

# Project 63 – Build Parking Structures in Old Town Scottsdale

City Council Work Study

April 16, 2024

# Project Description

- Question 2 ballot language:

Shall the City of Scottsdale be authorized to issue and sell up to \$112,300,000 aggregate original principal amount of its bonds to provide funds to design, acquire, construct, reconstruct, improve, furnish, and equip: municipal facilities and improvements, infrastructure facilities and improvements, public parking facilities and improvements, streets and transportation facilities and improvements, pedestrian facilities and improvements, event space and improvements, and community and open space infrastructure and improvements, including acquisition of land or interests therein necessary for any such purpose, and to pay all necessary legal, financial consulting, and other costs and fees in connection therewith; such bonds to be issued in one or more series, as tax-exempt or taxable bonds, maturing not more than 25 years from the date of issuance of each series, and bearing interest at a rate or rates not exceeding ten percent (10.0%) per annum? **Payment of Bonds:** These bonds will be issued as general obligation bonds and the issuance of these bonds will result in a property tax increase sufficient to pay annual debt service on the bonds. The bonds may be refunded by the issuance of refunding bonds with a weighted average maturity less than 75% of the weighted average maturity of the bonds being refunded.

# Project Description

- Bond project fact sheets used during outreach:

## **BUILD PARKING STRUCTURES IN OLD TOWN SCOTTSDALE**

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### **QUESTION 2: COMMUNITY SPACES AND INFRASTRUCTURE**

#### **Project Summary**

Build parking structures to ensure an effective supply of parking for residents, visitors, and businesses that park in Old Town Scottsdale.

#### **PROJECT DETAILS**

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##### **Estimated Project Cost:**

TOTAL	\$20,962,800
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##### **Project Location**

This project will build parking in Old Town Scottsdale, at locations to be determined, to provide additional parking to support businesses and visitors to portions of downtown that currently experience parking shortages.

**CIP Project Number: 63**

# Project Description

- Bond project fact sheets used during outreach:

## Background

Portions of Old Town Scottsdale experience parking shortages at various times, particularly during peak visitor periods and major events in the area. City staff is developing parking alternatives, specific locations and garage configurations that could be selected to best meet the parking need in Old Town.

Alternatives being considered include:

- Construction of a parking structure at the surface parking lot the City owns on 1<sup>st</sup> Avenue between Marshall Way and Scottsdale Road;
- Addition of one or more levels of parking on top of the City-owned parking structure at 1<sup>st</sup> Street and Brown Avenue.
- Reconstruction of the surface parking lot adjacent to Stagebrush Theater near 2<sup>nd</sup> Street and Goldwater Boulevard; this would include one or more underground levels below a reconfigured surface level and could potentially include a direct connection to public parking that may be built as part of an adjacent development project.

The city will continue to explore locations to provide additional parking throughout Old Town.



# Project Description – FY 2023/24 CIP

## 63 - Build Parking Structures in Old Town Scottsdale - (DH01)

**Description:** Build parking structures to ensure an effective supply of parking for residents, visitors, and businesses that park in Old Town Scottsdale.

Funding Sources (in thousands of dollars)	Total Project Cost	ITD Expenditures (Thru 01/23)	Adopted 2023/24	Forecast 2024/25	Forecast 2025/26	Forecast 2026/27	Forecast 2027/28	Future	Total Remaining Budget
2019 GO Bond - Q2 - Community Spaces & Infrastructure	20,962.8	-	15,436.9	5,525.9	-	-	-	-	20,962.8
<b>Total:</b>	<b>20,962.8</b>	<b>-</b>	<b>15,436.9</b>	<b>5,525.9</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>20,962.8</b>

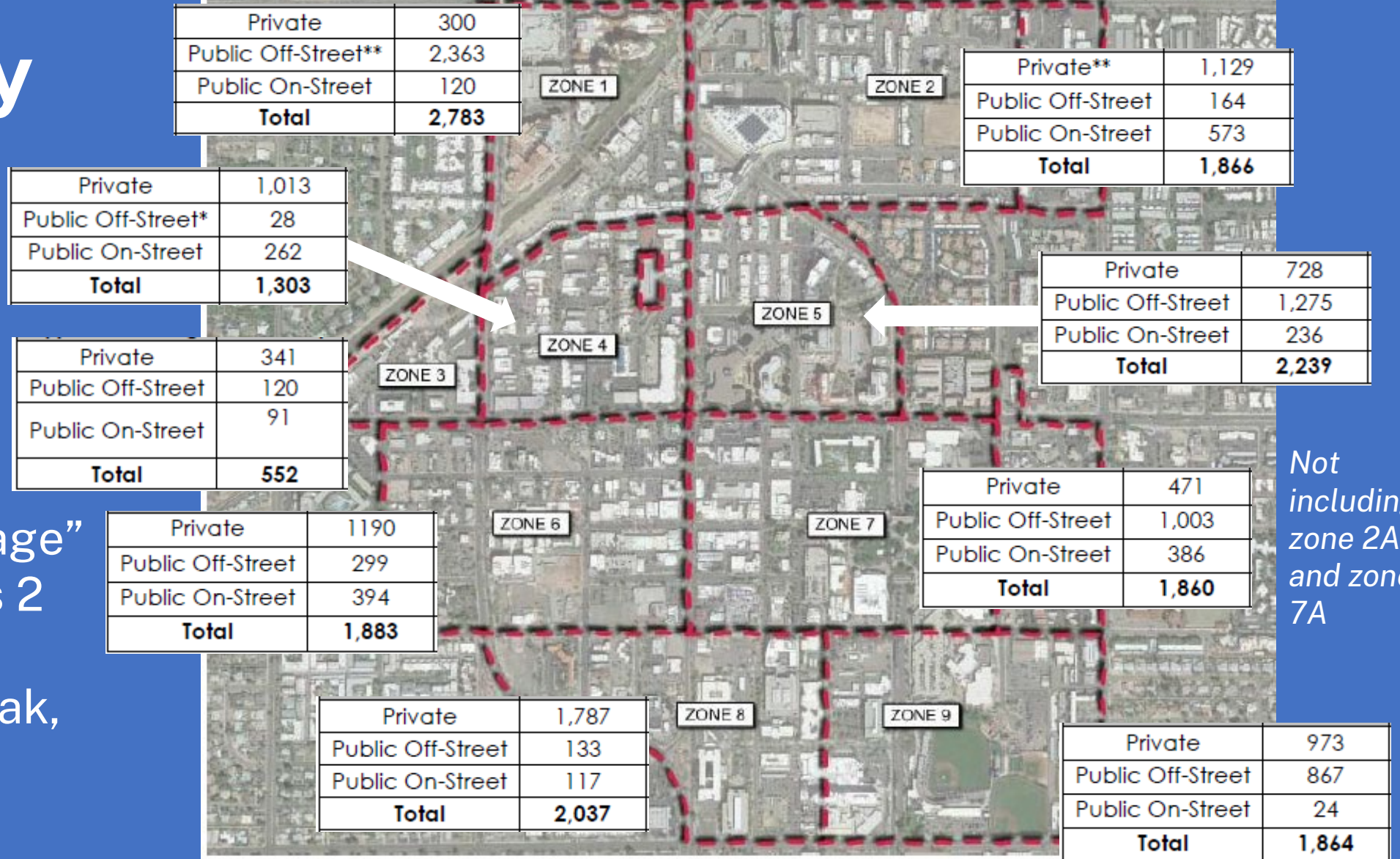
- Funding was not made immediately available
- Originally \$4.4M to \$5.5M per year spread over 4 years

# Parking Inventory

2015 Walker Study

“Effective shortage” of spots in zones 2 & 5: Over 85% occupancy at peak, and at some off-peak times

Figure 4: Downtown Parking Survey Zones



Source: Walker Parking Consultants, 2015; Google Maps as a base

Not including zone 2A and zone 7A

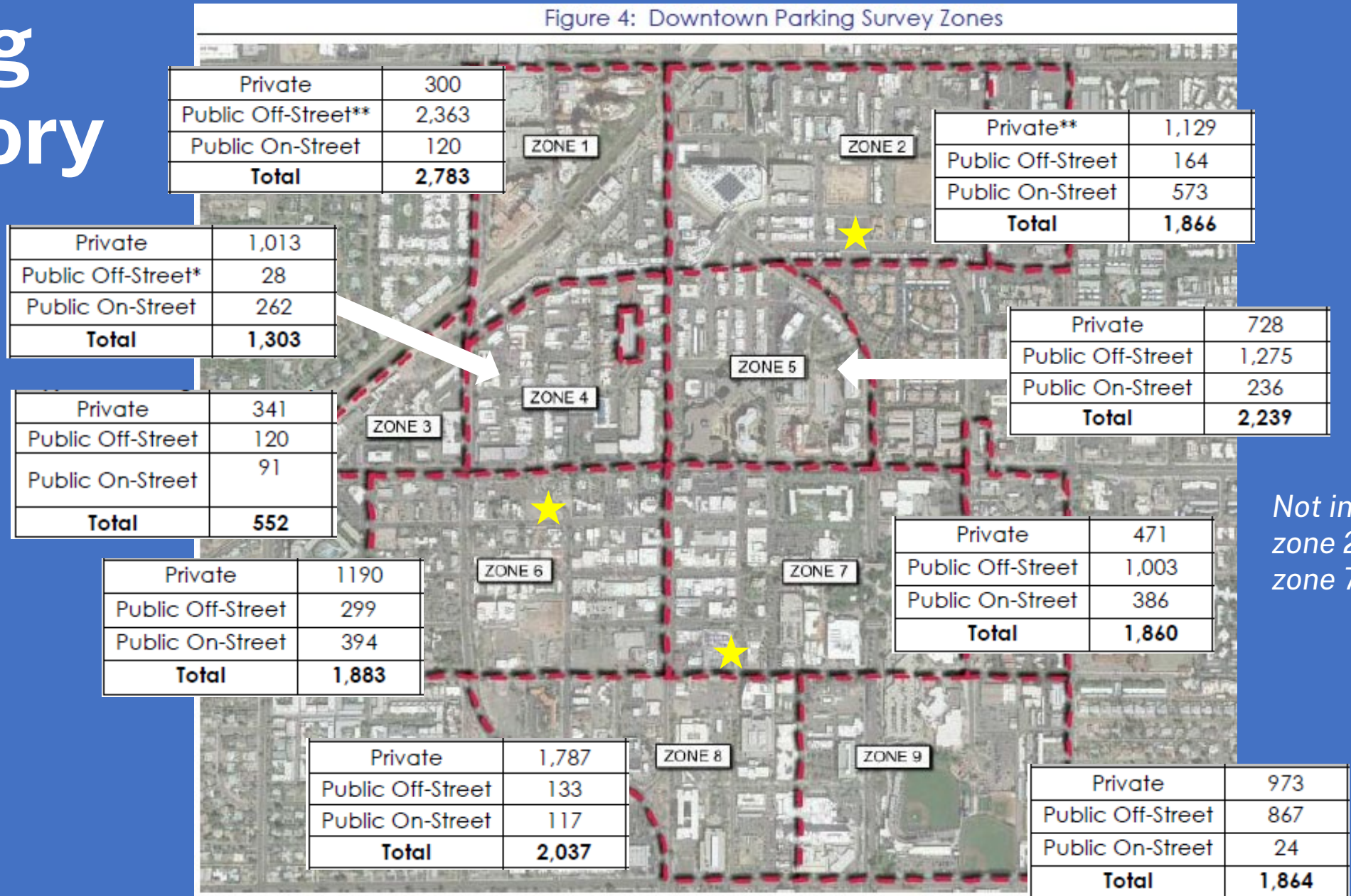


# Parking Inventory

2015  
Walker  
Study

★ Garage  
location  
alternatives

Figure 4: Downtown Parking Survey Zones



Not including  
zone 2A and  
zone 7A

Source: Walker Parking Consultants, 2015; Google Maps as a base

# Options- Artisan

## Artisan:

- City pays negotiated \$39,999 cost per space for 57 spaces
- Fixed price in development agreement
- Total cost **\$2.28M**





# Options- 1st & Brown Parking Corral

- 1st & Brown Parking Corral
  - 1 additional deck: Adds 97 spaces
  - 2 additional decks: Adds total of 216 additional spaces



# Options- 1st & Brown Parking Corral

- 1st & Brown Parking Corral
  - 1 additional deck: **\$10.5M**; adds 97 net spaces @ \$108k per space
  - 2 additional decks: **\$15.2M**; adds 216 net spaces @ \$70k per space



*2024 estimates for total project cost with construction starting in 2025*



# Options- Stetson/6<sup>th</sup> Ave Surface Lots

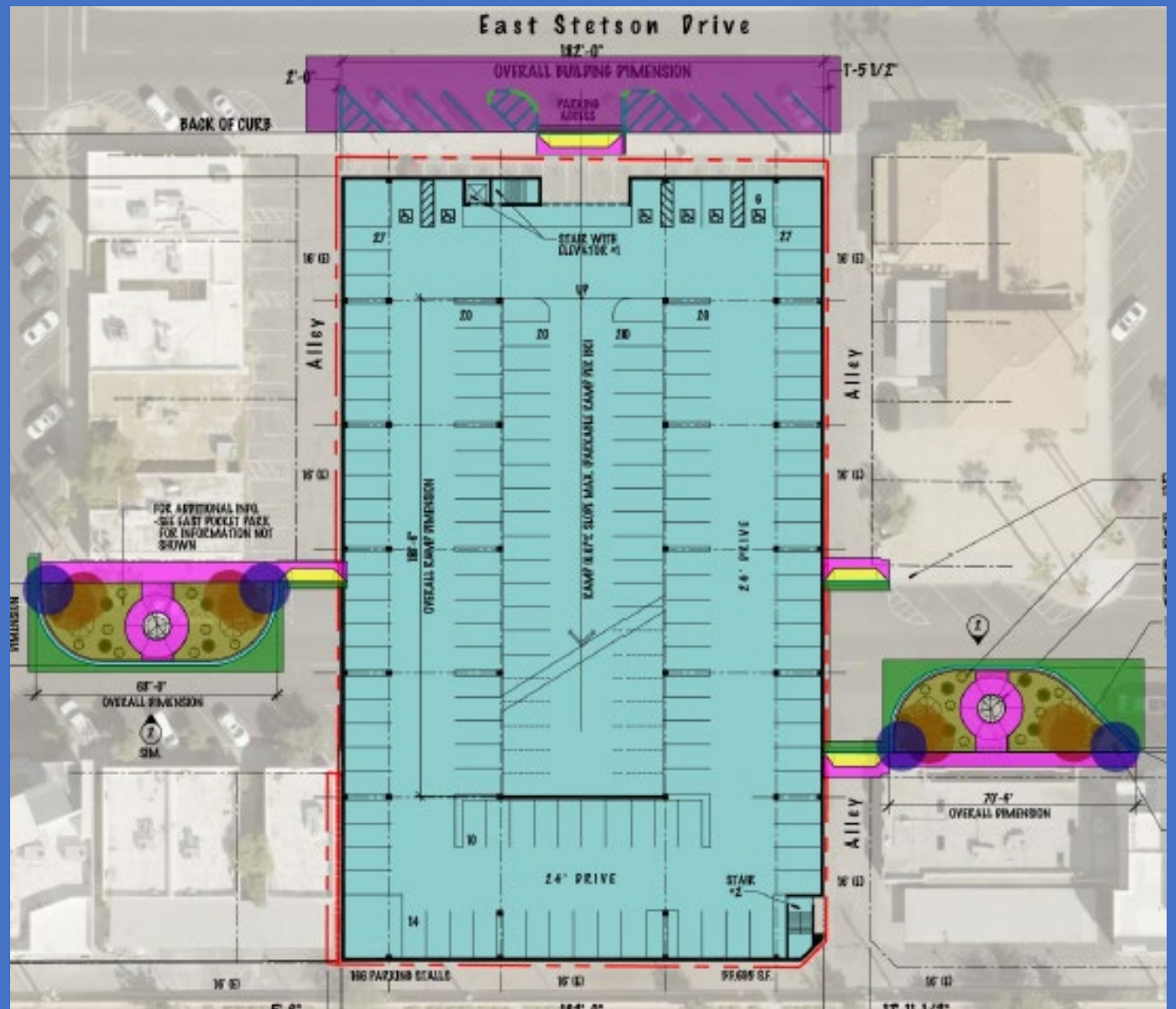
- Stetson 6<sup>th</sup> Ave
  - Build garage with ground floor and one deck above
  - 144 net additional spaces





