevation abutting any residential District or use unless separated by a public street.
 10. No temporary sign shall be placed on, attached to, or hung from any permanent sign.
 11. No temporary sign or display shall be placed on the roof of any building.
 12. No sign or sign structure may be placed on private property without expressed, written consent of the landowner.
 13. No temporary sign shall be placed on, attached to, or hung from a tree without prior approval from the Zoning Administrator or authorized designee.
- B. No sign shall be animated by mechanical or atmospheric means, except where explicitly allowed by this Section 9. This shall not prevent the use of searchlights allowed in conjunction with special events and promotions, as regulated by Section 7 of this Ordinance.
- C. Sign Walkers shall be permitted subject to the following restrictions:
1. A temporary sign permit shall be required for sign walkers:

- C. The necessary supports or uprights on which any freestanding sign is placed shall be excluded from a sign area calculation.
- D. Only one (1) face of a double-faced sign shall be considered in determining its sign area, except that both sides shall be counted in instances where the distance between faces exceeds six (6) feet.
- E. Where permitted by this Section 9, multi-tenant monument signs may consist of more than one (1) sign panel provided all such sign panels are attached to one (1) common integrated sign structure. The calculation of area of a multi-tenant sign shall include all tenant panels and project identification information, excluding the portion(s) of a sign dedicated to providing the street number and/or address of the development site; provided, however, that this exclusion for the street number or address shall not apply to street numbers used as part of the business name.
- F. Where signs are of a three-dimensional, round, or other solid shape, the largest cross-section viewed as a flat projection shall be used for the purpose of determining the sign area. Signs visible from more than one (1) direction or without clearly defined sign faces shall be considered as having two (2) faces and each face calculated in the total allowable area.

907 Permanent Sign Design, Illumination, and Construction

A. General

- 1. Signage for projects within the Old Town Avondale Business (OTAB) Zoning District shall adhere to the Old Town Avondale Business District Design Guidelines and signage for projects within the City Center (CC)/~~The BLVD (BLVDD)~~ Zoning District shall adhere to Design Manual for the City Center and be reviewed with the required Development Plan, respectively.
- 2. The lighting source of a directly illuminated sign shall not be visible to any residential district adjacent to the lot or parcel on which said sign is located.
- 3. The use of reflective material is prohibited.

B. Freestanding Signs

- 1. All permanent freestanding signs shall be situated perpendicular to the street, excluding low-profile wall identification signs that may be situated parallel to a street.
- 2. All permanent freestanding signs shall be monument style only and shall complement the site architecture.
- 3. Landscaping shall be provided at the base of all permanent freestanding signage at a rate of four (4) square feet of landscaping for each one (1) square foot of sign area. A minimum of seventy-five (75) percent of the required landscape area shall be covered with vegetative plant material.

4. The width of the top of the sign structure shall be no more than one hundred twenty (120) percent the width of the base. The design of monument signs shall complement the architecture of the buildings on the site. In addition to tenant information, each monument sign shall contain the address(es) of the building(s) it supports.

C. Wall- and Building-Mounted Signs

1. Wall mounted signage shall be dimensional pan channel, reverse pan channel, or box cabinets up to (6) square feet in area, or custom cabinet, except if otherwise permitted herein. Custom cabinets shall be designed and fabricated with multi-level planes for lettering or graphics to create dept and interest and be internally illuminated or indirectly halo illuminated.
2. Signs mounted to wall mounted exposed raceways are prohibited unless structural limitations make other mounting alternatives infeasible, as determined by the Director or authorized designee.
3. No sign shall be painted directly onto building façades or walls, except within the City Center (CC)/The BLVD (BLVDD) and Old Town Avondale Business (OTAB) Zoning Districts, where graphic logos painted directly on façades may be permitted if the Director or authorized designee can determine that the proposed painted sign will be of a professional, artistic caliber. No text shall be painted on a building wall for the purposes of advertising a business or product except as an integral part of an approved graphic logo.
4. No sign shall be painted on, mounted to, or affixed in any way to an awning and/or canopy, except within the City Center (CC)/The BLVD and Old Town Avondale Business (OTAB) Zoning Districts. Interior illuminated awning signs are prohibited in all districts.

D. Variable Message Signs

1. Variable message signs using replaceable lettering shall have a secured, clear plastic cover, or equivalent.
2. Variable message signs shall have static displays. Video, animation, and special effects such as traveling, scrolling, fading, dissolving, and bursting shall not be permitted. Static message displays shall not change more than once every eight (8) seconds.
3. Variable message signs that incorporate electronic message displays shall not increase the brightness level by more than 0.3 foot-candles over ambient brightness levels, to be measured as follows:
 - a. With the sign off or displaying black copy, a foot candle meter shall be used to record the ambient light reading for an area. Said measurement shall occur at least thirty (30) minutes after sunset, from a distance which varies based upon the size of the sign, as follows:

3. It is recommended that Municipal, State, and Federal uses and Public and Charter Schools located in Single-Family Residential Districts adhere to the signage requirements of the C-1 District.

D. Commercial and Employment Districts

1. Wall-Mounted Signage.

- a. Wall-mounted signs are allowed in all Commercial and Employment Zoning Districts, as follows:

	R-O	C-O	C-1	C-2	C-3
Maximum Sign Area (Primary Elevation)	1 SF per Linear Foot	1 SF per Linear Foot	1 SF per Linear Foot	1 SF per Linear Foot	1.5 SF per Linear Foot
Maximum Sign Area (Secondary Elevations Facing Public Streets)	None	0.50 SF per Linear Foot	0.50 SF per Linear Foot	0.50 SF per Linear Foot	1 SF per Linear Foot
Maximum Sign Area (Freeway Facing Elevations)	None	1.50 SF per Linear Foot	None	None	2 SF per Linear Foot
Maximum Sign Size	50 SF	75 SF	100 SF	200 SF	250 SF
Minimum Sign Size	18 SF	18 SF	18 SF	18 SF	18 SF
Maximum Number of Elevations with Signs	Primary Elevation Only	Maximum of 3 Elevations; Illuminated signs cannot face residential	Maximum of 3 Elevations; Illuminated signs cannot face residential	Maximum of 3 Elevations; Illuminated signs cannot face residential	Maximum of 3 Elevations; Illuminated signs cannot face residential
Supplemental Design Requirements	Non-Illuminated or Indirectly Illuminated Signs Only	Additional Requirements for Buildings greater than 2 stories *(A)	None	None	None

	OTAB	Cashion	CP	A-1	CC/BLVDD
Maximum Sign Area (Primary Elevation)	1 SF per Linear Foot	1 SF per Linear Foot	1 SF per Linear Foot	1 SF per Linear Foot	1 SF per Linear Foot
Maximum Sign Area (Secondary Elevations Facing Public Streets)	0.50 SF per Linear Foot	0.50 SF per Linear Foot	0.50 SF per Linear Foot	None 0.50 SF per Linear Foot	0.50 SF per Linear Foot
Maximum Sign Area (Freeway Facing Elevations)	None	None	None	None	1.50 SF per Linear Foot
Maximum Sign Size	100 SF	100 SF	75 SF	150 SF	200 SF

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	OTAB	Cashion	CP	A-1	CC/ BLVD
Minimum Sign Size	18 SF	18 SF	18 SF	18 SF	18 SF
Maximum Number of Elevations with Signs	Maximum of 3 Elevations; Illuminated signs cannot face residential	Maximum of 3 Elevations; Illuminated signs cannot face residential	Maximum of 2 Elevations; Illuminated signs cannot face residential	<u>Maximum of 2 Elevations; Illuminated signs cannot face residential primary Elevation Only</u>	No Maximum
Supplemental Design Requirements	Non-Illuminated Directly Illuminated, or Indirectly Illuminated Signs Only	None	Additional Requirements for Master Planned Commerce Parks *(B)	None	Shall comply with City Center Specific Plan Chapter 5.4.23 and Design Manual for the City Center <u>or Design shall further architectural goals outlined within The BLVD Specific Plan</u>

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* (A) Excluding vertically integrated mixed use buildings which contain retail uses on the ground floor, buildings in excess of two (2) stories shall be allowed only one (1) wall-mounted sign per elevation, to be located in a sign band between the top of the upper story windows and the top of parapet. Said sign shall not be required to be located over the tenant's particular suite.

