



Plaza Companies Professional Services Agreement

City Council Meeting – Brian Friedman

September 14, 2021





Request

This is a request for Council to approve the first of two professional services agreements both with Plaza del Rio Management Corporation for the same site. Tonight's requested actions include two agreements, each with specific deliverables, timelines and costs associated. These agreements are the next steps in continuing to explore the project's viability with our development partners and adjacent landowner.

1. Developing and establishing design standards and covenants, conditions and restrictions for the entire 63-acre site located at southeast corner of 95th Avenue and Cardinals Way.



Previous Council Actions

- March 29, 2021
 - SkySong Familiarization tour
- June 22, 2021 Workshop
 - Consensus to pursue partnership with Plaza
- August 10, 2021 Council Voting Meeting
 - COG/Plaza agreement approval





Property Description

“Black Lot” - 91st-95th
Avenues adjacent to
Cardinals Way

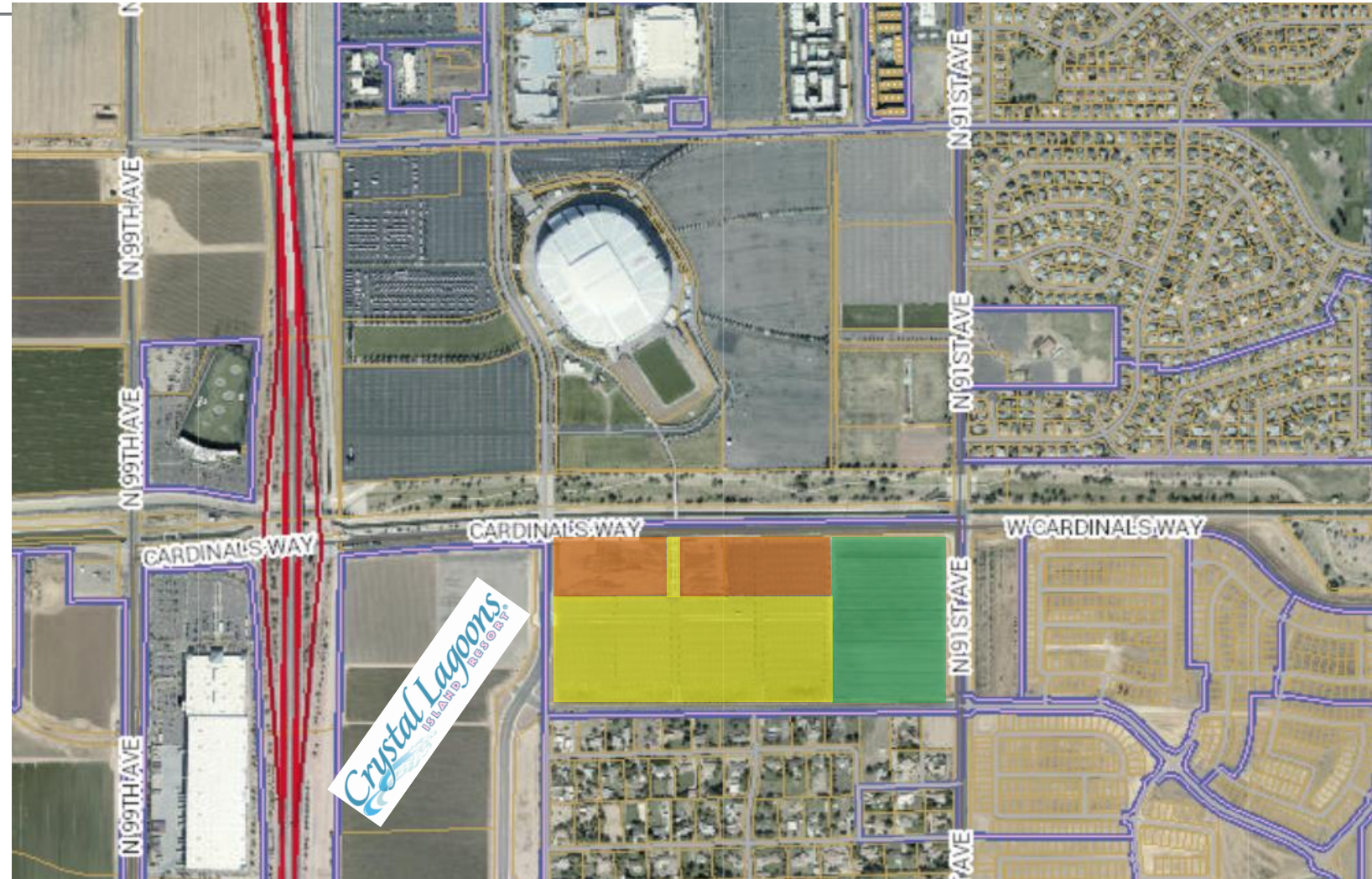
South of State Farm
Stadium use same
colors