# Options- Stetson/6<sup>th</sup> Ave Surface Lots

- Stetson 6<sup>th</sup> Ave
  - Build garage with ground floor and one deck above
  - 1 above ground deck: **\$14.9M**; adds 144 net spaces @ \$103k per space



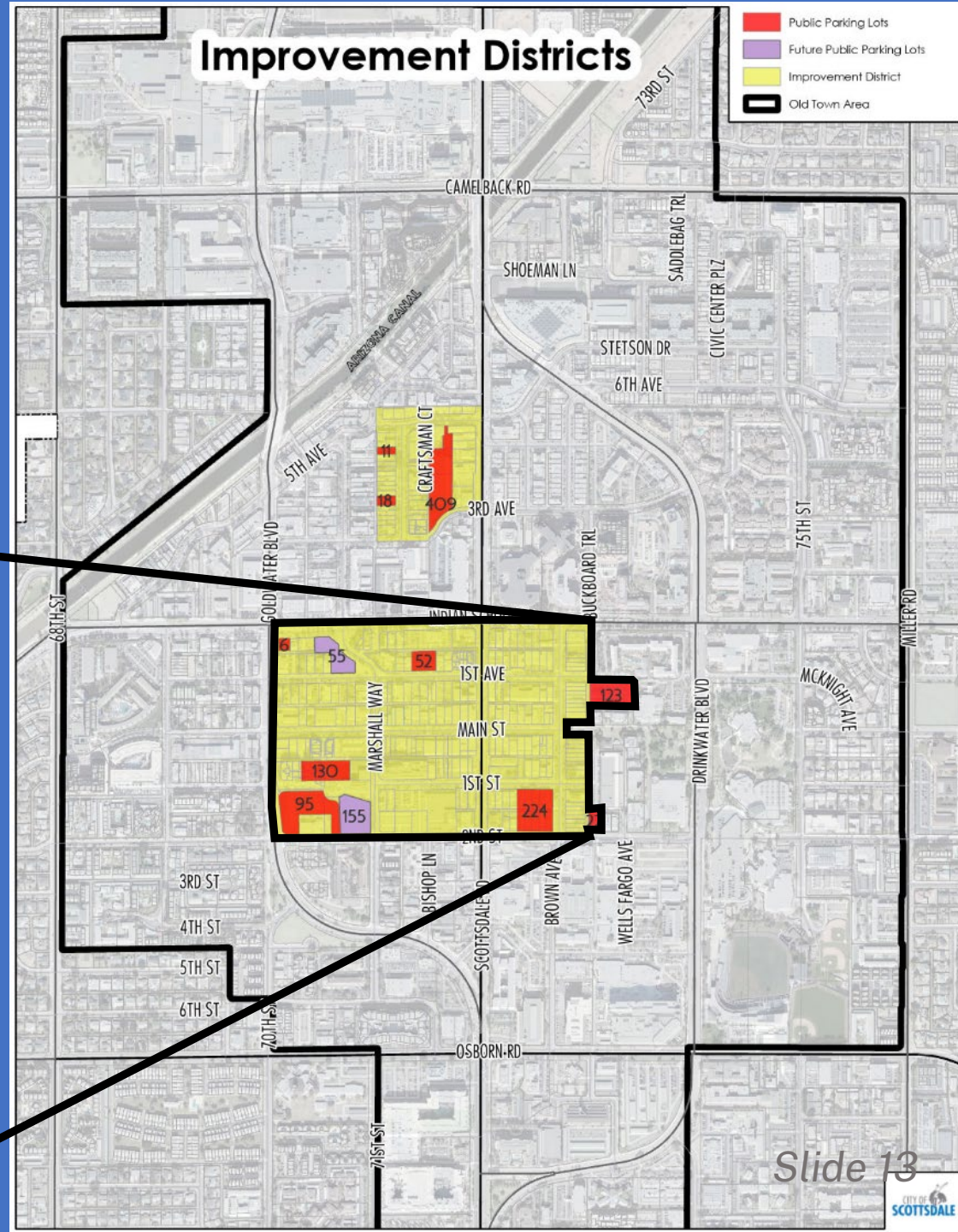
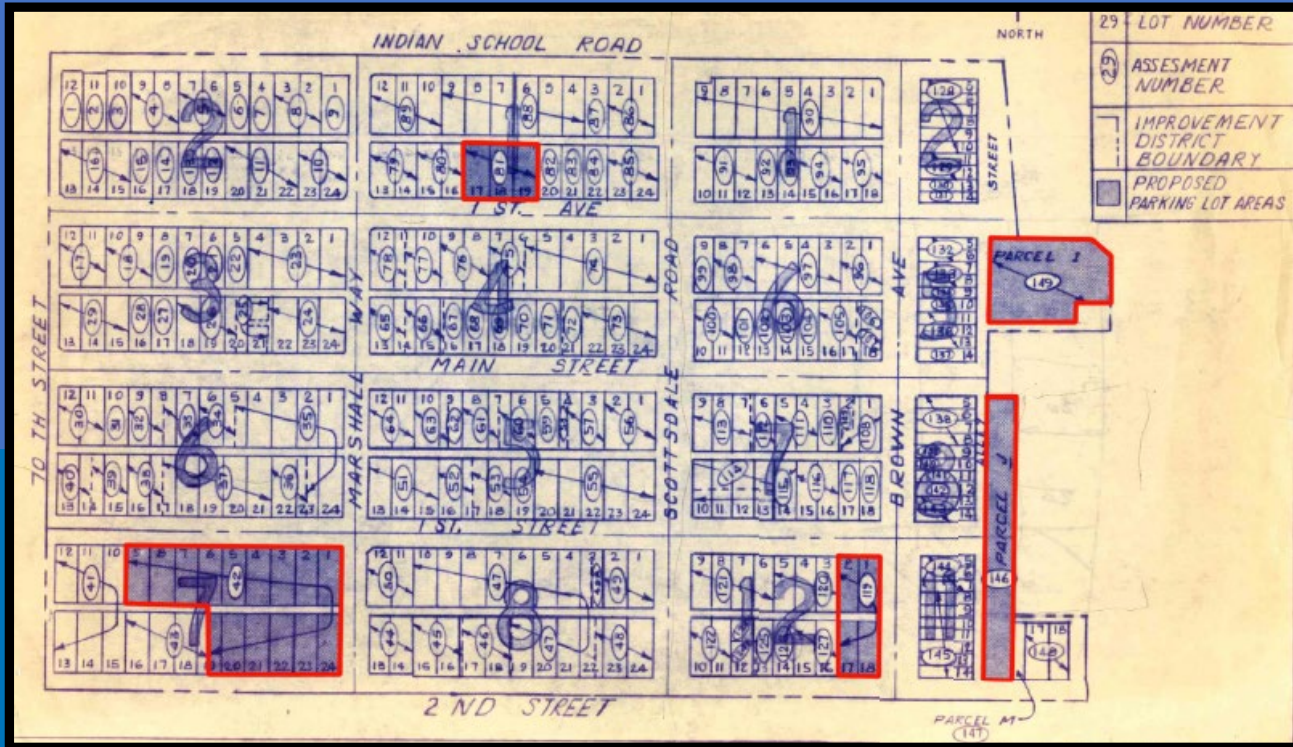
2024 estimates for total project cost with construction starting in 2025

Slide 12



# Previous City Investments

- Improvement Districts:
  - Fifth Avenue
  - East/West Main



# Previous City Investments

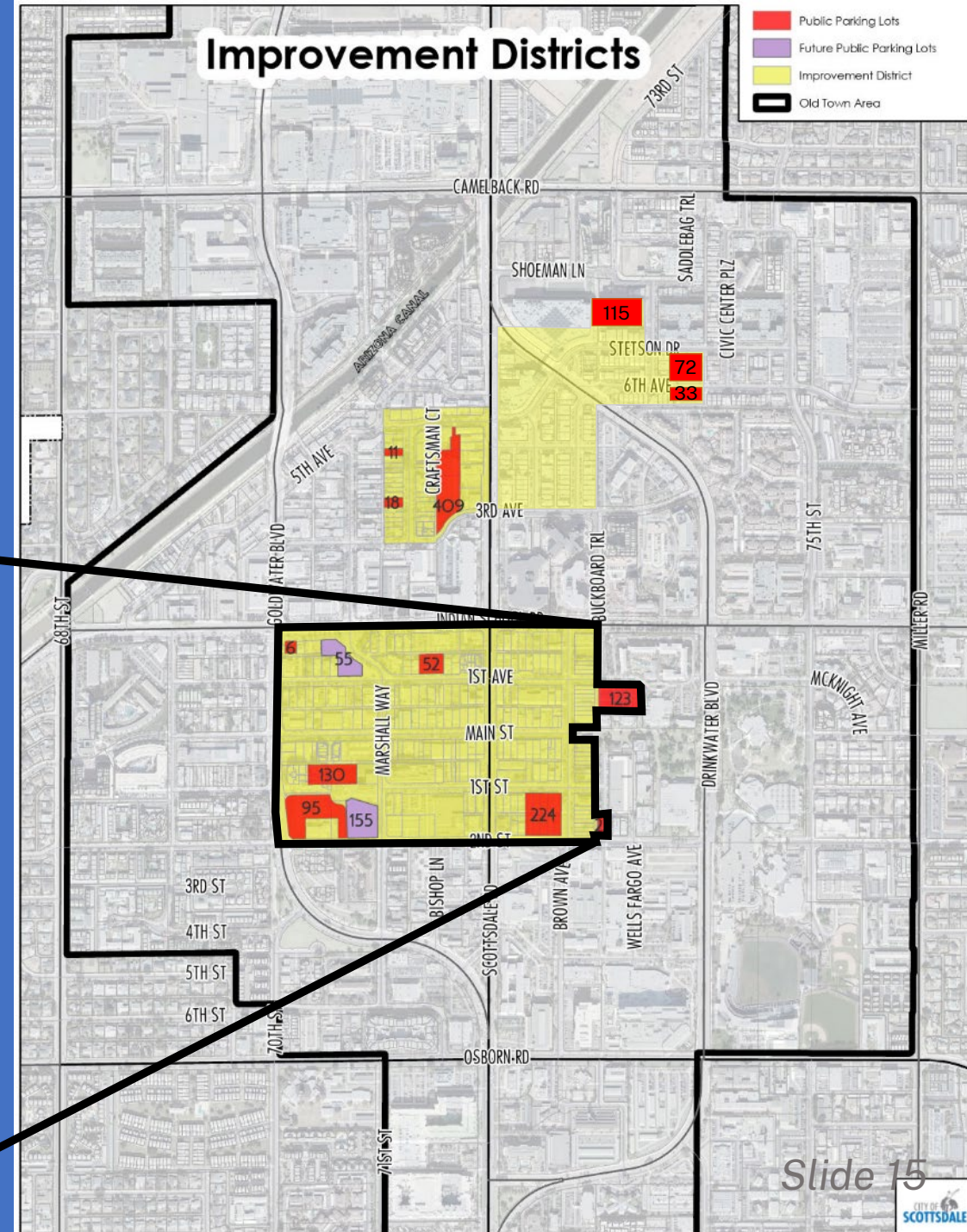
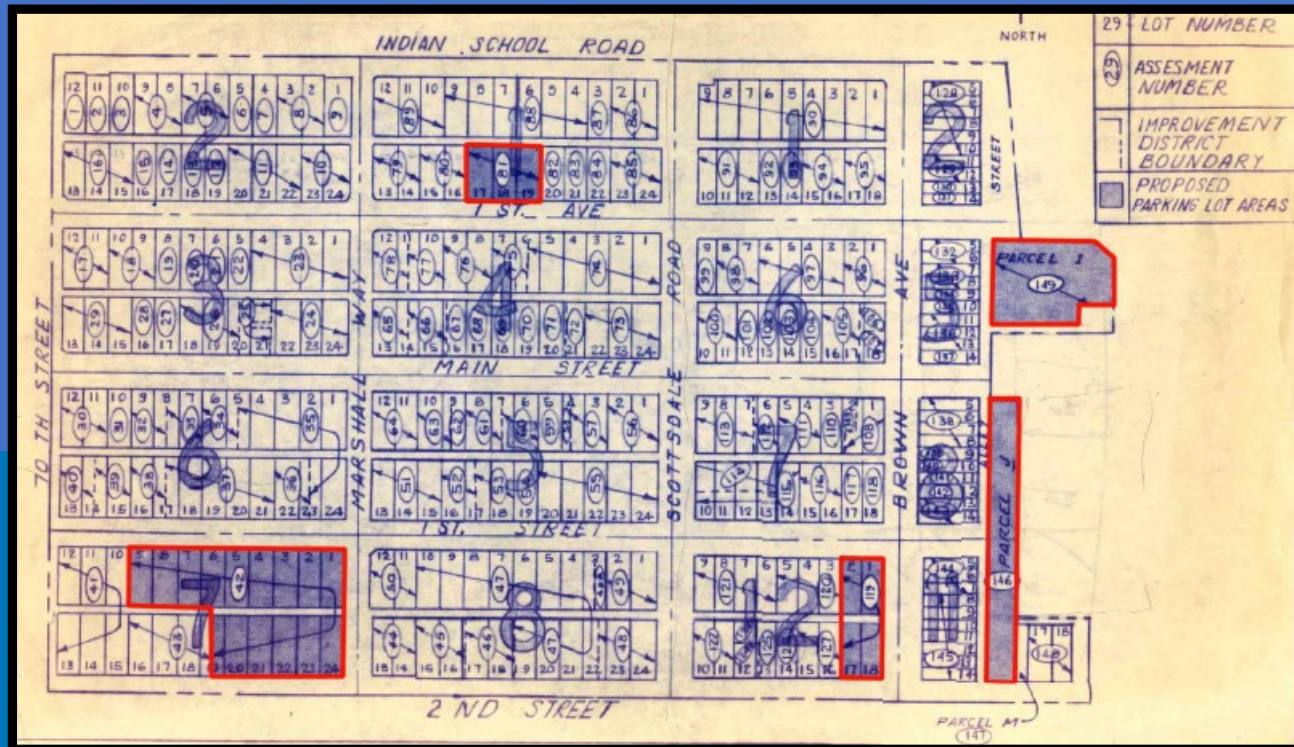
- All of Old Town:

	Year	Spaces	Cost (\$k)	Adjusted to 2022 (\$k)	2022 cost per space (\$)
Original ID	1972	556	\$ 617	\$ 4,346	\$ 7,816
SCPA garage	1976	357		\$ 12,700	\$ 35,574
Main St Condos	2005	130	\$ 2,400	\$ 3,618	\$ 27,829
Parking corral	2005	225	\$ 8,167	\$ 12,311	\$ 54,714
Future:					
Artisan		55	\$ 2,200	\$ 2,200	\$ 39,999
Museum Square		155	\$ 6,975	\$ 6,975	\$ 45,000
Stagebrush		33	\$ 540	\$ 540	\$ 16,364
Total investment:				<b>\$ 42,689</b>	
				<b>10.2% from ID</b>	
				<b>89.8% from other sources</b>	



# Previous City Investments

- Improvement Districts:
  - Fifth Avenue
  - East/West Main
- Land dedication:
  - NE Quadrant





# Previous City Investments

- Land dedication:
  - NE Quadrant
- 1.97 acres
- Estimated value \$xxx



# Previous City Investments

- All Downtown:

Quadrant	Project	Year	Spaces	Cost (\$k)	Adjusted to 2022 (\$k)	2022 cost per space (\$)
SE-SW	ID: East-West Main	1972	556	\$617	\$4,221	\$7,591
SE-SW	SCPA garage	1976	357		\$12,700	\$35,574
SE-SW	Civic Center Library	1985	685	\$8,900	\$23,718	\$34,624
SE-SW	Main St Condos/SMOW	2005	130	\$2,400	\$3,538	\$ 27,218
SE-SW	1st & Brown/Corral	2005	225	\$3,824	\$5,637	\$25,056
SE-SW (paid, not built yet)	Museum Square	paid 2022	155	\$6,975	\$6.975	\$45,000
NW	ID: 3rd & 5th Ave surface	1972	177	\$229	\$1,566	\$8,850
NW	Waterfront	2005	320	\$3,000	\$4,423	\$13,822
NW	3 <sup>rd</sup> & 5th Ave garage	2005	405	\$6,883	\$10,147	\$25,056
NW	Southbridge	2007	160	\$5,000	\$6,945	\$43,408
NE	Land dedication	1962	220		\$19,774	\$89,882



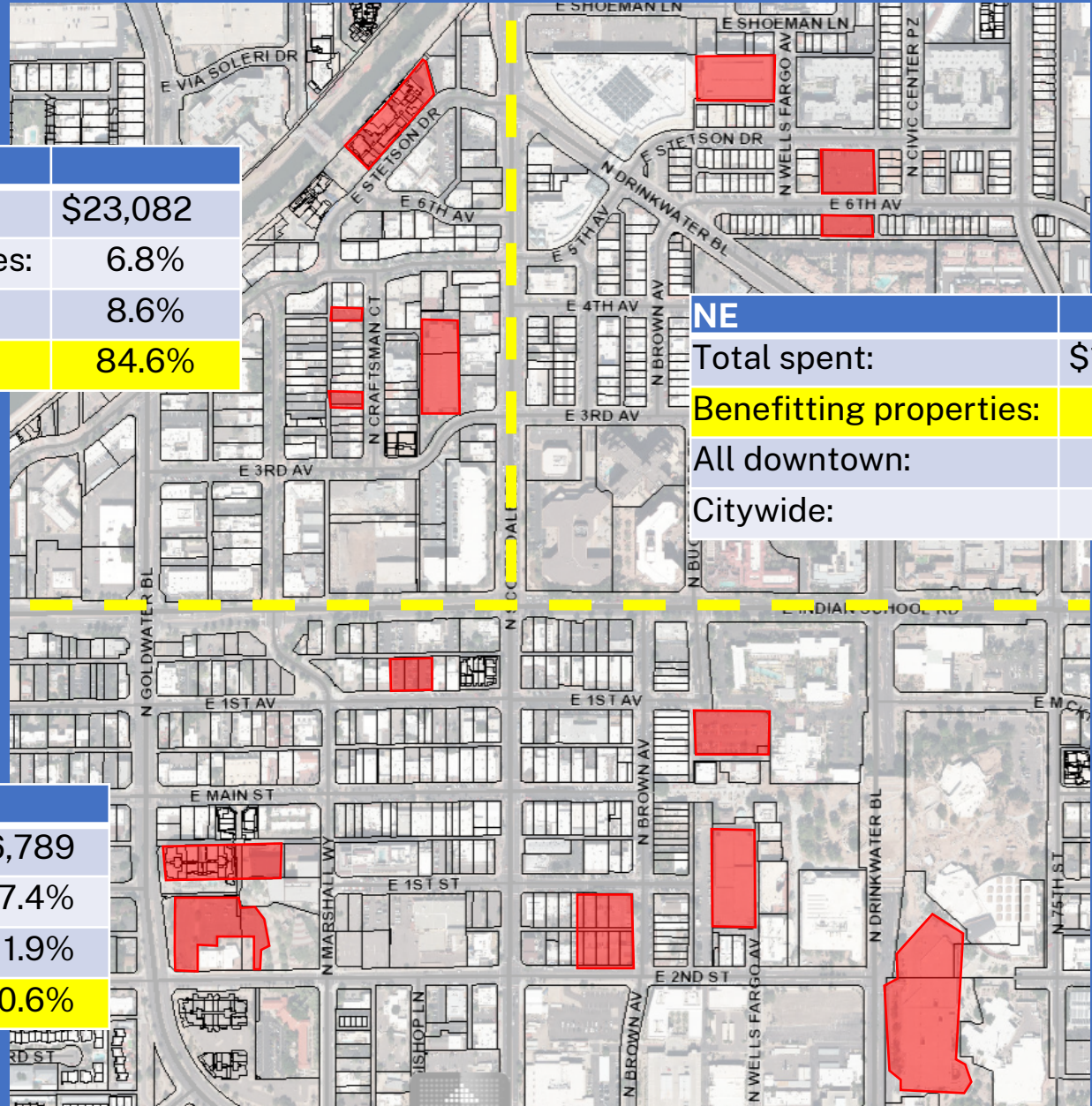
# Previous City Investments

- Who pays:
  - **Benefitting property:** ID, land dedication
  - **Downtown:** In-lieu
  - **Citywide:** General fund, Trans sales tax, MPC or GO debt

NW	
Total spent:	\$23,082
Benefitting properties:	6.8%
All downtown:	8.6%
Citywide:	84.6%

NE	
Total spent:	\$19,774
Benefitting properties:	100.0%
All downtown:	0.0%
Citywide:	0.0%

SE-SW	
Total spent:	\$56,789
Benefitting properties:	7.4%
All downtown:	1.9%
Citywide:	90.6%



Costs are \$k's adjusted to 2022 dollars



# Previous City Investments



- 2001 Downtown Task Force
  - 22 Members, presented to Council May 2001
  - Recommended 22 actions, including 3 actions to build parking garages:
    - Two have been built ★
    - One has not ★

**#10 - Construct a parking garage in the Gas Lamp District**

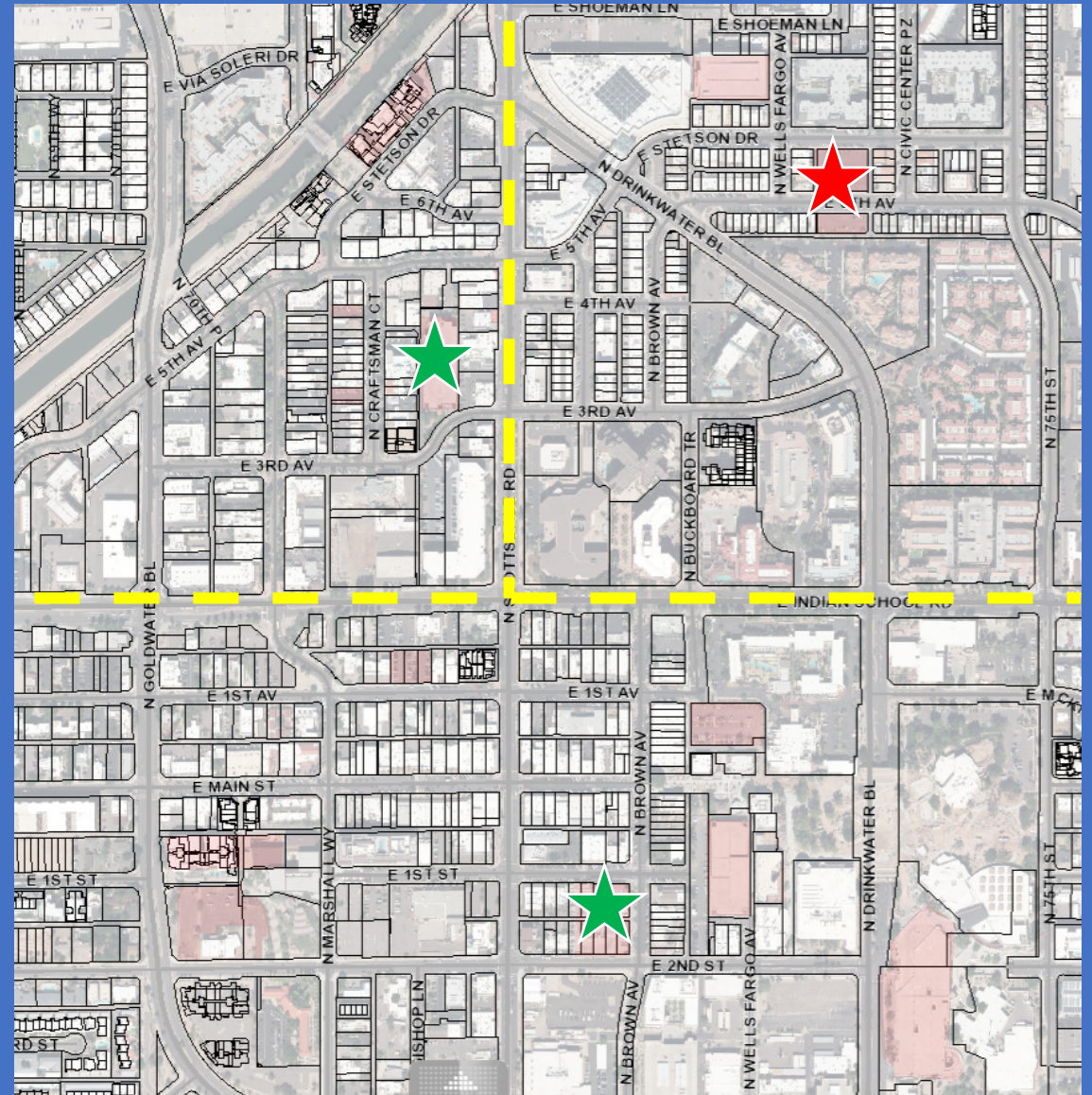

**Recommended Actions:**  
Utilize existing city-owned property to construct a parking garage with restrooms

- Bury utilities in the area
- Pave alleys
- Install streetlamps
- Install hardscape where required
- Refurbish landscape

**Recommended Timing :** FY 2006-07



Character \* Transportation \* Culture \* Streetscape/Landscape \* Administration \* Finance



# Going Forward

- Where to make the next investment

- Option 1:

	Total project cost	Net new spaces
1st & Brown, add 1 floor	\$10,469,415	97
Stetson/6th Ave, ground floor plus 1 floor above	\$14,857,740	144
Artisan	\$2,279,999	57
Available bond funding:	\$20,962,800	298
<b>Additional funds needed:</b>	<b>\$6,644,354</b>	

- Option 2:

	Total project cost	Net new spaces
1st & Brown, add 2 floors	\$15,215,726	216
Stetson/6th Ave, ground floor plus 1 floor above	\$14,857,740	144
Artisan	\$2,279,999	57
Available bond funding:	\$20,962,800	417
<b>Additional funds needed:</b>	<b>\$11,390,665</b>	

- Option 3: ???



Questions, comments and direction...

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**From:** Marilyn Atkinson <atkinsonmarilyn@gmail.com>  
**Sent:** Tuesday, April 9, 2024 4:22 PM  
**To:** City Council  
**Cc:** Crazyhorsegallery@gmail.com; marilyn.a@cox.net; joy@scottsdale-sw.com; Joie; jhandley@earthlink.net; George and Elizabeth Cavalliere; ddscoop@cox.net; adam@scottsdale-sw.com; trb6042@gmail.com; Michael Simonson; Bob Pejman  
**Subject:** HISTORIC OLD TOWN SCOTTSDALE MERCHANTS ASSOCIATION

 **External Email: Please use caution if opening links or attachments!**

..... HISTORIC OLD TOWN SCOTTSDALE MERCHANTS ASSOCIATION

We have been pushing for additional parking at the corner of Brown Ave./1st Street to add two more additional levels it has been designed to handle when first built.

Parking has long been needed as more visitors come the area. The property owners even did a parking assessment to add additional spaces at one time.

In the 2019 Bond it clearly states south of Indian School Road and we need it now more than ever with the expansion of festivals being promoted at the Civic Center Plaza. The tremendous numbers of events has now created a crises in need of parking.

Our businesses are hurt with the lack of parking needs. We are asking the city to move forward and help the businesses being negatively impacted.

With regard,  
Marilynn Atkinson  
President



The Coalition of Greater Scottsdale  
 8711 E Pinnacle Peak Road  
 PMB 220 Scottsdale, AZ 85255-3517  
[www.CoalitionofGreaterScottsdale.org](http://www.CoalitionofGreaterScottsdale.org)  
[info@cogsaz.org](mailto:info@cogsaz.org)

9 April 2024

To: Scottsdale Honorable Mayor and City Council Members

**Re: 2019 approved bond project for downtown parking**

How will the Location of the 2019 Bond Project for an Old Town parking garage be determined?

FACT: The voters approved \$21 Million for construction of a new parking garage in Old Town.