*(B) Wall-mounted signage for master planned commerce parks shall conform to a single color, font, and method of illumination, as approved during the design review process.

- b. Tenants with multiple building frontages that are eligible for wall-mounted signage on two (2) or more building elevations may transfer the allowed sign area between eligible building elevations, in whole or in part.
- c. In addition to the above, a total of three (3) square feet of non-illuminated sign area shall be permitted on each building or tenant frontage, adjacent to the primary entry.

- d. Wall-mounted signage shall not be permitted for any tenant suite that does not abut an exterior building wall.

2. Low-Profile Wall Identification Signs.

- a. One (1) low profile wall identification sign is permitted for each master planned development in the R-O, C-O, C-1, C-2, C-3, CP, A-1, OTAB, and Cashion Business Zoning Districts. The leading edge of a low profile wall identification sign shall be set back at least five (5) feet from any property line and out of any sight visibility lines. The maximum height and area varies depending on the district in which the sign is located, as follows:

	R-O	C-O	C-1	C-2	C-3	OTAB	Cashion	CP	A-1	CC
Maximum Height	3.5 Feet	3.5 Feet	3.5 Feet	3.5 Feet	3.5 Feet	3.5 Feet	3.5 Feet	3.5 Feet	3.5 Feet	Not Permitted
Maximum Sign Area	20 SF	40 SF	40 SF	60 SF	80 SF	20 SF	40 SF	40 SF	40 SF	Not Permitted

- b. A low-profile wall identification sign shall display the name/logo and address of the master planned development only.
- c. Final location of low-profile wall identification signs shall be approved during the site plan review process.

3. Directory Signs.

- a. Directory signs shall be permitted for multi-tenant developments within all commercial and employment districts, excluding the R-O District. The quantity and location of directory signs shall be approved during the site plan review process.
- b. In all districts except for City Center (CC)/~~The BLVD (BLVDD)~~ and Old Town Avondale Business (OTAB), directory signs shall not exceed twelve (12) square feet in area and six (6) feet in height. Within the CC/~~BLVDD~~ and OTAB districts, directory signs shall be designed at a pedestrian scale and shall not exceed ten (10) square feet in area and five (5) feet in height.
- c. Directory signs may be building-mounted or freestanding. Freestanding directory signs shall be located behind the required building setbacks.
- d. Directory signs shall be illuminated, either by an internal source or through the use of down-lighting.

4. Single-Tenant Monument Signs.

- a. One (1) single-tenant monument sign shall be permitted for single-user developments within the C-O, C-1, C-2, C-3, Cashion Business, and A-1 Zoning Districts. Two (2) single-tenant monument signs shall be permitted for properties

with frontage on two (2) arterial streets; provided, however, that both signs shall not be placed along the same street frontage.

- b. Within the City Center (CC)/The BLVD (BLVDD) Zoning District, one (1) single-tenant monument sign shall be permitted for single-user developments over five (5) acres in area with frontage on Avondale Boulevard, Van Buren Street, or Roosevelt Street. Two (2) single-tenant monument signs shall be permitted for properties that have frontage on two (2) of the above-mentioned streets; provided, however, that both signs shall not be placed along the same street frontage. Single-tenant monument signs are not permitted adjacent to local streets within The BLVD. All monument signs in The BLVD require consideration and approval with the required Development Plan.

- c. The maximum height and area varies depending on the district in which the sign is located, as follows:

	C-O	C-1	C-2	C-3	Cashion	A-1	CC/ <u>BLVDD</u>
Maximum Height	6 Feet	6 Feet	8 Feet	10 Feet	6 Feet	6 Feet	<i>Determined During Design Review</i>
Maximum Sign Area	40 SF	40 SF	60 SF	80 SF	40 SF	40 SF	

- d. Places of Worship located within the R-O, CP, and OTAB Zoning Districts shall be permitted single tenant monument signs equivalent to the C-1 Zoning District standards contained herein.
- e. No single-tenant monument sign shall be permitted for an individual user or pad site within a master planned multi-tenant development. Panels on multi-tenant monument signs shall be used in place of individual single-tenant monument signs in those instances.
- f. The single-tenant monument sign structure may extend above the maximum allowable height for the purpose of architectural embellishment. Such embellishment shall not extend the height of the sign more than twenty (20) percent over the allowed sign height. No commercial symbol, representation, logo, insignia, illustration, or other form of advertising message may extend into the architectural embellishment portion of the sign.
- g. The leading edge of a single-tenant monument sign shall be set back at least five (5) feet from any property line and out of any sight visibility lines.
- h. The single-tenant monument sign shall include the street number of the site. The street number shall not count against the maximum sign area allowed.
- i. The final location of permitted signs shall be approved during the site plan review process.

5. Multi-Tenant Monument Signs.

- a. Each multi-user development in the C-1, C-2, C-3, Cashion, CP, and A-1 districts shall be permitted one (1) multi-tenant monument sign on each street frontage. For properties with a street frontage of eight hundred (800) feet or more, multi-tenant monument signs shall be permitted at the rate of one (1) sign per every four hundred (400) feet of frontage. Multi-tenant monument signs shall be separated by a minimum distance of three hundred thirty (330) feet and may not be transferred from one street frontage to another.
- b. Within the City Center (CC)/The BLVD (BLVDD) Zoning District, one (1) multi-tenant monument sign shall be permitted for multiple-user developments over five (5) acres in area with frontage on Avondale Boulevard, Van Buren Street, or Roosevelt Street. Two (2) multi-tenant monument signs shall be permitted on properties that have frontage on two (2) of the above-mentioned streets; both signs cannot be placed along the same street frontage. Multi-tenant monument signs are not permitted adjacent to local streets within The BLVD. All monument signs in The BLVD require consideration and approval with the required Development Plan.
- c. The maximum height, area, and tenant panels allowed varies depending on the district in which the sign is located, as follows:

	C-1	C-2	C-3	Cashion	CP	A-1	CC/ <u>BLVDD</u>
Maximum Height	8 Feet	12 Feet	14 Feet	8 Feet	8 Feet	8 Feet	<i>Determined During Design Review</i>
Maximum Sign Area	60 SF	80 SF	100 SF	60 SF	60 SF	60 SF	
Maximum Number of Tenant Panels	6	10	12	6	6	6	

- d. The multi-tenant monument sign structure may extend above the maximum allowable height for the purpose of architectural embellishment. Such embellishment shall not extend the height of the sign more than twenty (20) percent over the allowed sign height. No commercial symbol, representation, logo, insignia, illustration, or other form of advertising message may extend into the architectural embellishment portion of the sign.
- e. The leading edge of a multi-tenant monument sign shall be set back at least five (5) feet from any property line and out of any sight visibility lines.
- f. The name of the office complex, shopping center, or commerce/industrial park shall be prominently included on the sign.
- g. The multi-tenant monument sign shall include the street number of the site. The street number shall not count against the maximum sign area allowed.

- d. The maximum size, height, and design will be determined during the design review process.

