

To: Honorable Mayor Borowsky and City Council
From: Greg Caton, City Manager
Date: July 1, 2025
Subject: Brown Avenue & 2nd Street Parking Garage Citizen Petition

On May 20th, 2025, Michael Fernandez presented a citizen petition to the City Council (Attachment 1). The petition requests the City Council to hold a special meeting to reconsider and rescind Resolution No. 13318 and to allow Mayor Borowsky the time necessary to explore alternative garage locations.

The City Council directed the City Manager to investigate the petition with a written response provided to the City Council and a copy to the petitioner. This memo provides information on the project history, a tentative construction schedule, construction mitigation strategies, design standards, the Farmers Market and procedural implications.

Background

2017

In 2017 the city commissioned a study of the existing structure, known as the Parking Corral, and the feasibility to add additional levels to the parking structure. Currently, the structure is designed to accommodate up to three additional levels. The study confirmed that the existing structure, originally constructed in 2004, was in good condition and capable of supporting additional floors. It recommended two options: Option 1, add three levels and eliminate the east/west alley access, or Option 2, add two levels with an elevated second level allowing east/west access for high profile vehicles.

2019

In the 2019 Bond election, voters approved various improvement projects. 67.47% of voters voted yes to the Bond approval for “municipal facilities, infrastructure, public parking, streets and transportation, pedestrian facilities, event space, and community and open space projects” (Attachment 2). Among the approved projects was Bond Project No. 63 “Build Parking Structures in Old Town Scottsdale”, which allocated \$20.9 million for the construction of parking structures in Old Town Scottsdale (Attachment 3). The goal was to alleviate parking shortages in the Old Town area, supporting local businesses and accommodate the growing number of visitors.

2020

On February 4, 2020, a citizen petition was presented and accepted by the City Council from an Old Town business owner. The petition requested an update to Old Town parking requirements and for the petition to be included in the February 11, 2020, Work Study session relating to Old Town parking (Attachment 4).

The February 11, 2020 work study session found that the city should perform a parking study to obtain an up-to-date analysis and data on parking space utilization during different times and days, impact of transportation trends, projected residential needs, and identification of future parking needs, review the in-lieu parking program and enhance wayfinding solutions to identify available parking, including upgraded apps, additional signage, and painting roadways (Attachment 5).

2023

On March 21, 2023, the City Council heard a work study presentation from staff titled "Old Town Parking Update" (Attachment 6). Among the content in this presentation, staff presented the City Council with Bond 2019 updates which included options for Project 63. The options included:

- 2nd & Brown Garage
 - 2 levels up, 207 additional spaces, \$13.2M
 - 3 levels up, 328 additional spaces, \$16.9M
- Stetson & 6th Ave
 - Large city lot only with rezoning, ground floor plus 2 levels up, 101 net new spaces: \$8.8M
 - Large city lot only with rezoning, ground floor plus 3 levels up, 160 net new spaces: \$11.4M
 - Possible land deal with adjacent property owner, 1 or 2 levels, 144-310 additional spaces

The City Council followed the work study session with discussions about old town parking, generally. Discussions included a suggestion to improve parking options in the Stetson Drive and Sixth Avenue area (Attachment 7).

2024

At the February 6, 2024 City Council Work Study Session, City Engineer Alison Tymkiw gave a presentation on the Capital Improvement Plan updates. In the presentation, slide 7 indicated that Bond 2019 Project No. 63 Building Parking Structures in Old Town Scottsdale had the status of "pending

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decisions on location and scope.” (Attachment 8) The City Council inquired about the parking study discussed in February of 2020. The former City Manager confirmed that “the parking study related to a possible parking structure in Old Town Scottsdale was on hold due to the timing of other bond projects.” (Attachment 9)

At the April 16, 2024 City Council Work Study session, staff presented the expansion of the Brown Avenue parking structure along with two other options to expand parking in the most needed areas of Old Town (Attachment 10). City Council directed the City Manager to move forward with building two structures. Within available bond funding, the city was directed to construct two additional levels at the Brown Avenue parking structure and under separate appropriation, an additional structure to be built in the Northeast quadrant of Old Town (Attachment 11).