FACT: The Bond Information Language cited the following locations:

1. Adding new levels on public parking on First Avenue between Marshall Way and Scottsdale Road.
2. Adding new levels on Corral public parking on Second Street & Brown Avenue.
3. Adding new levels on Stagebrush Theatre surface parking on Second Street & Goldwater Blvd.

FACT: Voters have voiced that their interpretation has been that the placement would be in the area **south of Indian School Road**, which until two years ago was designated as the only "Old Town."

**So, what is the controversy?**

The Entertainment/Bar District wants the new garage built in their NE quadrant of town with the Bond money — South of Camelback Road and east of Scottsdale Road.

However, the property owners and merchants south of Indian School Road cite a desperate need because of the increased scarcity of customer parking due to:

- Loss of about 600 parking spaces near the Giants Stadium since 2005.
- Increase of Events from the current 35 to a proposed whopping 85 per year in the new \$35 Million renovated Civic Center.
- Increase in attendance at the Spring Cactus League games.
- Increase in Downtown Events scheduled by the Tourism Department.

**History:**

**The Bar/Entertainment District property owners have never taxed themselves to provide parking structures, while the other Downtown Districts have:**

- In 1970 the Fifth Avenue Property Owners taxed themselves to build 230 parking spaces.

- In 1972 the Old Town Property Owners taxed themselves to build five parking lots containing 556 parking spaces south of Indian School Road.

#### **City Government involvement:**

- The Walker Parking Study conducted in 2015 was focused on the NE Quadrant (Bar/Entertainment District) because over 2000 call center workers were using street parking to avoid the parking fees in the Galleria garage.
- The conditions in the NE quadrant have changed since the Walker Study. The Galleria tenant who was operating a dense Call Center has since relocated.
- Last year, the Public Works Director stated that the city would contract a new Parking Study update. However, in 2024, the City Manager told the City Council he is delaying any decision until winter 2024 and does not support paying for a new study.
- As a result of rising concerns of several council members who do not support delaying action of this critical issue, **a Council Work Study Session is scheduled for May 16<sup>th</sup> (next Tuesday) to get direction from the council for the location of the Parking Bond Project.**

#### **Merchant and Property Owners' Input:**

- The Historic Old Town & Arts District merchants and property owners have consistently provided input to the City to add upper parking levels to the "Farmers' Market" Parking Corral on the SWC of 2<sup>nd</sup> Street and Brown.
- The parking shortage in the NE quadrant (Bar/Entertainment District) has been by design, since the City has knowingly approved Bars, Hotels, & Dining facilities without requiring adequate parking over the years. Furthermore, the older business buildings were gifted free street parking credits from the city in 1970, without any requirement for them to invest in their own District to create Public Parking, as the other Districts have done.

#### **Conclusion:**

- The City should honor their promise to the voters and build the parking spaces in the locations they led the voters to believe would be selected.
- If the Bar/Entertainment District wants a parking garage, they should tax themselves as did the other Downtown Districts and create an Improvement District to fund the construction.
- If the City Manager can find sources to provide funds for more than one parking garage, the priority should be the location south of Indian School Road.

**Respectfully submitted, COGS Board of Directors,**

*Marilynn Atkinson, Jim Davis, Sonnie Kintley, Cathy McKeever, Stan Morganstern,  
Howard Myers, Joanne "Copper" Phillips, Christopher Schaffner and Andrew Schenk*

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**From:** Jon Rosenberg <JRosenberg@levrose.com>  
**Sent:** Friday, April 12, 2024 2:36 PM  
**To:** City Council  
**Cc:** Thompson, Jim; Worth, Daniel  
**Subject:** Bond Project for DT Parking  
**Attachments:** Letter from Small Businesses regarding DT Parking.pdf

**⚠ External Email: Please use caution if opening links or attachments!**

Honorable Mayor and City Council

Please see attached letter regarding the Bond Project for DT Scottsdale Parking

Thank you,

Jon Rosenberg  
[jrosenberg@levrose.com](mailto:jrosenberg@levrose.com)  
602-418-8324

April 12, 2024

To: Honorable Mayor and City Council Members

Re: **2019 approved bond project for Old Town Parking**

I have been told that various groups are pushing towards parking in areas other than the one that truly needs it..the NE Quadrant.

I implore you not to make this a personal or political issue, as it seems to be. Rather, please look at the facts and data and you will see why it will help all of Old Town to help the one area in most need.

**Fact: The 2019 Bond did NOT determine a specific location. Rather is stated it would build at “locations to be determined...to support businesses and visitors to portions of downtown that are currently experiencing shortages”**

**Fact: It further stated that “city staff is developing parking alternatives, specific locations and garage configurations that could be selected to best meet the parking need in Old Town”. And while a few of the “alternatives” were listed, this in NO WAY means that no other alternatives are excluded, since it clearly stated that staff was still developing them.**

**Fact: There was no requirement that parking must be added South of Indian School. Especially at a lot that sits mostly empty 11 months of the year and is within 1,000 feet of over 1,500 additional public parking lots/garages (this does not even include street parking)**

**So, what is the controversy?**

**Fact: The NE Quadrant issue is a DAYTIME issue. This is NOT for the bars. 95% of the businesses in the quadrant are NOT bars. They are the ones who need support. They are the ones who generate a tremendous amount of revenue for our city.**

**Fact: There is no data supporting the comment that 600 stadium spots were lost since 2005. The city has actually added hundreds of additional parking spaces to the area since.**

**Fact: The amount of parking spaces that were reduced due to Spring Training practice field expansion were replaced by smaller lots and additional parking spaces at the Corral (see above)**

**Fact: Historic Old Town is fully built out and restrictions for any future development is limited. Thus, the parking needs will not change.**

**Fact: Over 80% of the events in Old Town draw fewer than 2,500 attendees (on an attendance per day basis) with the exception of Spring Training, nearly all events over 2,500 are on weekends in areas with large parking garages that are likely to have capacity during off-peak days and hours.**

**Fact:** The NE Quadrant is filled with 40-50 year old buildings in desperate need of renovation. Without support of the City, it will become another area like Windmill Plaza (at the SE Corner of Scottsdale/Shea)

#### **History:**

**Fact:** The NE quadrant was part of the Old Town property owners who were “taxed” to building parking structures. Yet, all of the parking went South of Indian School. Not one space was provided in the NE quadrant.

**Fact:** The City has never added a public parking structure to the NE quadrant. In fact, it gave away parking that was deeded to the city by that quadrant to developers.

**Fact:** The NE Quadrant deeded the 6<sup>th</sup> Avenue lots to the city in the 1970’s for public parking. These lots are worth almost \$20 Million today..well more than any “improvement district” has ever paid.

#### **City Government Involvement:**

**Fact:** The Walker study in 2015 focused on the one area that had an issue. They also looked at all quadrants and concluded that the “the most critical need for new parking is located within Zone 2” (NE Quadrant)

**Fact:** The Galleria is and has been a parking challenge. Unfortunately, it is private property, and the City cannot force them to give up more parking spaces.

**Fact:** There were almost 4,000 employees pre-Covid at the Galleria which only has approx. 2,000 parking stalls. It was built for a retail center but is zoned for office as well. While the heaviest user has relocated, the tenants are coming back and even at 60% of the prior occupancy there would not be enough parking to house all of their employees.

#### **Property Owner’s Input:**

**Fact:** The business owners of the NE Quadrant have been consistently asking the City to help provide sufficient parking for their employees and clients. It is the only area that needed parking permits and modified parking hours on the street for this very reason...there aren’t enough parking spots.

**Fact:** the Parking issue is a DAYTIME Issue..and has nothing to do with the bars. As a matter of fact, the Parking enforcement specifically ends at 5pm each day because Transportation did not feel that it was an issue in any quadrant after hours or on weekends.

**Fact:** The “gifted” parking is street parking shared by all of the NE Quadrant parking users (or any user for that matter, as they are PUBLIC). The area deeded multimillion-dollar lots to the City which is where additional parking is needed.

**Conclusion:**

- **The City should honor their promise to the voters by Building parking at “locations to be determined...to support businesses and visitors to portions of downtown that are currently experience shortages” - that is the NE Quadrant!**
- **ALL bond funds should be placed where needed most not just now, but also for the very near future or the old properties in the area cannot and will not ever be updated or renovated, furthering a decay of one of our most important parts of the City.**
- **Ignoring the almost 500 daytime businesses by not helping with additional parking, will ultimately create a mass exodus of the quadrant. This will be devastating for ALL of Old Town for many years to come.**
- **The approx. 500 NON-BAR businesses in the area need the help of the City and should not be painted as “bar owners” who need to pay for their own parking.**
- **If the City Manager can find sources for additional funds, the priority should be to add as many parking stalls as possible in the NE Quadrant.**

**Respectfully submitted by Jon Rosenberg on behalf of hundreds of Business owners in the NE Quadrant.**

**Thank you.**



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**From:** Matt Behnken <support@thecollectivehairstudio.com>  
**Sent:** Friday, April 12, 2024 5:56 PM  
**To:** City Council  
**Subject:** Parking structure on the 6th Ave

**⚠ External Email: Please use caution if opening links or attachments!**

Honorable Mayor and Council –

As a longtime business owner in Old Town, I am emailing you due to our ongoing parking problem in the NE Quadrant.

Please support the addition of a parking structure on the 6<sup>th</sup> Avenue lot as soon as possible.

Thank you,

Matt Behnken

The Collective Hair Studio (since 2015)

4235 N Brown Ave

Schedule, AZ 85251

4806947962

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**From:** Jackie Westbrook <myagentjackie@gmail.com>  
**Sent:** Saturday, April 13, 2024 5:20 AM  
**To:** City Council  
**Subject:** Requested Location For Parking Garage (City Lot between Stetson and 6th Ave)

**⚠ External Email: Please use caution if opening links or attachments!**

Honorable Mayor and Council,

As a longtime business and property owner in Old Town, we have had ongoing challenges with parking in the NE quadrant for many years.

This has continuously been an extreme challenge for our employees, tenants and clients for many years.

I am hoping you will support building a parking structure on the Stetson/ 6<sup>th</sup> Avenue city lot as soon as possible.

Thank you,

Jackie L. Westbrook, LUTCF  
Westbrook Insurance Services, Inc.  
CA license #0C93614  
Westbrook Insurance Services, Inc, CA license #0H02330  
7425 E. Stetson Dr.  
Scottsdale, AZ 85251  
(C) 602-430-4330  
(O) 480-424-7271  
(F) 480-424-7275  
(Toll Free) 800-237-7098

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***\*\*Please note that coverage cannot be bound via voice mail or email.***

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**From:** mark tomecakdesign.com <mark@tomecakdesign.com>  
**Sent:** Saturday, April 13, 2024 9:35 AM  
**To:** City Council  
**Subject:** 6th Avenue/Stetson city lot

**⚠ External Email: Please use caution if opening links or attachments!**

Honorable Mayor and Council –

As a longtime business and property owner in the NE Quadrant of Old Town, we have had ongoing parking problems creating major challenges for my employees, tenants, and customers.

I am hopeful that you will support the placement of a parking structure at the 6<sup>th</sup> Avenue/Stetson city lot.

Thank you,

**Mark Tomecak, R.A.**  
Tomecak Design

4368 North Civic Center Plaza Suite 201  
Scottsdale, Arizona 85251

tel [602 619 7751](tel:6026197751)  
fax [480 718 8387](tel:4807188387)

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**From:** Greg Barczak <gbarczak@modecommercial.com>  
**Sent:** Saturday, April 13, 2024 2:07 PM  
**To:** City Council  
**Subject:** 6th Avenue/Stetson Parking Lot

**⚠ External Email: Please use caution if opening links or attachments!**

Honorable Mayor and Council,

I am the property manager for several buildings located in the NE Quadrant/Business District of Old Town. I constantly hear from tenants about parking challenges which affect both their employees and customers. I am hoping you will support building a parking structure on the city 6th Avenue/Stetson parking lot as soon as possible.

Thank you,



GREG BARCZAK • PROPERTY MANAGER

D• 480.294.6005 O• 480.294.6000 F• 480.941-5900

EMAIL: [gbarczak@modecommercial.com](mailto:gbarczak@modecommercial.com)

MODE COMMERCIAL • TCN WORLDWIDE

4422 N Civic Center Plaza, #103 • Scottsdale, AZ 85251

Emergency After-Hours Services: 480-294-6000 x40

24/7 emergency maintenance service

[www.modecommercial.com](http://www.modecommercial.com)

**IMPORTANT NOTICE:** Never trust ACH or wiring instructions sent via email. Never wire money without double-checking that the wiring instructions are correct. Always independently confirm wiring instructions in person or via a telephone call to a trusted and verified phone number.

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**From:** Patty Hartley <phartley@modecommercial.com>  
**Sent:** Sunday, April 14, 2024 6:24 AM  
**To:** City Council  
**Subject:** 6th Avenue Parking

**⚠ External Email: Please use caution if opening links or attachments!**

Honorable Mayor and Council –

I am a longtime business owner in the NE Quadrant of Old Town.

Parking has been an ongoing challenge over the years and I am hopeful that you are supporting a parking structure on the 6<sup>th</sup> Avenue lot using the 2019 Bond funds.

Thank you,  
Patty Hartley



**PATTY HARTLEY • PRESIDENT • DESIGNATED BROKER**

D • 480.294.6009 O • 480.294.6000 F • 480.941-5900

EMAIL: [PHARTLEY@MODECOMMERCIAL.COM](mailto:PHARTLEY@MODECOMMERCIAL.COM)

**MODE COMMERCIAL • TCN WORLDWIDE** 

4422 N Civic Center Plaza, #103 • Scottsdale, AZ 85251

Emergency After-Hours Services: 480-294-6000 x40

24/7 emergency maintenance service

[www.modecommercial.com](http://www.modecommercial.com)

**IMPORTANT NOTICE:** Never trust ACH or wiring instructions sent via email. Never wire money without double-checking that the wiring instructions are correct. Always independently confirm wiring instructions in person or via a telephone call to a trusted and verified phone number.

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**From:** Danielle Larkin <danielletreacy@icloud.com>  
**Sent:** Sunday, April 14, 2024 8:11 AM  
**To:** City Council  
**Subject:** NE Quadrant Parking

⚠ External Email: Please use caution if opening links or attachments!

To Scottsdale City Council and it's members,

I have owned property in the Old Town NE quadrant since the late 80's. Parking has always been an issue.

I am in full support of a parking structure located on 6th Ave. With bond money in place since 2019 I hope the city and this council will use those funds for the much needed extra parking in the NE quadrant. It is long overdue and vital to all the existing and future businesses in the area. I appreciate your continued efforts in making Old Town accessible for everyone.