3. Pedestrian Kiosk Signs.

- a. Within ~~The BLVD (BLVDD)~~, the City Center (CC), and Old Town Avondale Business (OTAB) Zoning Districts, or on the campus of any college or university, pedestrian kiosk signs may be permitted for the purpose of providing directional information to community facilities and attractions, buildings, and commercial businesses within the Zoning District or campus within which the sign is located, and advertising official City meetings and special events.
- b. A pedestrian kiosk sign location plan shall be prepared showing the location of each kiosk and shall be submitted and approved by the Department prior to issuance of a sign permit. Pedestrian kiosk signs may be located within the public right-of-way subject to approval by the Department.
- c. Pedestrian kiosk signs shall be designed at a pedestrian scale. Specific dimensions of pedestrian kiosk signs shall be reviewed and approved by the Department to ensure this condition has been met.
- d. The design of all pedestrian kiosk signs located within the OTAB Zoning District shall reflect a single architectural theme. Similarly, all pedestrian kiosk signs located within a college or university campus shall reflect a single architectural theme. Within the City Center, an architectural theme may be identified for each sub-district. For the sake of creating interest, variation among pedestrian kiosk signs within the selected architectural themes shall be encouraged.
- e. Pedestrian kiosk signs may contain the following:
 - i. The name and logo of the City of Avondale and/or the district in which the sign is located (e.g. Old Town; City Center/~~The BLVD, Park Avenue District, etc~~).
 - ii. A weather-protected map of the campus, business district or sub-district identifying the locations of businesses, buildings, and public facilities within the district, sub-district, or campus, relative to the location of the kiosk. Maps and legends shall be updated and replaced every four (4) months to reflect business openings and closings.
 - iii. Space reserved for the advertising of official City meetings and City-organized special events. Said space shall not be used as a bulletin board for want ads, classified ads, garage sale notices, or any other non-City-organized event.
 - iv. Appurtenances (e.g. weather vanes) indicating the direction and distance of City facilities. Said appurtenances shall not be used to indicate the direction of any business.

- i. All shrub and accent plants located within sight visibility lines shall be less than two (2) feet in height at their mature growth unless otherwise approved by the Zoning Administrator or authorized designee. All trees located within sight visibility lines shall be single-trunked with canopies higher than seven (7) feet.
- j. For medians in arterial roadways that will be built in phases, landscaping shall be located to minimize future relocation of trees, pavers and irrigation.

~~k. The Zoning Administrator may authorize reduced landscaping quantities if easements or other special site conditions reduce the available planting area.~~

3. Landscape Setback.

- a. Landscaping shall be planted along all street frontages in a designated landscape setback as approved through the development plan review process. The landscape setback shall be measured from the right-of-way line to the nearest building, structure, on-site parking or outdoor storage area. Plantings in the landscape setback may be integrated into the adjacent street right-of-way landscaping.
- b. Parking and maneuvering areas shall not be permitted in the landscape setback except access drives and access walkways.
- c. The landscape setback shall be a minimum width along a particular street frontage and shall be established and maintained along all classified streets between any building and/or structure, on-site parking area or outdoor storage area and the nearest point of the property line. Landscape setbacks shall be as follows:
 - i. Single-Family residential Zoning Districts: For arterial streets, a landscape setback of thirty (30) feet shall be required. For collector streets, a landscape setback of fifteen (15) feet shall be required.
 - ii. Multi-Family and Employment Zoning Districts: The minimum depth of a landscape setback shall be equal to the required street-side setback for the Zoning District in which the development is located.
 - iii. Commercial Zoning Districts: For commercial developments, the minimum depth of a landscape setback shall be equal to the required parking setback for the district that the development is located in, except in the instance where a building(s) encroaches into a required parking setback, the minimum landscape setback shall be the shortest distance between the street-side property line and nearest point of the building(s).
 - iv. The landscape setback requirements shall not be applied to the OTAB District and Cashion District.
- d. The installation of trees, shrubs and vegetative groundcover shall be required in an amount equal to or greater than one (1) tree and ten (10) shrubs for every twenty (20) feet of street frontage, and vegetative groundcover as required to meet a minimum of sixty-five (65) percent cover of the total street frontage landscaped

area. The minimum percentage of total vegetative cover shall be calculated by using two thirds the mature plant canopy width or spread.

- e. All landscaping located in the landscape setback adjacent to driveway exits and street intersections, and within sight visibility lines shall be designed, installed and maintained in a manner that preserves sight line visibility.

f. The Zoning Administrator may authorize reduced landscaping quantities if easements or other special site conditions reduce the available planting area.

4. Arterial Intersections.

- a. Landscaping shall be enhanced within arterial rights-of-way as determined through development review, and shall not be less than what is required for street frontages.
- b. All landscape treatments within this planting easement shall meet the requirements adopted by the City relating to sight visibility.

5. Land Use Buffers.

- a. Minimum landscape buffers shall be required along all property lines of a site developed for Multi-Family Residential, Commercial or Employment Zoning Districts or uses when such property lines are “contiguous” with any Single-Family Residential use or Single-Family Residential Zoning District. For the purpose of this subsection 1204(C) (5), “contiguous” shall include properties separated only by an alley. Buffers shall be required as follows:
 - i. Fifteen (15) feet where any Multi-Family Residential Zoning District or use abuts a Single-Family Residential Zoning District or use.
 - ii. Twenty-five (25) feet where any Commercial Zoning District or use abuts a Single-Family Residential Zoning District or use.
 - iii. Thirty-five (35) feet where any Employment Zoning District or use abuts a Single-Family Residential Zoning District or use.
 - iv. Forty (40) feet where any loading docks, trash enclosures and service drives abut a Single-Family Residential Zoning District or use.
- b. Minimum landscape buffers shall be required along all property lines of a site developed for Commercial or Employment Zoning Districts or uses when such property lines are “contiguous” with any Multi-Family Residential use or Multi-Family Residential Zoning District. For the purpose of this Subsection 1204 (C)(5), “contiguous” shall include properties separated only by an alley. Buffers shall be required as follows:
 - i. Fifteen (15) feet where any Commercial Zoning District or use abuts a Multi-Family Residential Zoning District or use.

ORDINANCE NO. 2045-1220

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AVONDALE, ARIZONA, AMENDING THE CITY OF AVONDALE ZONING ORDINANCE, SECTION 1, ADMINISTRATION AND PROCEDURES, SUBSECTION 108 PERTAINING TO CONDITIONAL USE PERMIT, SUBSECTION 110 PERTAINING TO ZONING AND ORDINANCE MAP AMENDMENTS (REZONING), SUBSECTION 111 PERTAINING TO VARIANCES AND APPEALS, AND SUBSECTION 115 PERTAINING TO DEFINITIONS; SECTION 2, RESIDENTIAL DISTRICTS, SUBSECTION 202 PERTAINING TO LAND USE MATRICES, AND SUBSECTION 203 PERTAINING TO USES PERMITTED WITH CONDITIONS; SECTION 5, SPECIAL DISTRICTS, OVERLAYS, SUBSECTION 501 PERTAINING TO THE BLVD DISTRICT; SECTION 8, PARKING, SUBSECTION 801 PERTAINING TO PURPOSE AND APPLICABILITY, AND SUBSECTION 804 PERTAINING TO REQUIRED PARKING; SECTION 9, SIGNS, SUBSECTION 905 PERTAINING TO GENERAL REQUIREMENTS, SUBSECTION 907 PERTAINING TO PERMANENT SIGN DESIGN, ILLUMINATION, AND CONSTRUCTION, AND SUBSECTION 913 PERTAINING TO SIGNS AUTHORIZED WITH PERMITS; AND SECTION 12, LANDSCAPE, WALLS AND FENCES, SUBSECTION 1204 PERTAINING TO LANDSCAPE DESIGN STANDARDS.

WHEREAS, all due and proper notices of public hearings on this Ordinance held before the City of Avondale Planning and Zoning Commission (the “Commission”) and the Council of the City of Avondale (the “City Council”) were given in the time, form, substance and manner provided by ARIZ. REV. STAT. § 9-462.04; and

WHEREAS, the Commission held a public hearing regarding the subject matter of this Ordinance on November 18, 2020, after which the Commission was unable to provide a recommendation to the City Council that the amendments to the City of Avondale Zoning Ordinance (the “Zoning Ordinance”) contemplated by this Ordinance be approved or denied; and

WHEREAS, the City Council held an additional public hearing on this Ordinance on December 7, 2020.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AVONDALE as follows:

SECTION 1. The recitals above are hereby incorporated as if fully set forth herein.