At the July 1, 2024, City Council Regular Meeting, Regular Agenda Item #10 “Old Town Parking and Parking Garage Update and Possible Creation of a New Capital Improvement Plan (CIP) Project” included a presentation from city staff followed by a vote to adopt Resolution No. 13157. This Resolution authorized a Fiscal Year 2024/25 transfer of up to \$2,000,000 from the General Plan Initiatives designation in the General Fund Operating Fund balance to a newly created CIP project entitled “Build a New Parking Structure in the NE Quadrant of Old Town. Resolution No. 13157 was adopted with a 7-0 vote which gave direction to proceed with the addition of two levels to the existing City-owned parking structure at Brown Avenue (Attachment 12).

2025

On February 11, 2025, Resolution No. 13318 was brought before and adopted by the City Council. Resolution No. 13318 authorized Design Build Preconstruction Phase Services Contract No. 2025-004-COS with Chasse Building Team, Inc. (Chasse), in an amount not to exceed \$1,629,553.02. Entering into this contract provides design build manager preconstruction phase services for Bond 2019 Project 63 (Attachment 13).

On June 24, 2025, the petitioner brought forth a second petition related to the Old Town Scottsdale parking structure requesting a parking study. There was a motion to agendaize the item for a later date to discuss. The motion failed with a 3-4 vote (Attachment 14).

Construction Schedule

Design work will take place for the remainder of 2025, and construction is targeted to begin July 1, 2026, and be complete early 2027. The project team is currently in the data collection phase and will be

conducting survey work at the current structure. The project team has begun meeting with the community to go over site conditions and explore design options early in the design process. The project team hosted their first public meeting on May 22, 2025, and the next community meeting will be held in the late summer or early fall of 2025 to review the preliminary design.

At this point in time, there is not a construction schedule and timeline of construction activity for the Brown Avenue Parking Structure Expansion. The construction schedule will be fully developed once the structure expansion is farther along in design.

Some of these construction phases will run concurrently with the entire expansion project expected to take 9-12 months to complete. Construction is currently scheduled to begin during the Summer of 2026. Please see below for a tentative timeline.

1. Site Preparation (1 month)
 - Temporary fencing
 - Signage
 - Office trailer
 - Demolition of items to be removed for construction
2. Erect Structure (3 Months)
 - Phase One North Half
 - Phase Two South Half
 - Crane in precast concrete building components
 - Pour concrete topping decks
3. Internal Site Construction (5 Months)
 - Extend elevator shaft and stairs
 - Electrical
 - Plumbing/Drains
 - Fire sprinklers
4. Finishing Elements (4 months)
 - Parking Striping
 - Exterior finishes

- Landscaping
5. Inspections and Finish Work (1 month)
- Punch list items
 - Final Inspection
 - Acceptance

Construction Mitigation

While there will be impacts to the community during construction, the building team has a commitment to minimize impacts through various mitigation strategies. One strategy will be the utilization of precast concrete which will be pre-ordered and delivered day-of.

Using precast concrete is ideal for busy urban or suburban areas, such as Old Town, where minimizing disruption is important. Prior to any major activity on-site, engineers and construction experts will work together to design the entire parking structure down to the last detail. Once the design is finalized, large concrete parts like floors, walls, columns and support beams are built in an off-site factory, this will lessen the overall construction duration. The preformed concrete components can be delivered in stages as needed to minimize the project footprint.

While street closures will be needed to crane in the precast concrete components during the structure erection, this will take place primarily in the less busy summer months. In efforts to further mitigate construction disruption, the city will explore and consider the possibility of nighttime work where possible throughout the construction process.

The construction team will also work with the City of Scottsdale Transportation and Infrastructure Department to ensure access to businesses during construction. To ensure consistent oversight, a city inspector and building team inspector will be on site daily during construction activities. The project team will work with the community throughout the construction process.

Old Town Scottsdale Urban Design & Architectural Guidelines

The Old Town Scottsdale Urban Design & Architectural Guidelines (UDAG), adopted by the Development Review Board on August 1, 2024, provide direction regarding site development, building form, design details, and materials in the Old Town area. The guidelines provide the framework that

guides individual developments – both public and private – as they visually and physically work together to define, shape, and enhance the image of Old Town.

The UDAG includes a guideline focused on the design of parking facilities (Guideline 15, Attachment 10), emphasizing that parking structures are essential infrastructure that should not only serve civic, commercial and residential needs, but also enhance the architectural character of the neighborhoods in which they are located. Above-grade structures are expected to be designed to minimize their visual impact and blend into the surrounding context. This includes strategies such as stepping back upper levels, articulating corners, and varying wall planes and materials. Additional guidance encourages the use of architectural detailing to soften the presence of parking near public areas and to reduce light and noise impacts when adjacent to residential uses.