Sincerely,  
Danielle Larkin  
DBA Stetson Suites

Sent from my iPhone

---

**From:** Jan Dubauskas <jan.dubauskas@hotmail.com>  
**Sent:** Monday, April 15, 2024 7:33 AM  
**To:** Mayor David D. Ortega; City Council  
**Subject:** Downtown Parking

**⚠ External Email: Please use caution if opening links or attachments!**

Dear Mayor and Council,

Thank you for taking up the issue of parking in Old Town in Tuesday's work study session. The Old Town area is filled with businesses that are dependent upon sufficient parking to sustain and grow their businesses. It is undisputed that parking is needed both north and south of Indian School Rd.

In the 2019 bond, voters were presented with and voted in favor of the opportunity to fund more parking in Old Town and all three examples pointed to spots south of Indian School Rd. As such, the city created a reasonable expectation and residents expect the parking to be placed south of Indian School Rd. If one example had been north - it would be debatable. However, since all three examples were south of Indian School Rd, the city created an expectation that must be fulfilled. Since the voters provided \$21M for parking south of Indian School, all \$21M of that funding must be applied there.

Yet, we all agree that parking is also very much needed north of Indian School Rd. Now is a great time to consider parking options and solutions for the north side of Indian School Rd. Notably, funds from the 2019 bond project are not an option or solution that should be considered.

Thank you,  
Jan Dubauskas

---

**From:** foster arizonafairways.com <foster@arizonafairways.com>  
**Sent:** Monday, April 15, 2024 12:54 PM  
**To:** City Council  
**Subject:** Parking Structure 6th and Stetson

**⚠ External Email: Please use caution if opening links or attachments!**

I hope this message finds everyone well and is not misunderstood.

Honorable Mayor and Council.

I have been a business owner located at 7411 East 6th Avenue, Scottsdale for more than 29 years, in the NE Quadrant of Old Town.

For years we have had continuous parking challenges in the area and this has affected both me my staff and my clients.

Please support building a parking structure on the 6th Avenue/Stetson City parking lot as its a perfect fit. I would welcome the process as soon as possible.

Thank you

Jeff Foster.

Sent from my Government Satellite Smartphone.

GETGOLF.COM, LLC.

7411 East 6<sup>th</sup> Avenue  
Suite #104  
Scottsdale, Arizona 85251

C: [602.989.4653](tel:602.989.4653)  
[foster@arizonafairways.com](mailto:foster@arizonafairways.com)



**From:** Bob Pejman <bobpejman@gmail.com>  
**Sent:** Monday, April 15, 2024 2:19 PM  
**To:** City Council; Thompson, Jim; Worth, Daniel; Stockwell, Brent; Churchard, Karen  
**Cc:** Amy Johannsen; Arcadia Farms Concierge; Craig Pearson; David Miller; Greenrock; Jimmy Eriksson; Greg Harper; info@saddlebagsaz.com; Jim Sudal-SGA; LAURA WEAVER; Art One Gallery, Inc.; Bill Faust; Bill Welch; Brad Richardson Cell; Christi Manuelito; Courtney Hood; Cyndy Carstens; Deean Strub; Janet Priset Sandino; French Thompson; Ike Esses; Gallery Russia; J Klein Gallery; Info; Jacque Keller; Jason Horejs; Jonathan; Jinger Richardson; Laura Orozco Allen; Lynn Gustafson; D; Mark Pabst; Maryvonne Leshe; phil; Phillip Sacks; Polly Larsen; Ramona Hancock; Deb Neal; Vicky Boyce; Watradeco; Andrea Zak; andrea@maindishaz.com; Nancy Silver; robert@carlsoncreek.com; walterhollander@gmail.com; zoe.ebling@gmail.com; Adam Weber; joy@scottsdaleaz.gov; Marilyn Atkinson; Beverly Moore; Crazyhorsegallery@gmail.com; Elizabeth; Marilyn Atkinson; Beverly Moore; Sonnie Kirtley; Bob Littlefield; Chrsitian Serena; David N. Smith; emilyaustin; barney gonzales; Gail Sikes; Patricia Badenoch; Howard Myers Cell; Jim Davis; Kathy Howard; Laurie Coe; Nancy Voorhees; Safeguard Scottsdale Run by Jan Vuicich; Scott A. Jarson; Stephanie Heitmeyer; Jan Dubauskas; COGS AZ; Dewey Schade; Janet Wilson; Janie White; Michael Simonson; Michael <3; psimonson03@gmail.com; Richard Garcia; Warren L Searles; jgraber34@gmail.com; John Graber; Tom Scanlon; John Graber; Thomas Kube; Ignacio del Valle  
**Subject:** Tomorrow's Parking Work Study Session  
**Attachments:** Screenshot 2024-04-15 at 13-34-17 Council Action Report - 04-16-2024 - Item#WS01.pdf.png; 20220926\_182209 highlighted.jpg; Feb 10 72 Parking Accord is Seen - 3 columns cost.jpg; Progression of Museum Parking copy.jpg

**⚠ External Email: Please use caution if opening links or attachments!**

Dear Mayor & Council Members,

Here are my observations on the **Parking Work Study Council Report** for Tuesday's Council Meeting:

<https://eservices.scottsdaleaz.gov/cityclerk/DocumentViewer/Show/d7ebb608-d7ac-4219-8202-35afb8bf36fd>

The Report has skewed the facts to justify building the Parking Structure in the Entertainment District (NE Quadrant) with the voter approved Bond funds:

**Focus on Bond Language Loophole Vs. Intent:** Page 4 of the Report focuses on the 'loophole' of the Ballot Language in order to justify including the *Entertainment District* location. However, voters interpreted the 'intent' of the \$21M Bond funding to be building extra parking South of Indian School. Why? Because most voters who looked at the language saw the 3 possible locations listed south of Indian School. And the use of the term 'Old Town' certainly didn't make them think of the *Entertainment District*. And if the *Entertainment District* was an option, then why was it not included in the choices? Yes, from a legal perspective, the loophole clause '**The city will continue to explore locations...**' gives the city the ability to construct the parking anywhere in Old Town.

**However, voters shouldn't have to hire an attorney to advise them on loopholes in order to vote on Ballot Measures.**

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**SMoW Parking space double counting:** On Page 17, 130 spaces are listed for SmoW underground parking. In reality the East/West Improvement District had originally created 234 Spaces on what later became the SMoW site. But those spaces were reduced to 57 spaces because the Bus Station & Museum were built on that parking lot. Subsequently, the City built the 130 spot Underground Garage in 2005. But the resulting 57+130 spaces are still less than the original 234 spaces (see attached screenshots). Therefore, not only should the 130 spaces not be counted as extra parking spaces on the list, **there should be a NET LOSS of 47 spaces noted.**

**1<sup>st</sup> & Brown/Corral Parking double counting:** On Page 17, 225 spaces are noted for the Coral Parking Structure. But 50 of those spaces were part of the original Improvement District. So, the net gain of building the parking structure was 175. Not 225.

**Options Presented for the Location of the Garage:** Despite all of the above, the **2 options** provided by the City for using the remaining \$18.5M of the Bond Funds both include a \$14.8M investment in the Entertainment District Garage (see first attachment):

- **Option 1** includes adding 1 level to the NE Quadrant Lot at \$14.8M & 1 level to the Corral Lot at \$10.4M , which put the total cost \$6.6M over the Bond Funding.
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In both cases the proposed construction of the NE Lot depletes about 80% of the \$18.5 M leftover Bond Funds.

## Conclusion:

The Bond money should be used for adding 2 levels to the Corral Lot. Page 10 of the Presentation shows that adding one level (97 spaces) will cost \$10.5M, while adding two levels (216 spaces) will cost \$15.2M. The cost of the spaces in the 2<sup>nd</sup> level are \$39K/space, while constructing the 1 level only will cost \$108K/space. It makes no sense to only build one level, since building the second level at a later stage will cost significantly more and disrupt the use of the Corral Parking Lot a second time, thus needlessly creating a negative impact on the Historic Old Town businesses & Civic Center Events. Also, consider that when the Honor Health temporary lot, that parks 100 cars, is no longer available, adding one level to the Corral lot will only replace that loss, and will simply be a wash.

Having said that, this is not to say that NE Quadrant does not have a parking shortage. But the shortage of parking in that area has been mostly '**by design**' due to decisions made by the city. It started by the fact that the city didn't require that area to form an Improvement District to create additional Public Parking, and most recently a large hotel was approved by the city without on-site parking. And even the proponents of the NE Garage state that the city sold some of the Public Parking in their district to developers. **This is why the city should use separate funds than Bond Funds to build the NE Garage. Taxpayers did not vote YES on the Bond to subsidize redevelopment.**

If the city was able to fund an \$8M round-about on Miller & Osborn with **non-Bond city funds** to replace a perfectly fine intersection, it can surely find the funds to expand the parking in the Entertainment District. But the use of a citizen approved Bond should not be a funding option.

Thank you,

Bob Pejman

# Going Forward

- Where to make the next investment

- Option 1:

	Total project cost	Net new spaces
1st & Brown, add 1 floor	\$10,469,415	97
Stetson/6th Ave, ground floor plus 1 floor above	\$14,857,740	144
Artisan	\$2,279,999	57
Available bond funding:	\$20,962,800	298
<b>Additional funds needed:</b>	<b>\$6,644,354</b>	

- Option 2:

	Total project cost	Net new spaces
1st & Brown, add 2 floors	\$15,215,726	216
Stetson/6th Ave, ground floor plus 1 floor above	\$14,857,740	144
Artisan	\$2,279,999	57
Available bond funding:	\$20,962,800	417
<b>Additional funds needed:</b>	<b>\$11,390,665</b>	

- Option 3: ???

# Parking district okayed

1-27-72  
The go-ahead sign was given today to a Downtown Parking District which will supply 570 parking spaces for shoppers at a cost of about \$700,000.

Members of the Scottsdale Chamber of Commerce parking committee, headed by Norm Saba, told Public Works Director Marc Stragier to proceed with acquisition of the property and to let bids for improvements.

Stragier said he has hopes the work can be started sometime this summer and be completed by next Christmas.

The new parking district, financed by assessments of merchants involved, will provide 250 parking spaces on Marshall Way between First and Second Streets, 44 additional spaces in a lot on the north side of First Avenue west of Scottsdale Road, about 50 spaces on property between First and Second Streets on Brown, and another 220 at the site of the present police station to be torn down in the near future.

The parking district is bounded generally by Second Street, Indian School, Wells Fargo, and Marshall Way.

Stragier said the assessments to pay for both the acquisition of land and the improvements will be meted out among the merchants on a ratio based on the number of parking spaces benefiting their places of business.



# Parking accord is seen

2-10-72  
By JACK KARIE

Progress Staff Writer

City and Chamber of Commerce officials last night discussed the proposed \$700,000 Downtown Parking District with many of the 80 landowners present coming away saying they believe the project will be approved.

Public Works Director Marc Stragier and City Engineer George Iannella spent almost two hours explaining cost factors to individual owners and the "many benefits" these owners will receive when the 550 parking spaces are completed.

Stragier explained that the area, according to present zoning ordinances, actually needed a total of 1,600 parking spaces but would do well in approving the development of more than a third of the total need.

He explained that the parking spaces will cost the merchants approximately \$1,250 per space and that land in the redevelopment area can now be purchased at \$1.65 a square foot. He said that land that has to be acquired from private interests will cost between \$4 and \$4.50 a foot.

There was little hostility to the plan in evidence as A.J. Collins, Scottsdale Chamber of Commerce manager, and Norman Saba, the chamber's parking committee chairman, urged acceptance of the overall plan.

"You now have an opportunity to buy this land at as little as \$1.65 a foot," Collins said. "This chance will probably never pass this way again."

The chamber manager warned that he had experiences in other cities where downtown areas had deteriorated because of inadequate parking facilities.

"If you don't do it now (complete the project) you probably won't need it," Collins warned.

He explained that the properties probably would be used in later years for the erection of multi-story parking as the population of Scottsdale increases.

In urging approval by the property owners, Saba said, "Now we haven't got enough parking space for anyone — we've got to do something and we have to do it fast."

There were questions about the possibility of establishing a one-hour time limit (instead of two hours) on downtown streets.

Saba said his committee has gone into this possibility and decided that "leisurely shopping such as enjoyed in Scottsdale" would be hampered by reducing the parking limits.

Stragier explained that most of Scottsdale's current traffic problems were caused by motorists cruising downtown streets looking for a place to park and business employees using up most of the available spaces.

There were some at the meeting who had received assessments for the project and it was evident that they thought them too high for the eventual benefits they would derive.

City staffers explained the costs would be assessed on a formula based on eventual benefits to individual owners.

The property bonds can be paid over a 20-year period while bonds for construction could be stretched over a period of 10 years.

Realty Broker Dick Searles objected to the city having to use at least 15 per cent of the property for landscaping.

"It seems silly to me that we would have to spend more than \$59,000 for landscaping in this parking district, Searles said.

Searles was one who seemed unhappy with his assessment.

Stragier answered that the city will do its best to hold down landscaping costs in completing the project.



1972



234 Spaces  
Created by  
1972 Improvment District

1993



150 Spaces  
Net Loss of 84 Spaces

2005



187 Spaces  
Net Loss of  
47 Spaces  
form original Impr District

**From:** French <french@frenchonmain.com>  
**Sent:** Monday, April 15, 2024 3:50 PM  
**To:** Bob Pejman; City Council; Thompson, Jim; Worth, Daniel; Stockwell, Brent; Churchard, Karen  
**Cc:** Amy Johannsen; Arcadia Farms Concierge; Craig Pearson; David Miller; Jimmy Eriksson; Greg Harper; info@saddlebagsaz.com; Jim Sudal-SGA; LAURA WEAVER; Art One Gallery, Inc.; Bill Faust; Bill Welch; Brad Richardson Cell; Christi Manuelito; Courtney Hood; Cyndy Carstens; Deean Strub; Janet Priset Sandino; Ike Esses; Gallery Russia; J Klein Gallery; Info; Jacque Keller; Jason Horejs; Jonathan; Jinger Richardson; Laura Orozco Allen; Lynn Gustafson; D; Mark Pabst; Maryvonne Leshe; phil; Phillip Sacks; Polly Larsen; Ramona Hancock; Deb Neal; Vicky Boyce; Watradeco; Andrea Zak; andrea@maindishaz.com; Nancy Silver; robert@carlsoncreek.com; walterhollander@gmail.com; zoe.ebling@gmail.com; Adam Weber; joy@scottsdaleaz.com; Marilyn Atkinson; Beverly Moore; Crazyhorsegallery@gmail.com; Elizabeth; Marilyn Atkinson; Beverly Moore; Sonnie Kirtley; Bob Littlefield; Chrsitian Serena; David N. Smith; emilyaustin; barney gonzales; Gail Sikes; Patricia Badenoch; Howard Myers Cell; Jim Davis; Kathy Howard; Laurie Coe; Nancy Voorhees; Safeguard Scottsdale Run by Jan Vuicich; Scott A. Jarson; Stephanie Heitmeyer; Jan Dubauskas; COGS AZ; Dewey Schade; Janet Wilson; Janie White; Michael Simonson; Michael <3; psimonson03@gmail.com; Richard Garcia; Warren L Searles; jgraber34@gmail.com; Tom Scanlon; John Graber; Thomas Kube; Ignacio del Valle; adam@adamkwasman.com  
**Subject:** RE: Tomorrow's Parking Work Study Session  
**Attachments:** Letter from Small Businesses regarding DT ParkingV2.pdf

**⚠ External Email: Please use caution if opening links or attachments!**

Hello Everyone,

I have read the attached letter to the City of Scottsdale. It is so full of untrue statements that I am shocked anyone could actually write "Fact:" by the sentences.