SECTION 2. The Zoning Ordinance, Section 1, (Administration and Procedures), Subsection 108 (Conditional Use Permit), Paragraph A (Process and Procedure), is hereby amended as follows:

A. Process and Procedure

...

2. An application for a Conditional Use Permit shall be submitted on a form prescribed by the Planning Division ~~with the required fee~~ WITH ALL REQUIRED DELIVERABLES AS OUTLINED ON THE APPLICATION CHECKLIST, INCLUDING THE REQUIRED FEE before the conditional use permit application can be processed.

...

SECTION 3. The Zoning Ordinance, Section 1, (Administration and Procedures), Subsection 110 (Zoning Ordinance Map Amendments (Rezoning), Paragraph A (Process and Procedure) is hereby amended as follows:

A. Process and Procedure

1. Requests for map amendments shall be submitted to the Planning Division on a form prescribed by the Planning Division with ALL REQUIRED DELIVERABLES AS OUTLINED ON THE APPLICATION CHECKLIST, INCLUDING the required fee. A Zoning Map amendment may be requested by the property owner of land proposed to be rezoned or by the Planning Division, the Zoning Administrator, the Planning Commission or by the City Council.

...

SECTION 4. The Zoning Ordinance, Section 1, (Administration and Procedures), Subsection 111 (Variances and Appeals), Paragraph A (Variance), subparagraph 1 (Process and Procedure), is hereby amended as follows:

A. Variance

A variance is not a right. It may be granted to an applicant only if the applicant establishes compliance with the hardship criteria established in ARIZ. REV. STAT. § 9-462.06(G)(2), as amended. Pursuant to Ariz. Rev. Stat. § 9-462.06(H), as amended, no use variance or variance based upon self-imposed hardships shall be granted.

1. Process and Procedure:

- a. Requests for variances shall be submitted to the Planning Division on a form prescribed by the Planning Division with ~~the required fee and submittal materials~~. ALL REQUIRED DELIVERABLES AS OUTLINED ON THE APPLICATION CHECKLIST, INCLUDING THE REQUIRED FEE.

...

SECTION 5. The Zoning Ordinance, Section 1, (Administration and Procedures), Subsection 115 (Definitions), Paragraph Townhouse, is hereby amended as follows:

Townhouse/TOWNHOME: A single-family dwelling unit, with a private GROUND FLOOR entrance AND PRIVATE YARD OF AT LEAST 100 SQUARE FEET, that is part of a structure

whose dwelling units are attached horizontally in a linear arrangement, and having a totally exposed front and rear wall to be used for access, light and ventilation.

SECTION 6. The Zoning Ordinance, Section 2, (Residential Districts), Subsection 202 (Land Use Matrices), Paragraph A (Single-Family Districts), is hereby amended as follows:

LAND USE MATRIX

LAND USE	AG	RR-43	RR-18	R1-35	R1-15	R1-10	R1-8	R1-7	R1-6	R1-5
Apiary	PC	PC	-	-	-	-	-	-	-	-
Bed and breakfast inn	-	C	-	C	-	-	-	-	-	-
Child care in the home for four (4) or fewer children not related to the residents as an accessory to the primary residential use of the dwelling.	P	P	P	P	P	P	P	P	P	P
Child care in the home for five (5) to ten (10) children not related to the residents as an accessory to the primary residential use of a dwelling.	C	C	C	C	C	C	C	C	C	C
Child Care Center in conjunction with a Place of Worship or School	C	C	C	C	C	C	C	C	C	C
Community garden, one acre or less	P	P	P	P	P	P	P	P	P	P
Dairy farm	PC	-	-	-	-	-	-	-	-	-
Data Center	PC	-	-	-	-	-	-	-	-	-
Farm animals, the raising and keeping of	P	PC	PC	PC	-	-	-	-	-	-
Farming, including all types of agriculture and horticulture	P	P	-	-	-	-	-	-	-	-
Feed lot for cattle	PC	-	-	-	-	-	-	-	-	-
Greenhouse, for propagation, cultivation, retail and wholesale distribution of plants sold on premises	P	P	-	-	-	-	-	-	-	-
Group Home	P	P	P	P	P	P	P	P	P	P
Guest house	PC	PC	PC	C	C	-	-	-	-	-
Home Occupation, as an accessory to the primary residential use of a dwelling.	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC
Kennel for boarding and breeding dogs and cats with dog runs	C	C	-	-	-	-	-	-	-	-

LAND USE	AG	RR-43	RR-18	R1-35	R1-15	R1-10	R1-8	R1-7	R1-6	R1-5
Nursery for plants, for propagation, cultivation, retail and wholesale distribution of plants sold on premises	P	P	-	-	-	-	-	-	-	-
Park and recreation areas, public	P	P	P	P	P	P	P	P	P	P
Place of Worship	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC
Public utility facility required for local service	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC
Public utility facility with the exception of those allowed as a Use Permitted with Conditions above	C	C	C	C	C	C	C	C	C	C
Ranch for horses, commercial and guest	P	C	-	-	-	-	-	-	-	-
Retailing farm products produced on the premises	P	P	-	-	-	-	-	-	-	-
School, private	-	C	C	C	C	C	C	C	C	C
School, public	P	P	P	P	P	P	P	P	P	P
Single-Family detached dwelling	P	P	P	P	P	P	P	P	P	P
Stable for horses, commercial	P	C	-	-	-	-	-	-	-	-
Wholesaling farm products produced on the premises	P	-	-	-	-	-	-	-	-	-

SECTION 7. The Zoning Ordinance, Section 2, (Residential Districts), Subsection 203 (Uses Permitted With Conditions), is hereby amended as follows:

...

~~C. Data Center is allowed in an Agricultural Zoning District provided that:~~

- ~~1. Data Centers are located within the Freeway Corridor Specific Plan (FCSP) boundaries and along an arterial roadway.~~
- ~~2. Data Centers must be contained within a building architecturally designed to appear as a Class A or Class B office building.~~

~~DC.~~ Farm Animals. Raising and keeping farm animals is allowed in certain residential Zoning Districts, subject to the following:

1. In the RR-43 District:
 - a. The keeping of livestock such as cattle and horses shall be allowed at a ratio of one (1) animal per 21,780 square feet of lot area.

- b. Small livestock such as goats and sheep shall be allowed at a ratio of two (2) animals per 21,780 square feet of lot area.
- c. No more than two (2) swine per lot shall be allowed, excluding potbellied pigs.
- d. Farm animals under the age of six (6) months shall not be limited to an animal per square footage ratio.
- e. Structures for fowl shall not be located closer than seventy-five (75) feet to any neighboring residence.

2. In the RR-18 District:

- a. All farm animals shall be contained on the property by an effective enclosure and shall not be allowed to run at large.
- b. The property shall be maintained so that it does not create or contribute to a health nuisance caused by the presence of flies, mosquitoes or other vermin; objectionable odors or dust; ponded water or water runoff; the accumulation of manure, garbage, refuse or other obnoxious or putrescible material; or similar conditions.

3. In the R1-35 District:

- a. The keeping of livestock such as cattle and horses shall be allowed at a ratio of one (1) animal per 21,780 square feet of lot area.
- b. Small livestock such as goats and sheep shall be allowed at a ratio of two (2) animals per 21,780 square feet of lot area.
- c. No more than two (2) swine per lot shall be allowed, excluding potbellied pigs.
- d. Farm animals under the age of six (6) months shall not be limited to an animal per square footage ratio.

ED. Feed Lot for cattle is allowed in certain residential Zoning Districts provided that the minimum site is forty (40) acres.

FE. Guest House is allowed in certain residential Zoning Districts provided that:

- 1. A guest house shall not be rented, leased or sold separately from the principal residence or otherwise used for compensation.
- 2. A separate address, water meter, utility meter, driveway or parking area shall not be provided for the guest house.