 34.5 Acres

 9 Acres

 20.4 Acres

63.9 Acres





Design Standards & CCRs

- Design Standards

The action will create overall quality expectations and promote consistency throughout the site. Design standards establish the desired character elements of the development, while improving the functional quality of the site.

- Covenants, Conditions & Restrictions

The Covenants Conditions and Restrictions are the foundation for the governing body that provide a roadmap of what is expected and permitted within the development. They also establish the overall quality expectations and promote consistency throughout the full master planned project site.

Total Cost: \$28,400.00



Staff Recommendation

Staff recommends approval of the
Design Standards & CCRs
Professional Services Agreement



QUESTIONS?



Request

This is a request for Council to approve a professional services agreement with Plaza del Rio Management Corporation to serve as the owner's representative for the purpose of:

Creating a working site plan with development phasing options for the development of the entire 63 +/- acre site located at southeast corner of 95th Avenue and Cardinals Way.



Intro Site Planning/Phasing Agreement

With this action, Plaza Companies will provide the City with documents that include a general site plan along with proposed development phasing options for future council consideration.



Why Site Plan & Phasing

- Why we need a formal site plan?
 - While preliminary work was completed in 2019 for portions of the site, and additional preliminary site planning efforts took place to prepare for the SkySong tour, this agreement will refine and gauge partners' formal interest in this opportunity.
 - Maximize available land and seek highest and best use
 - Site plan serves as the controlling document for the greater partnership
 - To market the site and engage open market interest
- Why we need phasing options?
 - Manage multiple parking encumbrances with AZSTA, Bidwill Family and Crystal Lagoons Island Resort.

Total Cost: \$148,500.00



What is Included

Site Planning

Assist the City with developing roadway configurations and all necessary infrastructure including:

- Sidewalks/Curbing
- Landscaping
- Underground utilities including necessary stub-outs
 - Water, Sewer, Gas, Electric, Communication
- Retention/Stormwater management

Property Owner Consensus

- Consultant to obtain written consensus and support on the site and phasing plans from property ownership groups.



What is Included Continued

Establish Phasing Options

Develop phasing for construction of infrastructure based on multi-phased development site plans and feasibility analysis comprised of the following activities:

- Multi-phased Infrastructure Planning
- Integrated Master Utility Planning
- Parking Transition Plan
- Property Owner Consensus (Cardinals, AZSTA)

Consultant will provide preliminary cost estimates for the installation of necessary infrastructure identified in the proposed phasing plans. This will include a transition plan for parking necessary for the city to meet our various parking agreements related to the site.



Next Steps

Consultant will provide materials suitable to present to the Council, with the goal to receive support to proceed to the next step.

Materials will include visual assets that provide a representation of the site and phasing plans that will be brought to council at a future meeting.



Upcoming Actions

- If approved, the actions this evening are part of a series of agreements our teams are drafting together.
- Looking ahead, the following future agreements are slated to be brought forward for Council's consideration.
 - Marketing, Branding & Communications Plan
 - Engineering Design Services & Procurement



Recommended Action

Staff recommends approval of the Site Planning and Phasing Professional Services Agreement.



QUESTIONS?



THE END



City owns 54.9 Acres







Following this action staff requests that Council approves the second agreement

2. Creating a working site plan with development phasing options for the development of the entire 63-acre site located at southeast corner of 95th Avenue and Cardinals Way.



The Opportunity