Please see all my comments in red and the highlighted sections. I could almost say that every word is not true but there are some true statements hidden between the false statements.

One thing he wrote is that there was no proof for the 600 parking spaces removed from the Giants Stadium. I did a presentation at City Council with Google Earth images that provided that proof. Since I have that proof how can you believe anything else he states as a fact?

Please see my comments.

French

**From:** Bob Pejman <bobpejman@gmail.com>  
**Sent:** Monday, April 15, 2024 2:19 PM  
**To:** City Council <citycouncil@scottsdaleaz.gov>; Thompson, Jim <JThompson@scottsdaleaz.gov>; Worth, Daniel <DaWorth@scottsdaleaz.gov>; Stockwell, Brent <BStockwell@scottsdaleaz.gov>; Churchard, Karen <KChurchard@scottsdaleaz.gov>  
**Cc:** Amy Johannsen <Amy@studioresource.com>; Arcadia Farms Concierge <concierge@arcadiafarmscfe.com>; Craig Pearson <craiginchina2004@yahoo.com>; David Miller <davidm@davidmichaelmiller.com>; Greenrock <greenrock@erikssons.com>; Jimmy Eriksson <greenrock987@gmail.com>; Greg Harper <greg@valerianne.com>;



info@saddlebagsaz.com; Jim Sudal-SGA <jasudal@att.net>; LAURA WEAVER <lauraweaver72@gmail.com>; Art One Gallery, Inc. <artonegalleryinc@gmail.com>; Bill Faust <bill@faustgallery.com>; Bill Welch <billcowboylegacy@aol.com>; Brad Richardson Cell <brad@legacygallery.com>; Christi Manuelito <christi@bonnerdavid.com>; Courtney Hood <courtney@tobiasse.com>; Cyndy Carstens <cyndy@cyndycarstens.com>; Deean Strub <deeangstrub@gmail.com>; Janet Priset Sandino <email@themarshallgallery.com>; French <french@frenchonmain.com>; Ike Esses <lkeesses@gmail.com>; Gallery Russia <info@galleryrussia.com>; J Klein Gallery <Info@jkleingallery.com>; Info <info@paulscottgallery.com>; Jacque Keller <jacque@quantumartinc.com>; Jason Horejs <jason@xanadugallery.com>; Jonathan <jh@wildemeyer.com>; Jinger Richardson <jinger@legacygallery.com>; Laura Orozco Allen <lo@wildemeyer.com>; Lynn Gustafson <lynnngustafson1@gmail.com>; D <mainviewgallery@aol.com>; Mark Pabst <mark@thesignaturegallery.com>; Maryvonne Leshe <maryvonne@trailsidegalleries.com>; phil <phil@tobiasse.com>; Phillip Sacks <phillip@fineartofmetal.com>; Polly Larsen <plarsen@larsengallery.com>; Ramona Hancock <ramona@thesignaturegallery.com>; Deb Neal <territorialindianarts@gmail.com>; Vicky Boyce <vicky@frenchonmain.com>; Watradeco <watradeco@aol.com>; Andrea Zak <zak5@cox.net>; andrea@maindishaz.com; Nancy Silver <nancy@thepaperplaceaz.com>; robert@carlsoncreek.com; walterhollander@gmail.com; zoe.ebling@gmail.com; Adam Weber <adam@scottsdaleaz.com>; joy@scottsdaleaz.com; Marilyn Atkinson <atkinsonmarilyn@gmail.com>; Beverly Moore <bev@bevsbeadz.com>; Crazyhorsegallery@gmail.com; Elizabeth <lisi1966@aol.com>; Marilyn Atkinson <Marilynn.A@cox.net>; Beverly Moore <sales@bevsbeadz.com>; Sonnie Kirtley <azsonnie@gmail.com>; Bob Littlefield <bob@boblittlefield.com>; Chrsitian Serena <christiancserena@gmail.com>; David N. Smith <davidnsmith2@aol.com>; emilyaustin <emilyaustin@cox.net>; barney gonzales <gobeejay@gmail.com>; Gail Sikes <gs595@aol.com>; Patricia Badenoch <guardbadenoch@cox.net>; Howard Myers Cell <howard.myers@cox.net>; Jim Davis <jimdavisestancia@gmail.com>; Kathy Howard <kathy.howard@att.net>; Laurie Coe <lcoe60@gmail.com>; Nancy Voorhees <njvk50@gmail.com>; Safeguard Scottsdale Run by Jan Vuicich <safeguardscottsdale@gmail.com>; Scott A. Jarson <scott@azarchitecture.com>; Stephanie Heitmeyer <sheit@bright.net>; Jan Dubauskas <jan.dubauskas@hotmail.com>; COGS AZ <cogsaz@gmail.com>; Dewey Schade <deweyschade@aol.com>; Janet Wilson <janetwilson101@gmail.com>; Janie White <jwhiteillustration@cox.net>; Michael Simonson <msimonson50@yahoo.com>; Michael <3 <mswenterprises@yahoo.com>; psimonson03@gmail.com; Richard Garcia <richard@garciarealty.com>; Warren L Searles <wlsearles@centurylink.net>; jgraber34@gmail.com; John Graber <jgraber@timespublications.com>; Tom Scanlon <tscanlon@timeslocalmedia.com>; John Graber <jgraber@iniusa.org>; Thomas Kube <tkube@kubeco.com>; Ignacio del Valle <iggymsg@gmail.com>

**Subject:** Tomorrow's Parking Work Study Session

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**Options Presented for the Location of the Garage:** Despite all of the above, the **2 options** provided by the City for using the remaining \$18.5M of the Bond Funds both include a \$14.8M investment in the Entertainment District Garage (see first attachment):

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## **Conclusion:**

The Bond money should be used for adding 2 levels to the Corral Lot. Page 10 of the Presentation shows that adding one level (97 spaces) will cost \$10.5M, while adding two levels (216 spaces) will cost \$15.2M. The cost of the spaces in the 2<sup>nd</sup> level are \$39K/space, while constructing the 1 level only will cost \$108K/space. It makes no sense to only build one level, since building the second level at a later stage will cost significantly more and disrupt the use of the Corral Parking Lot a second time, thus needlessly creating a negative impact on the Historic Old Town businesses & Civic Center Events. Also, consider that when the Honor Health temporary lot, that parks 100 cars, is no longer available, adding one level to the Corral lot will only replace that loss, and will simply be a wash.

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Thank you,

Bob Pejman

April 12, 2024 **This letter is full of untrue statements**

To: Honorable Mayor and City Council Members

Re: **2019 approved bond project for Old Town Parking**

I have been told that various groups are pushing towards parking in areas other than the one that truly needs it..the NE Quadrant.

I implore you not to make this a personal or political issue, as it seems to be. Rather, please look at the facts and data and you will see why it will help all of Old Town to help the one area in most need.

**Fact: The 2019 Bond did NOT determine a specific location. Rather is stated it would build at “locations to be determined...to support businesses and visitors to portions of downtown that are currently experiencing shortages” This was all in the fine print, not the designated three locations**

**Fact: It further stated that “city staff is developing parking alternatives, specific locations and garage configurations that could be selected to best meet the parking need in Old Town”. And while a few of the “alternatives” were listed, this in NO WAY means that no other alternatives are excluded, since it clearly stated that staff was still developing them.**

**Fact: There was no requirement that parking must be added South of Indian School. Especially at a lot that sits mostly empty 11 months of the year and is within 1,000 feet of over 1,500 additional public parking lots/garages (this does not even include street parking)**

So, what is the controversy?

**Fact: The NE Quadrant issue is a DAYTIME issue. This is NOT for the bars. 95% of the businesses in the quadrant are NOT bars. They are the ones who need support. They are the ones who generate a tremendous amount of revenue for our city. What type of revenue?**

**Not true**

**Fact: There is no data supporting the comment that 600 stadium spots were lost since 2005. The city has actually added hundreds of additional parking spaces to the area since.**

*I made a presentation on this*

**Not true**

**Fact: The amount of parking spaces that were reduced due to Spring Training practice field expansion were replaced by smaller lots and additional parking spaces at the Corral (see above)**

**Not true**

**Fact: Historic Old Town is fully built out and restrictions for any future development is limited. Thus, the parking needs will not change.**

**Not true**

**Fact: Over 80% of the events in Old Town draw fewer than 2,500 attendees (on an attendance per day basis) with the exception of Spring Training, nearly all events over 2,500 are on weekends in areas with large parking garages that are likely to have capacity during off-peak days and hours.**

**The local businesses already need all the space available to accommodate their customers. The events add to the demand that already exists. They create more demand**

**Fact:** The NE Quadrant is filled with 40-50 year old buildings in desperate need of renovation. Without support of the City, it will become another area like Windmill Plaza (at the SE Corner of Scottsdale/Shea)

**History:** This is not a true statement! Where is the proof

Not true

**Fact:** The NE quadrant was part of the Old Town property owners who were “taxed” to building parking structures. Yet, all of the parking went South of Indian School. Not one space was provided in the NE quadrant.

True

**Fact:** The City has never added a public parking structure to the NE quadrant. In fact, it gave away parking that was deeded to the city by that quadrant to developers.

Not true

**Fact:** The NE Quadrant deeded the 6<sup>th</sup> Avenue lots to the city in the 1970’s for public parking. These lots are worth almost \$20 Million today..well more than any “improvement district” has ever paid. One property owner did this not the NE businesses

#### City Government Involvement:

**Fact:** The Walker study in 2015 focused on the one area that had an issue. They also looked at all quadrants and concluded that the “the most critical need for new parking is located within Zone 2” (NE Quadrant) NE was not included in the language of the bond

**Fact:** The Galleria is and has been a parking challenge. Unfortunately, it is private property, and the City cannot force them to give up more parking spaces.

**Fact:** There were almost 4,000 employees pre-Covid at the Galleria which only has approx. 2,000 parking stalls. It was built for a retail center but is zoned for office as well. While the heaviest user has relocated, the tenants are coming back and even at 60% of the prior occupancy there would not be enough parking to house all of their employees.

#### Property Owner’s Input:

**Fact:** The business owners of the NE Quadrant have been consistently asking the City to help provide sufficient parking for their employees and clients. It is the only area that needed parking permits and modified parking hours on the street for this very reason...there aren’t enough parking spots. Because the NE never invested in parking

**Fact:** the Parking issue is a DAYTIME Issue..and has nothing to do with the bars. As a matter of fact, the Parking enforcement specifically ends at 5pm each day because Transportation did not feel that it was an issue in any quadrant after hours or on weekends.

**Fact:** The “gifted” parking is street parking shared by all of the NE Quadrant parking users (or any user for that matter, as they are PUBLIC). The area deeded multimillion-dollar lots to the City which is where additional parking is needed. Individual property owners deeded the property not area!

**Conclusion:**

- The City should honor their promise to the voters by Building parking at “locations to be determined...to support businesses and visitors to portions of downtown that are currently experience shortages” - that is the NE Quadrant!
- ALL bond funds should be placed where needed most not just now, but also for the very near future or the old properties in the area cannot and will not ever be updated or renovated, furthering a decay of one of our most important parts of the City.
- Ignoring the almost 500 daytime businesses by not helping with additional parking, will ultimately create a mass exodus of the quadrant. This will be devastating for ALL of Old Town for many years to come.
- The approx. 500 NON-BAR businesses in the area need the help of the City and should not be painted as “bar owners” who need to pay for their own parking.
- If the City Manager can find sources for additional funds, the priority should be to add as many parking stalls as possible in the NE Quadrant.

Not True

Respectfully submitted by Jon Rosenberg on behalf of hundreds of Business owners in the NE Quadrant.

Thank you.

There is no question that NE needs parking help.

Just not from the 2019 bond. To take money from the 2019 bond package is a misappropriation of funds. The city has had several bond packages fail in the past because the citizens did not trust the city. If they misappropriate funds for this I really cannot see the citizens voting yes for a future bond or similar ballot measures.

Many businesses in Historic Old Town and the Arts District worked countless hours with the City to get the parking garage in the 2019 bond package and no one in the NE lifted a finger to do anything.

I am happy to help NE get funding from a future bond, or the city can find funds outside the 2019 bond package to build parking.

---

**From:** Kim Raskin <kim@raskinassociates.com>  
**Sent:** Monday, April 15, 2024 5:08 PM  
**To:** City Council  
**Subject:** Parking Garage

**⚠ External Email: Please use caution if opening links or attachments!**

Honorable Mayor and Council –

I am property owner and business in the NE Quadrant of Old Town at 4332 N Wells Fargo and 7329 E Stetson Dr. We have owned this building for the last 6 years and the only complaint we ever receive and actually have **lost** tenants too, has to do with Parking. The city worked with us to get us hang tags and stickers but parking can still be an issue during the working hours of 9-6pm. Our building consists of 25 Salon suites, so 25-30 small business owners who see clients from 8am to sometimes 8pm at night.

We are having major issues with parking that is affecting our tenants, customers and employees. The excuse we hear from neighboring Old town areas is that there are only bars in our area and no parking is needed. I would like to say our tenants have a very different take and pay rent and taxes to keep their businesses in old town. If every suite in our building was open at the exact same time and each had 1 or 2 customers inside of their space along with the business owner and an employee that alone would be 50-100 vehicles needing a parking space. Luckily our tenants and their customers are always coming and going various days and times but they they always need parking and vary rarely are they there during “bar hours”. We seem to have developed a niche market of small business salon and beauty owners so numerous other buildings have this same issue. Please help us support our small business owners.

We ask that you please support building a parking structure on the city lot located between 6<sup>th</sup> Avenue and Stetson with the 2019 bond funds.

Thank you,

Kimberly Raskin  
Stetson Studios, LLC

Kim Raskin | kim@raskinpartners.com | 425.274.8500 WA | 480.699.7543 AZ | 206.300.6108 Mobile

**From:** notifications@cognitoforms.com on behalf of City of Scottsdale  
<notifications@cognitoforms.com>  
**Sent:** Tuesday, April 16, 2024 7:30 AM  
**To:** Cordova, Rommel  
**Subject:** City Council Public Written Comment Form - Lee kauftheil

**⚠ External Email: Please use caution if opening links or attachments!**

## City of Scottsdale

### Web Scottsdale City Council Meeting Written Comment Form

[Open Form](#)

## Entry Details

### Agenda Item

MEETING DATE 4/16/2024

WHICH AGENDA ITEM WOULD YOU LIKE TO COMMENT ON? WS. Public Comments

### Name

FULL NAME Lee kauftheil

### Contact Information

PHONE (925) 787-8689

EMAIL leecachu@gmail.com

ADDRESS 7726 e thomas rd

CITY Scottsdale



## Comment

### COMMENT

Hello mayor and council. I wanted to add my thoughts to the parking updates.