3. The materials, colors and architectural style of the guest house shall be similar to the principal residence.
4. The livable floor area of the guest house shall not exceed fifty (50) percent of the livable floor area of the principal residence.
5. A detached guest house shall meet the location, height and setback requirements in Section 7 of this Zoning Ordinance.
6. The Department shall maintain an administrative record that includes a site plan and a floor plan for each guest house with approved construction plans. The separate Design Review process outlined in Section 1 of this Zoning Ordinance is not required for guest houses.

6F. Home Occupations are allowed in certain residential Zoning Districts, provided that in addition to all of the use limitations applicable in the Zoning District in which the home occupation is located, no home occupation shall be permitted unless it complies with the following restrictions:

1. The home occupation shall be conducted entirely within the principal dwelling unit or in a permitted accessory building thereto, and in no event shall such use be apparent from any public way. Use of required garages shall not occur.
2. There shall be no signs, no exterior display, no exterior storage of materials, and no exterior parking of vehicles containing signs larger than six (6) square feet, and no other indication of the home occupation or variation from the residential character of the principal building.
3. No mechanical, electrical or other equipment that produces noise, electrical or magnetic interference, vibration, heat, glare or other nuisance outside the residential or accessory structure shall be used.
4. No home occupation shall be permitted that is noxious, offensive or hazardous by reason of vehicular traffic, generation or emission of noise, vibration, smoke, dust or other particulate matter, odorous matter, heat, humidity, glare, refuse, radiation or other objectionable emissions.
5. Any need for parking generated by the home occupation shall be off-street. One (1) off-street parking space is permitted for the home occupation.
6. No pick-up or delivery by business-related vehicles which exceed 20,000 pounds gross vehicle weight (except USPS and standard UPS/FedEx sized delivery trucks) is permitted.
7. Only one business-related vehicle with a manufacturer's gross vehicle weight rating (GVWR) of not more than ten thousand (10,000) pounds used for the home occupation may be parked or stored at the property.

8. Customers shall not visit the home occupation to purchase goods or services, excluding barber shops/beauty salons. Barber shops/beauty salons shall not occupy more than 200 square feet of the floor area, a maximum of one (1) washing station, and a maximum of two (2) customers per day.

Prohibited services include massage parlors, restaurants, veterinary hospitals, veterinary offices, commercial kennels, dog grooming, vehicle services and like services.

9. Employees who do not reside in the home are prohibited.
 10. Such occupation shall not require internal or external alterations or construction features or equipment or machinery not customary in residential areas.
 11. The activity shall not generate vehicular or pedestrian traffic beyond that which is normal in its district.
- HG. Places of Worship shall be located on an arterial street or at the intersection of two (2) collector streets.
- IH. Public utility facility required for local service is allowed in certain residential Zoning Districts provided that:
1. It is required for local service.
 2. There are no offices, maintenance facilities, outdoor storage or part-time employees related to the site.
- JL. Single-Family detached or attached dwellings are allowed in the Manufactured Home (MH) District subject to the development standards outlined in Section 207(C).

SECTION 8. The Zoning Ordinance, Section 5, (Special Districts; Overlays), Subsection 501 (The BLVD District), Paragraph D (Administration) is hereby amended as follows:

...

2. ~~Opt In.~~

~~Owners of property located within the boundaries of The BSP will retain the existing City Center District (CCD) as the active zoning district until such time as the property owner chooses to Opt In to The BLVDD. All requirements of the existing CCD zoning (See Section 501.K) remain in effect until a property owner elects to Opt In to The BLVDD.~~

a. ~~A property owner may Opt In to The BLVDD by signing, before a notary public a "The BLVDD Opt In" form prepared by the Zoning Administrator.~~

b. ~~Such form shall state, at a minimum, that:~~

- ~~i. The BLVDD standards are in effect for the identified parcel(s) as of the signature date of the Opt In form; and~~
- ~~ii. The requirements of the previous CCD are no longer applicable for that site; and~~
- ~~iii. Any future development shall adhere to the requirements of The BLVDD, including submittal of a Development Plan to be approved by the City Council.~~
- ~~e. Once an Opt In form is signed and notarized, in no case may any subsequent development on the site be based upon the standards of the existing CCD, nor may the site be developed using a mixed set of standards of both the former CCD zone and The BLVDD zone at the same time.~~
- d. Once signed, the City shall maintain an official record of the agreement in the files of the Planning Division and shall update the Official Zoning Map of the City to reflect the change to the property's zoning district from CCD to The BLVDD.

3.2. Required Development Plan

In addition to the approved The BLVD base zoning, a City Council approved Development Plan is required prior to the application for a development permit within The BLVD.

- a. Development Plans may be filed for all or part of the property zoned or to be zoned The BLVDD. Development Plans shall be submitted in accordance with Section 106, Site Plan and Design Review; provided, however that the Planning Commission shall review, and City Council shall review and approve, all Development Plans for properties zoned The BLVDD.
- b. The ordinance approving the rezoning of a property to The BLVDD shall indicate, both by narrative text and a map, the location and boundaries of the Sub-Districts that are included in the area to be rezoned.

4.3. Amendment.

The Zoning Administrator or designee shall determine whether a proposed amendment to an approved Development Plan is a Major or Minor Amendment. Major Amendments shall require City Council approval with a recommendation of the Planning Commission. Minor Amendments shall require administrative approval by the Zoning Administrator or designee only.

- a. Major Amendment: Any one (1) of the following shall be considered a Major Amendment of a Development Plan:

- i. A significant change in boundary lines of the development. Minor and technical adjustments to the boundary lines within the Development Plan are permitted without a Major Amendment so long as (i) the area affected by the boundary change does not exceed fifteen (15) percent of the total area subject to the Development Plan, (ii) the adjustments do not significantly alter the traffic or pedestrian circulation system for the Development Plan and (iii) in the reasonable opinion of the Zoning Administrator, the overall character of the Development Plan, if modified, will remain in substantial conformance with the BSP and the Development Plan as originally approved. Any expansion or relocation of a boundary line not within the scope of this exception shall be considered a major amendment of the Development Plan. Such boundary line changes may also require an amendment to the BSP prior to any City Council consideration of the change to the Development Plan.
- ii. Any change that could have significant negative impact on uses adjoining the development.
- iii. Any change that could have a significant impact on roadways adjacent or external to the development.
- iv. Any change that could have a significant negative impact on the amount of parking required or provided by the development.
- v. Any change to a phasing plan that could have a significant negative impact on adjacent or surrounding developments.
- b. Minor Amendment: All amendments to a Development Plan not determined by the Zoning Administrator to be Major Amendments according to the criteria set forth in subsection (a) above shall be Minor Amendments.

SECTION 9. The Zoning Ordinance, Section 8, (Parking), Subsection 801 (Purpose and Applicability), Paragraph A (Purpose) is hereby amended to read as follows:

801 Purpose and Applicability

A. Purpose

The purpose of this Section is to establish standards for the provision of parking, loading, ~~and~~ on-site circulation, AND ELECTRIC VEHICLE CHARGING for the uses permitted in this Ordinance in a manner that is safe, efficient, convenient and visually attractive

...