In terms of blending into the surrounding context, the Brown Avenue Parking Structure is located within the Historic Old Town Design District—a Specialty District within the UDAG that provides specific design direction to reinforce the frontier town/Western character of this area of Old Town. District guidelines emphasize simple building forms, traditional materials such as board and batten siding or adobe brick, and architectural details that reflect the district's historic roots and maintain its visual character. Building massing should preserve the area's low, pedestrian-oriented scale, while features like covered walkways and human-scaled storefronts help activate the street edge and contribute to the walkability and architectural rhythm of the block. Natural, muted desert tones and small-scale materials are preferred to reinforce the district's scale and texture. Signage and site furnishings—such as benches, hitching posts, and lighting—are expected to reflect a handcrafted, Western aesthetic. While not written specifically for parking structures, these guidelines provide a framework for incorporating such a facility in a way that respects and reinforces the Western character, pedestrian scale and architectural continuity of Historic Old Town.

Farmers Market

The Old Town Farmers Market is currently held at the Parking Corral. The Farmers Market has a contract with the City of Scottsdale which will expire following their 2025/2026 season. This is consistent with when construction preparations on the site are expected to begin. The city is working with the Old Town Farmer's Market to identify an alternative long-term location in Old Town where they can continue to operate.

Procedural Implications

Contract No. 2025-004-COS with Chasse Building Team, Inc.

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On February 11, 2025, the City of Scottsdale entered into a contract with Chasse, as authorized by Resolution No. 13318 (Attachment 15). The contract is for preconstruction services with Chasse being the "Design Build Manager" (DBM). The DBM will complete the design service portion of the project from conceptual design through permitting. At the end of the preconstruction phase of the project, the City of Scottsdale may enter into a separate construction contract with Chasse for construction phase services.

The contract with Chasse includes various termination and cancellation provisions, including a Termination for Convenience clause found in Article 5.6(B) on page 19. Under that clause, the city reserves the right to terminate the contract or any part of it for its sole convenience with 30-days' written notice to Chasse. If the city were to terminate the contract pursuant to that clause, Chasse must be paid for the services actually completed up to the date of termination. As with any contract, the City Attorney's Office would need to evaluate any potential termination and provide advice and guidance concerning the possible legal implications.

Council Action

This petition requests the Scottsdale City Council pursuant to Rule 11.19 of the Rules of Council Procedures to hold a special meeting to reconsider and rescind Resolution No. 13318 and to allow Mayor Borowsky the time necessary to explore alternative garage locations. Rule 11.19 of the Council Rules of Procedure only allows the Council to reconsider a decision during the same meeting at which the decision was made. While a motion to rescind can be done at a subsequent meeting, rescinding Resolution No. 13318 would not result in termination of the contract with Chasse. Additionally, as mentioned above, the City Attorney's Office would need to evaluate possible legal implications of terminating the contract with Chasse.

Conclusion

The petition from May 20, 2025, was presented again at the June 24, 2025, City Council meeting. There was a motion "to agendize ... the petition for further discussion at a future hearing" and the motion failed with a 3-4 vote.

The city is proceeding with the parking garage design and construction in accordance with a series of consistent actions and approvals by the City Council over the past several years. On July 1, 2024, the previous City Council unanimously voted in favor of this project to continue. The current City Council solidified the decision to proceed by entering into a design contract with Chasse on February 11, 2025. Additionally, with the June 24, 2025, vote against holding a "future hearing" to discuss further, the path



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forward is clear for the city to advance with the established timeline, continuing the design and construction efforts at the designated site.

C: Charter Officers
Jeff Walther, Assistant City Manager
Terrance Thornton, Chief of Staff to Mayor Borowsky

Attachments

1. Citizen Petition
2. 2019 Bond Results
3. 2019 Bond Project 63
4. February 4, 2020, Council Meeting Marked Agenda
5. February 11, 2020, Work Study Marked Agenda
6. March 21, 2023, Old Town Parking Staff Presentation
7. March 21, 2023, Marked Agenda
8. February 6, 2024, City Council Work Study Session Presentation Slide
9. February 6, 2024, City Council Work Study Session Marked Agenda
10. April 16, 2024, Work Study Session Presentation
11. April 16, 2024, Regular Meeting Work Study Session Marked Agenda
12. July 1, 2024, Regular Meeting Marked Agenda
13. Old Town Scottsdale Design & Architectural Guidelines
14. February 11, 2025, Marked Agenda
15. Chasse Building Team Contract