The fact that parking is in such high demand in the area shows that a lot of people want to come and shop and enjoy our city.

I wanted to propose a few ideas and a thought.

I know costs in a post pandemic world have skyrocketed but when I look at \$100k+ per added spot I have to wondering if the city could build more parking someplace else for cheaper and then provide transportation to the downtown area that people want to be in at a lower price.

I would ask that since there is a such a high demand for people in the area maybe the council could look at moving parking around to make the downtown area more 350 more spots maybe remove some spots from surface parking areas and allow more business or mix use buildings to be built.

Parking doesn't pay for itself and I would want the city to maximize the amount of people who can be in our downtown not the amount of cars that can be there. People movers seem like a better solution if we can build parking for cheaper someplace other than our downtown.

---

**From:** Ignacio del Valle <iggymsg@gmail.com>  
**Sent:** Tuesday, April 16, 2024 10:05 AM  
**To:** Scott, Sherry; Lane, Benjamin; City Council  
**Subject:** Possible Conflict of interest with city council  
**Attachments:** Rosenberg Caputi (1).pdf

**⚠ External Email: Please use caution if opening links or attachments!**

Dear City Attorney Scott and City Clerk Lane,

I respectfully submit the attachment for your review. This is a serious conflict and I look forward to your response.

Ignacio del Valle  
9275 N 103rd Pl,  
Scottsdale, AZ 85258

April 16, 2024

Sherry Scott  
City Attorney  
Scottsdale, Arizona

Madam City Attorney,

I write to draw your attention to a possible conflict of interest. The State of Arizona and City of Scottsdale prohibit elected officials from voting on matters in which they have an interest. Best practices for conflict-of-interest and city officials is to avoid voting on a matter in which an elected official has an interest—*real or perceived*.

On the next page, you'll note an Op-Ed co-authored by Councilmember Caputi, presenting herself as a city official, with Jon Rosenberg, acting as agent for Levrose Commercial Real Estate. It can be reasonably understood that the article was written for the purpose of influencing public opinion and the Scottsdale City Council.

I trust you'll agree with the following observations:

- It is highly unusual for a Councilmember to co-author an Op-Ed with a stakeholder and agent of a commercial enterprise seeking to influence public opinion and elected officials.
- Elected officials should follow a higher standard of ethics—they should not operate in gray areas or "close to the edge." Therefore, Councilmember Caputi is at least not following state and city best practices.

I respectfully request that the city's ethics guidelines be reviewed and discussed with Councilmember Caputi—including best practices for recusal.

I respectfully ask City Clerk Ben Lane to include this material with the information packet for the downtown parking work-study on April 16, 2024, along with materials when City Council takes action.

Kindly submitted,

Ignacio del Valle  
Resident of Scottsdale, Arizona

CC: Ben Lane, City Clerk, City of Scottsdale

# DAILY INDEPENDENT

(/)

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## OPINION

# Opinion: Parking garage necessary to sustain live, work, play ‘Entertainment District’

Posted Monday, July 10, 2023 11:08 am

By **Jon Rosenberg and Tammy Caputi** | Guest Commentary

We call it the “Entertainment District.” Most people don’t realize that this downtown quadrant, south and east of the corner of Scottsdale Road and Camelback Road, actually contains over 500 small businesses.

Entertainment is offered in the handful of successful bars and nightclubs, which began opening in the area in the late 1990s. These extremely popular hot spots are the place to be every Friday and Saturday night.

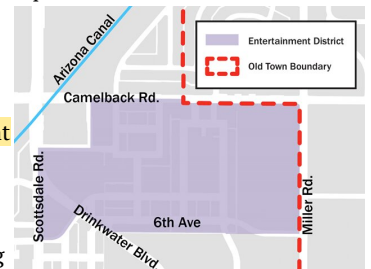
People coming to party in the “Horseshoe” where the bars are located tend to use rideshare since they will be drinking; parking isn’t a problem at night — office workers are long gone. The parking problem in the Entertainment District is a daytime one for the offices and retailers. Add in the hundreds of residents who now call the Entertainment District their home, and you can see why we have a problem.

We need a parking structure in this bustling business quadrant of Old Town. Parking structures have been built in each of the other three quadrants with hundreds of additional spaces planned in the future.

**Bond 2019 provides money for a parking structure in Old Town and it should be placed in the Entertainment District**, where studies show it is most needed, and makes the most sense. Not for the bars, but for the businesses.

The history of this area has created the current problem. In 1982, the city determined that relaxing parking restrictions (and creating the P2/P3 Parking Districts), would allow more robust office and shop development on the “postage stamp” sized lots throughout this district. This was a smart move at the time. This parking flexibility prompted the development of much needed offices, shops, and medical professionals.

Without this council action in 1982, these small properties would have otherwise been unable to be developed. Over the years, this worked extremely well until larger projects started getting built and the street parking necessary for these small businesses suddenly dried up. This not only became a challenge for the existing businesses and properties, it also made it almost impossible for private property owners of small buildings to renovate. (Current parking requirements make renovating a small building on a small property too expensive).





There are more than 30 public parking lots and structures throughout Old Town, supplying more than 6,200 public spaces. Looking closer, many of these spaces are not available to the general public and are not located where they are most needed. An example is the Galleria parking garage, which has a “public” portion.

Not only is this garage a distance from most of the Entertainment District businesses, but as anyone who has visited the garage knows, there are only a limited number of daytime spaces available for the public — and those are used by the Galleria’s own tenants first.

There are approximately 2,300 “on street” public parking spaces throughout Old Town, but as explained above, the P2/P3 parking district parking is overwhelmingly used by area employees and has created a major shortfall of availability for the public.

(<https://yourvalleybanners.creativecirclemedia.com/www/delivery/ck.php?>

oaparams=2\_\_bannerid=2097\_\_zoneid=12\_\_cb=cabb6caf2c\_\_oadest=http%3A%2F%2Fwww.facebook.com%2Fhappyadobe123%2F)

As we look to the future, we need to realize that almost 70% of the buildings in the Entertainment District are at least 40 years old with many well over 50 years old and in need of renovation and/or redevelopment. Without reinvestment here, we are going to see more challenged, blighted, and eventually vacant properties.

We need a new parking structure as soon as possible to provide the parking needed to not only save but improve one of the most economically vibrant business districts in our city. A new parking structure will provide property owners with the opportunity to upgrade, renovate, and revitalize these office, shop, and service buildings into their highest and best use.

This business district will then continue and improve as one of our best small business locations in Scottsdale. Perhaps we can then rename it what it should be called: the “Live/Work/Play” District!

*Editor’s Note: Jon Rosenberg is co-founder and managing partner of Levrose Commercial Real Estate; Tammy Caputi is a Scottsdale City Councilwoman and president of Yale Electric West, Inc.*

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**From:** Bob Pejman <bobpejman@gmail.com>  
**Sent:** Tuesday, April 16, 2024 11:31 AM  
**To:** City Council; Thompson, Jim; Worth, Daniel; Lane, Benjamin  
**Cc:** Michael Simonson; French Thompson; Marilyn Atkinson; Janet Wilson; Jan Dubauskas; Sonnie Kirtley  
**Subject:** Fwd: Parking Work Study | Clarification from staff that NE Quadrant did not pay into an Improvement District  
**Attachments:** NE Quadrant P3 Credit Map.pdf

**⚠ External Email: Please use caution if opening links or attachments!**

To City Council - There is a claim that the NE Quadrant contributed to the building of Old Town parking structures by being taxed..

Please see email below from Bryan Cluff clarifying that the NE Quadrant did not pay into an improvement District to acquire the P3 Credits.

I have also attached a map of the NE Quadrant Parcels with the P3 Credits.

I hope that this issue will be clarified at tonight's Work Study Session.

Thank you,

Bob Pejman

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**From:** Cluff, Bryan <[BCluff@Scottsdaleaz.gov](mailto:BCluff@Scottsdaleaz.gov)>  
**Sent:** Thursday, September 14, 2023 7:52 AM  
**To:** Bob Pejman <[bobpejman@gmail.com](mailto:bobpejman@gmail.com)>  
**Subject:** RE: 2-ZN-2023

There was not an improvement district associated with the credits. It was applied as a zoning overlay.

Thanks,

Bryan

---

**From:** Bob Pejman <[bobpejman@gmail.com](mailto:bobpejman@gmail.com)>  
**Sent:** Wednesday, September 13, 2023 1:28 PM  
**To:** Cluff, Bryan <[BCluff@Scottsdaleaz.gov](mailto:BCluff@Scottsdaleaz.gov)>  
**Subject:** RE: 2-ZN-2023

Thanks for clarifying Bryan.

So, in that area of Old Town, every parcel has parking credits of 1 space per 300 sq ft of lot area? For example a 1200 lot has 4 credits? **Is there any documentation of the Improvement District that created the P3 credits?**

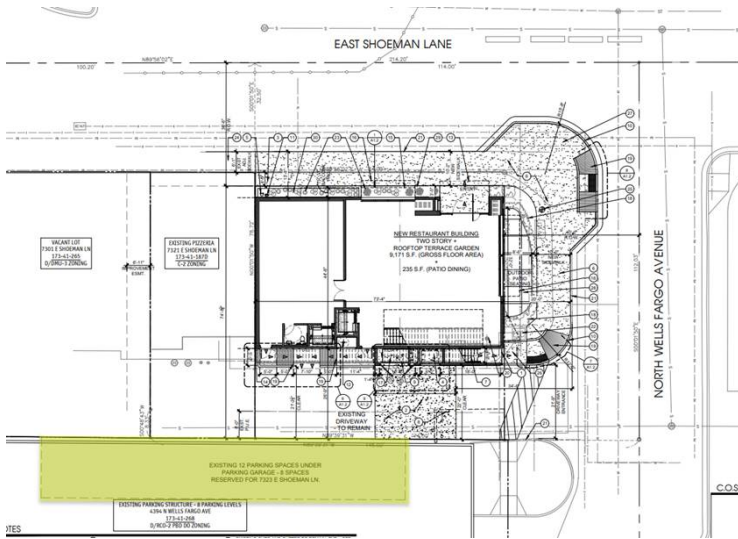
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**From:** Cluff, Bryan <[BCluff@Scottsdaleaz.gov](mailto:BCluff@Scottsdaleaz.gov)>  
**Sent:** Wednesday, September 13, 2023 12:08 PM  
**To:** Bob Pejman <[bobpejman@gmail.com](mailto:bobpejman@gmail.com)>  
**Subject:** RE: 2-ZN-2023

Hi Bob,

I have highlighted on the site plan below where those spaces are located. They are at grade, tucked under the galleria garage. They are accessed via the driveway behind the building on the subject site. 12 spaces exist, 8 of them are allocated to this property.

We do not have a spreadsheet for the P-3/P-2 parking. These credits are allocated by P-3 zoned lot area. The credits are defined by the zoning boundary at a rate of 1 credit per 300 square feet of lot area zoned P-3.



Thanks,

Bryan

**From:** Bob Pejman <[bobpejman@gmail.com](mailto:bobpejman@gmail.com)>

**Sent:** Tuesday, September 12, 2023 5:11 PM

**To:** Cluff, Bryan <[BCluff@Scottsdaleaz.gov](mailto:BCluff@Scottsdaleaz.gov)>

**Subject:** 2-ZN-2023

Hi Bryan – I was looking at the PC Agenda and noticed this zoning case application.

[https://eservices.scottsdaleaz.gov/planning/projectsummary/pc\\_reports/PC\\_2\\_ZN\\_2023.pdf](https://eservices.scottsdaleaz.gov/planning/projectsummary/pc_reports/PC_2_ZN_2023.pdf)

It states on the PC Report that the development will have 8 parking spots out of required 31 spots. Are these 8 spots physically located on the lot? It's very difficult to locate them on the map on page 18.

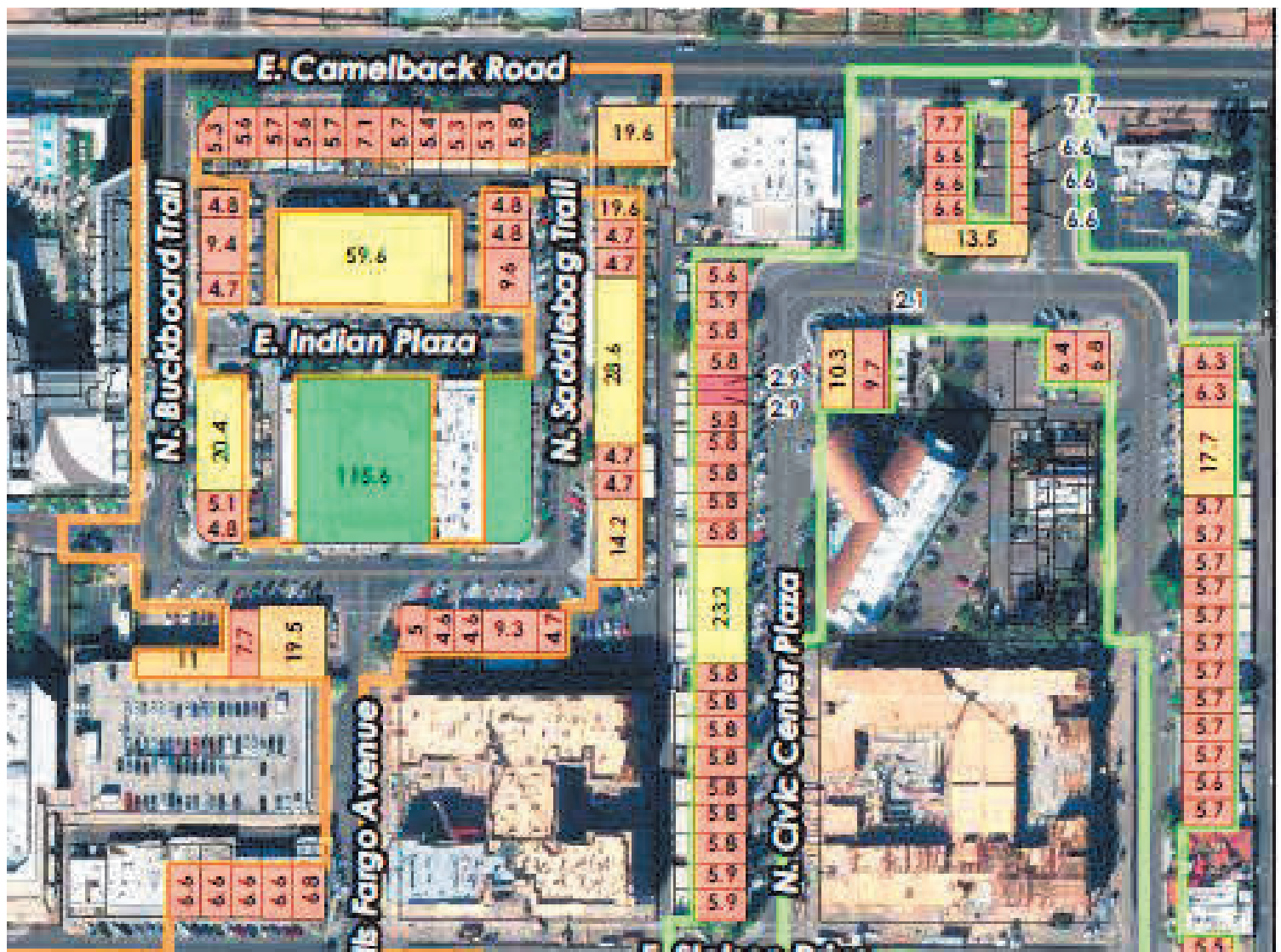
And also, is there a spreadsheet of the P2, P3 credits by Parcel, similar to the East/West Main Parking Credits Spreadsheet?