SECTION 10. The Zoning Ordinance, Section 8, (Parking), Subsection 804 (Required Parking), Paragraph A (Required Parking Schedule) is hereby amended to read as follows:

A. Required Parking Schedule

Use	Minimum Spaces Required
<i>Assembly Uses</i>	
Auditoriums, theaters, stadiums, racetracks, or other indoor or outdoor commercial places of assembly	1 space/160 SF of assembly area or 1 space/4 seats, whichever is greater
Church (Assembly Area)	1 space/100 SF of assembly area, or 1 space/4 seats, whichever is greater
Convention Center/Reception Hall	1 space/250 SF of assembly area
Funeral Homes	1 space/4 seats in main assembly area or 1 space/300 SF, whichever is greater
Private clubs & lodges (w/ no overnight accommodations)	1 space/200 SF or 1 space/5 seats in main assembly, whichever is greater.
<i>Commercial Service Uses</i>	
Adult and Child Day Care Centers, Pre-schools	4 spaces plus 1 space per 10 children/adults that the center is licensed to accommodate
Auto Service & Diagnostic Facilities	1 space/400 SF
Banks/Financial Institutions	1 space/150 SF
Car wash (Full Service)	1 space/employee
Car wash (Self Service)	1 space/maximum number of employees on site at any given time & 1 additional ADA accessible space
Pet boarding and day care facilities	1 space/10 animals boarded
Service Uses (Unless otherwise specified)	1 space/250 SF
<i>Educational Uses</i>	
Elementary, Middle Schools & Junior High Schools	1 space/classroom & 1 space/200 SF of office area
High Schools, Trade/Business Schools, Colleges, & Universities	1 space/200 SF

Use	Minimum Spaces Required
<i>Employment/Industrial Uses</i>	
Auto/Truck Repair	1 space/500 SF
Manufacturing/Industrial Uses (unless otherwise specified)	1 space/400 SF500 SF FOR THE FIRST 10,000 SF PLUS 1 SPACE/5,000 SF FOR THE REMAINING FLOOR AREA MAXIMUM spaces allowed: 0 – 150,000 SF – 1 space/750 SF 150,001 – 500,000 SF – 1 space/1,500 SF 500,001 SF or greater – 1 space/1,750 SF1 SPACE /300 SF FOR THE FIRST 10,000 SF PLUS 1 SPACE/3,000 SF FOR THE REMAINING FLOOR AREA
Movie and Recording Studios	1 space/300 SF for the first 10,000 SF plus 1 space/1,000 SF for the remaining floor area
Warehousing & Storage	1 space/500 SF for the first 10,000 SF plus 1 space/5,000 SF for the remaining floor area MAXIMUM spaces allowed – 1 space/300 SF for first 10,000 SF plus 1 space/3,000 SF for the remaining floor area
Wholesaling and Large Merchandise Sales	1 space/500 SF
<i>Institutional and Office Uses</i>	
Assisted Living Facility	1.5 spaces/unit, plus 1 space/200 SF of office area; Minimum 10 percent of required spaces shall be covered
Convalescent Home	1 space/3 beds; Minimum 10 percent of required spaces shall be covered
General/Professional Offices up to 50,000 SF	1 space/250 SF; Minimum 10 percent of required spaces shall be covered

Use	Minimum Spaces Required
General/Professional Offices 50,001 SF or greater	1 space/250 SF; Minimum 10 percent of required spaces shall be covered MAXIMUM spaces allowed – 1 space/140 SF
Government Offices	1 space/200 SF; Minimum 10 percent of required spaces shall be covered
Hospitals	1 space/200 SF; Minimum 10 percent of required spaces shall be covered
Medical/Dental Offices & Clinics	1 space/200 SF. Minimum 10 percent of required spaces shall be covered
<i>Miscellaneous Uses</i>	
Hotels	1.3 spaces/sleeping room
Wireless Facilities, excluding small wireless facilities	1 parking space/Wireless Facility location
<i>Recreational Uses</i>	
Batting Cages	1 space/individual cage
Bowling Alleys	4 spaces/lane
Golf Course	1 space/200 SF in clubhouse plus 4 spaces/hole
Golf Driving Range	1 space/individual tee
Indoor Recreational Uses (Unless otherwise specified)	1 space/200 SF
Tennis/Handball Courts	3 spaces/court

Use	Minimum Spaces Required
Residential Uses	
Dwelling, Manufactured Home Park	2 spaces/unit (Minimum 1 covered space)
Dwelling, Multi-Family	Studio: 1.5 spaces/unit 1 Bedroom: 1.5 spaces/unit 2 Bedroom: 1.75 spaces/unit 3 Bedroom: 2 spaces/unit Townhome: 2 spaces/unit AN ENCLOSED GARAGE WITH TWO (2) INTERIOR SPACES IS REQUIRED PLUS: One (1) visitor space per ten FIVE (5) units must be provided; and At least one (1) space per multi-family unit must be covered and assigned to a unit.
Dwelling, Single-Family	An enclosed garage with two (2) interior spaces is required (See subsection 804(G) for exceptions) One (1) visitor parking space per unit must be provided where on-street parking or driveway parking is not provided.
Dwelling, Duplex/Triplex	2 spaces/unit (Minimum 1 covered space)
Retail Uses	
Auto Sales	1 space/500 SF of indoor showroom and 1 space/1,000 SF of outdoor display area
Gas Station	1 space/300 SF of interior area
Restaurants and Bars	1 space/50 SF of indoor public area and 1 space/200 SF of outdoor area
Retail Establishments, including those not specified, with up to 50,000 SF of gross building area	1 space/300 SF floor area
Retail Establishments or Centers greater than 50,001 SF of gross building area	1 space/300 SF floor area MAXIMUM spaces allowed: 1 space/250 SF

SECTION 11. The Zoning Ordinance, Section 8, (Parking), Subsection 804 (Required Parking), Paragraph G (Exceptions to Single Family Residential parking requirements) is hereby deleted in its entirety and replaced with a new Paragraph G as follow:

- G. INSTALLATION OF ELECTRIC VEHICLE (EV) CHARGING STATIONS AND INFRASTRUCTURE TO PROVIDE FOR FUTURE INSTALLATION OF EV CHARGING STATIONS SHALL BE PROVIDED FOR ALL NEW, EXPANDED OR RECONSTRUCTED PARKING AREAS ACCORDING TO THE FOLLOWING SCHEDULE.

MINIMUM REQUIREMENTS FOR EV CHARGING STATIONS AND EV-CAPABLE PARKING SPACES TABLE

USE TYPE	MINIMUM PERCENTAGE OF TOTAL PARKING SPACES WITH LEVEL 2 EV CHARGING STATION INSTALLED	MINIMUM PERCENTAGE OF TOTAL PARKING SPACES TO BE EV-CAPABLE FOR LEVEL 2 EV CHARGING STATION
AUTOMOBILE RELATED USES; EATING & DRINKING ESTABLISHMENTS; ENTERTAINMENT & RECREATIONAL USES; GENERAL & INTENSE RETAIL USES; MEDICAL USES; MIXED USES; PERSONAL SERVICES; AND EMPLOYMENT DISTRICT USES	1%	3%
ADMINISTRATIVE & FINANCIAL USES; EDUCATION, RELIGIOUS & INSTITUTIONAL USES; AND LODGING	2%	8%
MISCELLANEOUS USES – OTHER	1%	3%
RESIDENTIAL USES – MULTI-FAMILY	4% OF RESIDENT PARKING; 1% OF VISITOR PARKING OR 1 STATION (WHICHEVER IS GREATER)	16% OF RESIDENT PARKING; 3% OF VISITOR PARKING
RESIDENTIAL USES – SINGLE FAMILY	0%	100%
RESIDENTIAL USES – DUPLEX/TRIPLEX/TOWNHOMES	4% OF RESIDENT PARKING; 1% OF VISITOR PARKING OR 1 STATION (WHICHEVER IS GREATER)	16% OF RESIDENT PARKING; 3% OF VISITOR PARKING

1. EV-CAPABLE MEANS THAT PARKING SPACES SHALL PROVIDE THE ELECTRICAL CAPACITY NECESSARY TO ACCOMMODATE THE FUTURE HARDWIRE INSTALLATION OF LEVEL 2 ELECTRIC VEHICLE CHARGING STATIONS WITH SUBPANELS SIZED TO ACCOMMODATE 60A OR 40A BREAKERS FOR EACH. IT INCLUDES THE INSTALLATION OF “RACEWAY” (THE ENCLOSED CONDUIT THAT FORMS THE PHYSICAL PATHWAY FOR ELECTRICAL WIRING TO PROTECT IF FROM

DAMAGE) AND ADEQUATE PANEL CAPACITY TO ACCOMMODATE FUTURE INSTALLATION OF A DEDICATED BRANCH CIRCUIT AND CHARGING STATION(S).

2. LEVEL 2 EV CHARGING STATION SHALL PROVIDE 30-80 AMPERES USING A 208 TO 240 VOLT OUTLET. AN EV CHARGING STATION CAPABLE OF SIMULTANEOUSLY CHARGING AT 30 AMPERES OR GREATER FOR EACH OF TWO VEHICLES (ALSO KNOWN AS DUAL-PORT CHARGING STATION) SHALL BE COUNTED AS TWO LEVEL 2 EV CHARGING STATIONS.
3. IN THE INSTANCE WHERE A USE IS NOT LISTED IN THE PRECEDING TABLE AND WHERE NO DIRECT COMPARISON CAN BE MADE TO A USE LISTED ABOVE, THE ZONING ADMINISTRATOR SHALL DETERMINE THE MINIMUM PERCENTAGE OF ELECTRIC VEHICLE CHARGING STATIONS TO BE INSTALLED AND THE MINIMUM PERCENTAGE OF TOTAL PARKING SPACES TO BE EV-CAPABLE.
4. IN THE CASE WHERE A DEVELOPMENT INCLUDES FLOOR AREA DEVOTED TO A MIX OF THE USES LISTED ABOVE, THE TOTAL REQUIREMENT FOR ELECTRIC VEHICLE CHARGING STATIONS AND EV-CAPABLE PARKING SPACES SHALL BE THE SUM OF THE REQUIREMENTS OF THE VARIOUS USES COMPUTED SEPARATELY AS SPECIFIED IN THIS SECTION.
5. APPLICANTS MAY REQUEST A WAIVER OR REDUCTION OF ELECTRIC VEHICLE PARKING REQUIREMENTS FROM THE ZONING ADMINISTRATOR DURING SITE PLAN APPROVAL.

SECTION 12. The Zoning Ordinance, Section 8, (Parking), Subsection 804 (Required Parking) is hereby amended to add a new Paragraph H (Exceptions to Single Family Residential Parking requirements) as follows:

H. EXCEPTIONS TO SINGLE-FAMILY RESIDENTIAL PARKING REQUIREMENTS.

1. CARPORTS ARE PERMITTED IN PLACE OF ENCLOSED GARAGES FOR ANY HOME (A) THAT WAS NOT ORIGINALLY BUILT WITH AN ENCLOSED GARAGE OR (B) THAT IS LOCATED IN A NEIGHBORHOOD OF HOMES WITH CARPORTS. THE CARPORT SHALL BE INTEGRATED TO APPEAR AS A CONTINUATION OF THE EXISTING RESIDENCE, MUST SHARE MATERIALS, COLORS AND ARCHITECTURAL FORMS WITH THE EXISTING RESIDENCE AND MUST MEET ALL ZONING ORDINANCE DEVELOPMENT STANDARDS, INCLUDING SETBACK AND LOT COVERAGE REQUIREMENTS.
2. EXISTING CARPORTS MAY BE ENCLOSED AS LONG AS ALL ON-SITE PARKING REQUIREMENTS ARE MET.

SECTION 13. The Zoning Ordinance, Section 9, (Signs), Subsection 905 (General Requirements), Paragraph A, is hereby amended as follows:

A. The following location requirements shall apply to all signs, excluding signs required for public/governmental purposes:

...

5. No sign or sign structure shall project into or over any public sidewalk, street, alley, or other public place except within the City Center (CC)/THE BLVD (BLVDD) and Old Town Avondale Business (OTAB) Zoning Districts. Within the CC/BLVDD and OTAB Districts, signs which project over public sidewalks a maximum of eight (8) feet may be approved if they meet aesthetic and safety requirements for their respective Districts.

...

7. No sign or sign structure shall extend above a building's parapet except within the City Center (CC)/THE BLVD (BLVDD) Zoning District. Within the CC District/BLVDD, no sign shall extend above the building's parapet more than ten (10) feet.

...

SECTION 14. The Zoning Ordinance, Section 9, (Signs), Subsection 907 (Permanent Sign Design, Illumination, and Construction), Paragraph A (General) is hereby amended as follows:

A. General

1. Signage for projects within the Old Town Avondale Business (OTAB) Zoning District shall adhere to the Old Town Avondale Business District Design Guidelines and signage for projects within the City Center (CC)/THE BLVD (BLVDD) Zoning District shall adhere to Design Manual for the City Center AND BE REVIEWED WITH THE REQUIRED DEVELOPMENT PLAN, RESPECTIVELY.

...

SECTION 15. The Zoning Ordinance, Section 9, (Signs), Subsection 907 (Permanent Sign Design, Illumination, and Construction), Paragraph C (Wall and Building-Mounted Signs) is hereby amended as follows:

C. Wall- and Building-Mounted Signs

...

3. No sign shall be painted directly onto building façades or walls, except within the City Center (CC)/THE BLVD (BLVDD) and Old Town Avondale Business (OTAB) Zoning Districts, where graphic logos painted directly on façades may be permitted if the Director or authorized designee can determine that the proposed painted sign will be of a professional, artistic caliber. No text shall be painted on a building wall for the purposes of advertising a business or product except as an

integral part of an approved graphic logo.

4. No sign shall be painted on, mounted to, or affixed in any way to an awning and/or canopy, except within the City Center (CC)/THE BLVD and Old Town Avondale Business (OTAB) Zoning Districts. Interior illuminated awning signs are prohibited in all districts.

SECTION 16. The Zoning Ordinance, Section 9, (Signs), Subsection 913 (Signs Authorized With Permits), Paragraph D (Commercial and Employment Districts), subparagraph 1(Wall-Mounted Signage) is hereby amended as follows:

D. Commercial and Employment Districts

1. Wall-Mounted Signage.

- a. Wall-mounted signs are allowed in all Commercial and Employment Zoning Districts, as follows:

	R-O	C-O	C-1	C-2	C-3
Maximum Sign Area (Primary Elevation)	1 SF per Linear Foot	1 SF per Linear Foot	1 SF per Linear Foot	1 SF per Linear Foot	1.5 SF per Linear Foot
Maximum Sign Area (Secondary Elevations Facing Public Streets)	None	0.50 SF per Linear Foot	0.50 SF per Linear Foot	0.50 SF per Linear Foot	1 SF per Linear Foot
Maximum Sign Area (Freeway Facing Elevations)	None	1.50 SF per Linear Foot	None	None	2 SF per Linear Foot
Maximum Sign Size	50 SF	75 SF	100 SF	200 SF	250 SF
Minimum Sign Size	18 SF	18 SF	18 SF	18 SF	18 SF
Maximum Number of Elevations with Signs	Primary Elevation Only	Maximum of 3 Elevations; Illuminated signs cannot face residential	Maximum of 3 Elevations; Illuminated signs cannot face residential	Maximum of 3 Elevations; Illuminated signs cannot face residential	Maximum of 3 Elevations; Illuminated signs cannot face residential
Supplemental Design Requirements	Non-Illuminated or Indirectly Illuminated Signs Only	Additional Requirements for Buildings greater than 2 stories *(A)	None	None	None

	OTAB	Cashion	CP	A-1	CC/BLVDD
Maximum Sign Area (Primary Elevation)	1 SF per Linear Foot	1 SF per Linear Foot	1 SF per Linear Foot	1 SF per Linear Foot	1 SF per Linear Foot
Maximum Sign Area (Secondary Elevations Facing Public Streets)	0.50 SF per Linear Foot	0.50 SF per Linear Foot	0.50 SF per Linear Foot	None 0.50 SF PER LINEAR FOOT	0.50 SF per Linear Foot
Maximum Sign Area (Freeway Facing Elevations)	None	None	None	None	1.50 SF per Linear Foot
Maximum Sign Size	100 SF	100 SF	75 SF	150 SF	200 SF
Minimum Sign Size	18 SF	18 SF	18 SF	18 SF	18 SF
Maximum Number of Elevations with Signs	Maximum of 3 Elevations; Illuminated signs cannot face residential	Maximum of 3 Elevations; Illuminated signs cannot face residential	Maximum of 2 Elevations; Illuminated signs cannot face residential	MAXIMUM OF 2 ELEVATIONS; ILLUMINATED SIGNS CANNOT FACE RESIDENTIAL Primary Elevation Only	No Maximum

	OTAB	Cashion	CP	A-1	CC/BLVDD
Supplemental Design Requirements	Non-Illuminated Directly Illuminated, or Indirectly Illuminated Signs Only	None	Additional Requirements for Master Planned Commerce Parks *(B)	None	Shall comply with City Center Specific Plan Chapter 5.4.23 and Design Manual for the City Center OR DESIGN SHALL FURTHER ARCHITECTURAL GOALS OUTLINED WITHIN THE BLVD SPECIFIC PLAN

...