Thank you,

Bob







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**From:** Bob Pejman <bobpejman@gmail.com>  
**Sent:** Tuesday, April 16, 2024 2:16 PM  
**To:** City Council; Worth, Daniel; Thompson, Jim; Lane, Benjamin  
**Subject:** Old Town Parking Work Study  
**Attachments:** Old town Scottsdale letter-1.pdf

 **External Email: Please use caution if opening links or attachments!**

Please see attached letter.

# Saba Brothers Rental Company

April 15, 2024

To: Honorable Mayor and City Council Members

Re: 2019 approved bond project for downtown parking.

I am writing to express my concern regarding the use of the 2019 downtown bond project funds. Our family has owned various buildings in the Old Town area since the mid 1940's. One thing that is constant is the lack of parking and the undesirable effect the shortage has on businesses in the area.

We currently have a lease in perpetuity with the City of Scottsdale to lease un-designated spaces in the parking garage near the Civic Center, yet the shortage of parking is still an issue.

It is simply not true that Old Town is built out, as the City can attest to with the projects which have been presented to them for review. I am aware of at least two major projects where significant hurdles to the projects are adequate parking.

Enforcement of parking limits is ineffective even when it is enforced, in many busy periods it is not. The only answer is additional parking.

Spring training and special events are a double edged sword and always have been, they bring people to the area however they are participating in the events, shoppers stay away because there is nowhere to park,

It is simply not true that parking is a DAYTIME issue, take the time to visit Downtown Chandler at night, if you build it they WILL come.

For these reasons and others I urge you to allocate the bond money as it was intended and add to the already existing parking structures south of Indian School Road.

Best Regards,

Mark Saba

Saba Brothers Rental Company, LLC



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**From:** Bob Pejman <bobpejman@gmail.com>  
**Sent:** Tuesday, April 16, 2024 2:39 PM  
**To:** French  
**Cc:** City Council; Thompson, Jim; Worth, Daniel; Stockwell, Brent; Churchard, Karen; Amy Johannsen; Arcadia Farms Concierge; Craig Pearson; David Miller; Jimmy Eriksson; Greg Harper; info@saddlebagsaz.com; Jim Sudal-SGA; LAURA WEAVER; Art One Gallery, Inc.; Bill Faust; Bill Welch; Brad Richardson Cell; Christi Manuelito; Courtney Hood; Cyndy Carstens; Deean Strub; Janet Priset Sandino; Ike Esses; Gallery Russia; J Klein Gallery; Info; Jacque Keller; Jason Horejs; Jonathan; Jinger Richardson; Laura Orozco Allen; Lynn Gustafson; D; Mark Pabst; Maryvonne Leshe; phil; Phillip Sacks; Polly Larsen; Ramona Hancock; Deb Neal; Vicky Boyce; Watradeco; Andrea Zak; andrea@maindishaz.com; Nancy Silver; robert@carlsoncreek.com; walterhollander@gmail.com; zoe.ebling@gmail.com; Adam Weber; joy@scottsdalew.com; Marilyn Atkinson; Beverly Moore; Crazyhorsegallery@gmail.com; Elizabeth; Marilyn Atkinson; Beverly Moore; Sonnie Kirtley; Bob Littlefield; Chrsitian Serena; David N. Smith; emilyaustin; barney gonzales; Gail Sikes; Patricia Badenoch; Howard Myers Cell; Jim Davis; Kathy Howard; Laurie Coe; Nancy Voorhees; Safeguard Scottsdale Run by Jan Vuicich; Scott A. Jarson; Stephanie Heitmeyer; Jan Dubauskas; COGS AZ; Dewey Schade; Janet Wilson; Janie White; Michael Simonson; Michael <3; psimonson03@gmail.com; Richard Garcia; Warren L Searles; jgraber34@gmail.com; Tom Scanlon; John Graber; Thomas Kube; Ignacio del Valle; adam@adamkwasman.com; Lane, Benjamin  
**Subject:** Old Town Parking Work Study Session | Corral Parking 1 level Vs 2 levels

 **External Email: Please use caution if opening links or attachments!**

To City Council and others:

Here are the 2 options presented to Council in tonight's Work Study:

# Going Forward

- Where to make the next investment

- Option 1:

	Total project cost	Net new spaces
1st & Brown, add 1 floor	\$10,469,415	97
Stetson/6th Ave, ground floor plus 1 floor above	\$14,857,740	144
Artisan	\$2,279,999	57
Available bond funding:	\$20,962,800	298
<b>Additional funds needed:</b>	<b>\$6,644,354</b>	

- Option 2:

	Total project cost	Net new spaces
1st & Brown, add 2 floors	\$15,215,726	216
Stetson/6th Ave, ground floor plus 1 floor above	\$14,857,740	144
Artisan	\$2,279,999	57
Available bond funding:	\$20,962,800	417
<b>Additional funds needed:</b>	<b>\$11,390,665</b>	

- Option 3: ???

- Adding one level (97 spaces) to Corral Parking will cost \$10.5M.
- Adding two levels (216 spaces) to Corral Parking will cost \$15.2M.

Constructing only **ONE level will cost \$108K/space**. But if we build 2 levels, **the 2nd level spaces will cost only \$40K/space**.

**So, the 2nd level spaces will cost about 60% less than the 1st level spaces.**

It makes no sense to only build one level, since building the second level at a later stage will cost significantly more.

Building the 2nd level later will also disrupt the use of the Corral Parking Lot a second time, thus needlessly creating a negative impact on the Historic Old Town businesses, Spring Training, & Civic Center Events.

Also, consider that when the Honor Health temporary lot that parks 100 cars is no longer available, adding one level to the Corral lot will only replace that loss, and will simply be a wash.

The City has \$18.5M leftover from the Bond Money. It can accommodate the 2 levels on the Corral with left over funds.

Thank you,

Bob

On Mon, Apr 15, 2024 at 3:49 PM French <[french@frenchonmain.com](mailto:french@frenchonmain.com)> wrote:

Hello Everyone,

I have read the attached letter to the City of Scottsdale. It is so full of untrue statements that I am shocked anyone could actually write "Fact:" by the sentences.

---

**From:** Jinger Richardson <jinger@legacygallery.com>  
**Sent:** Tuesday, April 16, 2024 3:16 PM  
**To:** Bob Pejman  
**Cc:** French; City Council; Thompson, Jim; Worth, Daniel; Stockwell, Brent; Churchard, Karen; Amy Johannsen; Arcadia Farms Concierge; Craig Pearson; David Miller; Jimmy Eriksson; Greg Harper; info@saddlebagsaz.com; Jim Sudal-SGA; LAURA WEAVER; Art One Gallery, Inc.; Bill Faust; Bill Welch; Brad with Legacy Gallery; Christi Manuelito; Courtney Hood; Cyndy Carstens; Deean Strub; Janet Priset Sandino; Ike Esses; Gallery Russia; J Klein Gallery; Info; Jacque Keller; Jason Horejs; Jonathan; Laura Orozco Allen; Lynn Gustafson; D; Mark Pabst; Maryvonne Leshe; phil; Phillip Sacks; Polly Larsen; Ramona Hancock; Deb Neal; Vicky Boyce; Watradeco; Andrea Zak; andrea@maindishaz.com; Nancy Silver; robert@carlsoncreek.com; walterhollander@gmail.com; zoe.ebling@gmail.com; Adam Weber; joy@scottsdalew.com; Marilyn Atkinson; Beverly Moore; Crazyhorsegallery@gmail.com; Elizabeth; Marilyn Atkinson; Beverly Moore; Sonnie Kirtley; Bob Littlefield; Chrsitian Serena; David N. Smith; emilyaustin; barney gonzales; Gail Sikes; Patricia Badenoch; Howard Myers Cell; Jim Davis; Kathy Howard; Laurie Coe; Nancy Voorhees; Safeguard Scottsdale Run by Jan Vuicich; Scott A. Jarson; Stephanie Heitmeyer; Jan Dubauskas; COGS AZ; Dewey Schade; Janet Wilson; Janie White; Michael Simonson; Michael <3; psimonson03@gmail.com; Richard Garcia; Warren L Searles; jgraber34@gmail.com; Tom Scanlon; John Graber; Thomas Kube; Ignacio del Valle; adam@adamkwasman.com; Lane, Benjamin  
**Subject:** Re: Old Town Parking Work Study Session | Corral Parking 1 level Vs 2 levels

**⚠ External Email: Please use caution if opening links or attachments!**

It is good Math to do the second floor at the same time. This will really help during Spring Baseball when they take over all clients parking places.

Can Honor Health pay for their 100 places?

ALSO, where is the Artisan???

Jinger Richardson

On Apr 16, 2024, at 2:38 PM, Bob Pejman <bobpejman@gmail.com> wrote:

To City Council and others:

Here are the 2 options presented to Council in tonight's Work Study:

<Screenshot 2024-04-15 at 13-34-17 Council Action Report - 04-16-2024 - Item#WS01.pdf.png>

**From:** notifications@cognitoforms.com on behalf of City of Scottsdale  
<notifications@cognitoforms.com>  
**Sent:** Tuesday, April 16, 2024 3:17 PM  
**To:** Cordova, Rommel  
**Subject:** City Council Public Written Comment Form - brian krob

**⚠ External Email: Please use caution if opening links or attachments!**

## City of Scottsdale

### Web Scottsdale City Council Meeting Written Comment Form

[Open Form](#)

## Entry Details

### Agenda Item

MEETING DATE 4/16/2024

WHICH AGENDA ITEM WOULD YOU LIKE TO COMMENT ON? WS. Public Comments

### Name

FULL NAME brian krob

NAME OF GROUP OR ORGANIZATION Aline Architecture Concepts

### Contact Information

PHONE (480) 225-7359

EMAIL bk@madewithaline.com

ADDRESS 7340 e. main st. #210



## Comment

### COMMENT

As land and construction becomes more expensive, small scale infill development will become more common in the downtown in the short term. In order to make smaller lots in the core viable for uses beyond their original buildout, flexible parking provisions should be considered. We have a specific example that has P-2 overlay zoning for a portion of a site along 6th Avenue for instance. If the proposed bakery project is providing sufficient parking per the code using incentives, there should be discretion on how conflicting aspects of the code are applied (i.e. code allows 500 s.f. of buildout within P-2, but discourages taking up parking spaces). By potentially leaning on other options, like “in-lieu parking”, it could mitigate this requirement while also providing funding for a new parking structure nearby. This approach would be the City acting in its best interest to ease the burden on the owner to expand the footprint on the ground. The ground floor is the most valuable space in our walkable downtown and to overly restrict how best to utilize it thwarts repurposing of viable sites. In the long term, our City would be best served by enabling Staff to utilize practical and realistic incentives within the code to encourage development of these unique sites.

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**From:** Bob Pejman <bobpejman@gmail.com>  
**Sent:** Tuesday, April 16, 2024 3:26 PM  
**To:** Jinger Richardson  
**Cc:** French; City Council; Thompson, Jim; Worth, Daniel; Stockwell, Brent; Churchard, Karen; Amy Johannsen; Arcadia Farms Concierge; Craig Pearson; David Miller; Jimmy Eriksson; Greg Harper; info@saddlebagsaz.com; Jim Sudal-SGA; LAURA WEAVER; Art One Gallery, Inc.; Bill Faust; Bill Welch; Brad with Legacy Gallery; Christi Manuelito; Courtney Hood; Cyndy Carstens; Deean Strub; Janet Priset Sandino; Ike Esses; Gallery Russia; J Klein Gallery; Info; Jacque Keller; Jason Horejs; Jonathan; Laura Orozco Allen; Lynn Gustafson; D; Mark Pabst; Maryvonne Leshe; phil; Phillip Sacks; Polly Larsen; Ramona Hancock; Deb Neal; Vicky Boyce; Watradeco; Andrea Zak; andrea@maindishaz.com; Nancy Silver; robert@carlsoncreek.com; walterhollander@gmail.com; zoe.ebling@gmail.com; Adam Weber; joy@scottsdalew.com; Marilyn Atkinson; Beverly Moore; Crazyhorsegallery@gmail.com; Elizabeth; Marilyn Atkinson; Beverly Moore; Sonnie Kirtley; Bob Littlefield; Chrsitian Serena; David N. Smith; emilyaustin; barney gonzales; Gail Sikes; Patricia Badenoch; Howard Myers Cell; Jim Davis; Kathy Howard; Laurie Coe; Nancy Voorhees; Safeguard Scottsdale Run by Jan Vuicich; Scott A. Jarson; Stephanie Heitmeyer; Jan Dubauskas; COGS AZ; Dewey Schade; Janet Wilson; Janie White; Michael Simonson; Michael <3; psimonson03@gmail.com; Richard Garcia; Warren L Searles; jgraber34@gmail.com; Tom Scanlon; John Graber; Thomas Kube; Ignacio del Valle; adam@adamkwasman.com; Lane, Benjamin  
**Subject:** Re: Old Town Parking Work Study Session | Corral Parking 1 level Vs 2 levels

**⚠ External Email: Please use caution if opening links or attachments!**

Jinger - The city sold the old Senior Center in Old Town to HonorHealth years ago. And subsequently HonorHealth is leasing the lot to the City on a short term basis to be used as overflow parking for the Scottsdale Arts Events and Spring Training.

That lease can be cancelled by either party by giving a few months notice.

That's why the Corral Parking needs to be beefed up to cover that future loss while adding more spaces.

Bob

On Tue, Apr 16, 2024 at 3:16 PM Jinger Richardson <[jinger@legacygallery.com](mailto:jinger@legacygallery.com)> wrote:

It is good Math to do the second floor at the same time. This will really help during Spring Baseball when they take over all clients parking places.

Can Honor Health pay for their 100 places?

ALSO, where is the Artisan???

Jinger Richardson