SECTION 17. The Zoning Ordinance, Section 9, (Signs), Subsection 913 (Signs Authorized With Permits), Paragraph D, subparagraph 3 (Directory Signs) is hereby amended as follows:

3. Directory Signs.

...

- b. In all districts except for City Center (CC)/THE BLVD (BLVDD) and Old Town Avondale Business (OTAB), directory signs shall not exceed twelve (12) square feet in area and six (6) feet in height. Within the CC/BLVDD and OTAB districts, directory signs shall be designed at a pedestrian scale and shall not exceed ten (10) square feet in area and five (5) feet in height.

...

SECTION 18. The Zoning Ordinance, Section 9, (Signs), Subsection 913 (Signs Authorized With Permits), Paragraph D (Commercial and Employment Districts), subparagraph 4 (Single-Tenant Monument Signs) is hereby amended as follows:

4. Single-Tenant Monument Signs.

...

- b. Within the City Center (CC)/THE BLVD (BLVDD) Zoning District, one (1) single-tenant monument sign shall be permitted for single-user developments OVER FIVE (5) ACRES IN AREA with frontage on Avondale Boulevard, Van Buren Street, or Roosevelt Street. Two (2) single-tenant monument signs shall be permitted for properties that have frontage on two (2) of the above-mentioned streets; provided, however, that both signs shall not be placed along the same street frontage. SINGLE-TENANT MONUMENT SIGNS ARE NOT PERMITTED ADJACENT TO LOCAL STREETS WITHIN THE BLVD. ALL MONUMENT SIGNS IN THE BLVD REQUIRE CONSIDERATION AND APPROVAL WITH THE REQUIRED DEVELOPMENT PLAN.
- c. The maximum height and area varies depending on the district in which the sign is located, as follows:

	C-O	C-1	C-2	C-3	Cashion	A-1	CC/BLVDD
Maximum Height	6 Feet	6 Feet	8 Feet	10 Feet	6 Feet	6 Feet	<i>Determined During Design Review</i>
Maximum Sign Area	40 SF	40 SF	60 SF	80 SF	40 SF	40 SF	

...

SECTION 19. The Zoning Ordinance, Section 9, (Signs), Subsection 913 (Signs Authorized With Permits), Paragraph D (Commercial and Employment Districts), subparagraph 5 (Multi-Tenant Monument signs) is hereby amended as follows:

5. Multi-Tenant Monument Signs.

...

- b. Within the City Center (CC)/THE BLVD (BLVDD) Zoning District, one (1) multi-tenant monument sign shall be permitted for multiple-user developments OVER FIVE (5) ACRES IN AREA with frontage on Avondale Boulevard, Van Buren Street, or Roosevelt Street. Two (2) multi-tenant monument signs shall be permitted on properties that have frontage on two (2) of the above-mentioned streets; both signs cannot be placed along the same street frontage. MULTI-TENANT MONUMENT SIGNS ARE NOT PERMITTED ADJACENT TO LOCAL STREETS WITHIN THE BLVD. ALL MONUMENT SIGNS IN THE BLVD REQUIRE CONSIDERATION AND APPROVAL WITH THE REQUIRED DEVELOPMENT PLAN.
- c. The maximum height, area, and tenant panels allowed varies depending on the district in which the sign is located, as follows:

	C-1	C-2	C-3	Cashion	CP	A-1	CC/BLVDD
Maximum Height	8 Feet	12 Feet	14 Feet	8 Feet	8 Feet	8 Feet	<i>Determined During Design Review</i>
Maximum Sign Area	60 SF	80 SF	100 SF	60 SF	60 SF	60 SF	
Maximum Number of Tenant Panels	6	10	12	6	6	6	

...

SECTION 20. The Zoning Ordinance, Section 9, (Signs), Subsection 913 (Signs Authorized With Permits), Paragraph D (Commercial and Employment Districts), subparagraph 6 (Freeway Pylon Signs) is hereby amended as follows:

6. Freeway Pylon Signs.

a. General

...

- ii Freeway pylon signs are permitted in the C-3, CC/BLVDD, and PAD Zoning Districts for master planned developments having at least four hundred (400) linear feet of direct frontage adjacent to the Interstate-10 right-of-way. Properties that meet this requirement may be permitted one (1) freestanding, double-sided, freeway pylon sign. A second freeway pylon sign shall be permitted for properties that meet the requirements of this Section and have direct freeway frontage in excess of two thousand six hundred forty (2,640) feet.

...

SECTION 21. The Zoning Ordinance, Section 9, (Signs), Subsection 913 (Signs Authorized With Permits), Paragraph E (Permanent Off-Premise Signs) subparagraph 3 (Pedestrian Kiosk Signs) is hereby amended as follows:

E. Permanent Off-Premise Signs.

...

3. Pedestrian Kiosk Signs.

- a. Within THE BLVD (BLVDD), the City Center (CC), and Old Town Avondale Business (OTAB) Zoning Districts, or on the campus of any college or university, pedestrian kiosk signs may be permitted for the purpose of providing directional information to community facilities and attractions, buildings, and commercial businesses within the Zoning District or campus within which the sign is located, and advertising official City meetings and special events.

...

e. Pedestrian kiosk signs may contain the following:

- i. The name and logo of the City of Avondale and/or the district in which the sign is located (e.g. Old Town; City Center/THE BLVD, PARK AVENUE DISTRICT, ETC).

...

SECTION 22. The Zoning Ordinance, Section 12, (Landscape, Walls, and Fences), Subsection 1204 (Landscape Design Standards), Paragraph C (Required Landscape Areas) subparagraph 2 (Street Right-of-Way Landscaping) is hereby amended to add a new subparagraph 2(k) to read as follows:

C. Required Landscape Areas

...

2. Street Right-of-Way Landscaping.

...

- K. THE ZONING ADMINISTRATOR MAY AUTHORIZE REDUCED LANDSCAPING QUANTITIES IF EASEMENTS OR OTHER SPECIAL SITE CONDITIONS REDUCE THE AVAILABLE PLANTING AREA.

SECTION 23. The Zoning Ordinance, Section 12, (Landscape, Walls, and Fences), Subsection 1204 (Landscape Design Standards), Paragraph C (Required Landscape Areas) subparagraph 3 (Landscape Setback) is hereby amended to add a new subparagraph 3(f) as follows:

C. Required Landscape Areas

...

3. Landscape Setback.

...

- F. THE ZONING ADMINISTRATOR MAY AUTHORIZE REDUCED LANDSCAPING QUANTITIES IF EASEMENTS OR OTHER SPECIAL SITE CONDITIONS REDUCE THE AVAILABLE PLANTING AREA.

SECTION 24. 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 of this Ordinance.

SECTION 25. The Mayor, the City Manager, the City Clerk and the City Attorney are hereby authorized and directed to execute all documents and take all steps necessary to carry out the purpose and intent of this Ordinance.

PASSED AND ADOPTED by the Council of the City of Avondale, Arizona,
December 7, 2020.

Kenneth N. Weise, Mayor

ATTEST:

Marcella Carrillo, City Clerk

APPROVED AS TO FORM:

Nicholle Harris, City Attorney