

CITY COUNCIL AGENDA

CITY COUNCIL CHAMBERS . 11465 WEST CIVIC CENTER DRIVE . AVONDALE, AZ 85323

WORK SESSION
June 8, 2009
6:00 PM

CALL TO ORDER BY MAYOR ROGERS

1 ROLL CALL BY THE CITY CLERK

2 SR 801 UPDATE

Mr. Bob Hazlett, Senior Engineer, with the Maricopa Association of Governments will present a brief update on the financial status of the Regional Transportation Plan, schedule and facility alternatives for the proposed SR 801 Freeway. This item is for information and discussion purposes only.

3 LIBRARY TRANSITION PLAN

City Council will receive an update on the transition of operational control of the Civic Center Library from the Maricopa County Library District to the City of Avondale. For information and discussion only.

4 UPDATE ON THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) PHASE II MS4 PERMIT

City Council will receive an update on the status of the NPDES Phase II MS4 Permit and the implementation of the Stormwater Management Plan (SWMP). For information and discussion only.

5 COUNCIL UPDATE ON CITY CENTER PHASE 1

City Council will hear a presentation on the status of the City Center Phase I project including marketing efforts. For information and discussion only.

6 CITY CENTER DESIGN GUIDELINES

City Council will hear a presentation on the draft City Center Design Guidelines. For information, discussion and direction only.

7 ENERGY EFFICIENCY & CONSERVATION BLOCK GRANT (EECBG)

City Council will discuss priorities for the Energy, Efficiency and Conservation Block Grant application to be submitted to the Department of Energy by June 25, 2009. For information, discussion and direction.

8 ADJOURNMENT

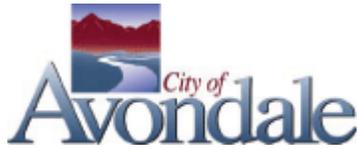
Respectfully submitted,

A handwritten signature in cursive script that reads "Carmen Martinez".

Carmen Martinez
City Clerk

Individuals with special accessibility needs, including sight or hearing impaired, large print, or interpreter, should contact the City Clerk at 623-333-1200 or TDD 623-333-0010 at least two business days prior to the Council Meeting.

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CITY COUNCIL REPORT

SUBJECT:
SR 801 Update

MEETING DATE:
June 8, 2009

TO: Mayor and Council
FROM: David Fitzhugh, Assistant City Manager (623)333-1014
THROUGH: Charlie McClendon, City Manager

PURPOSE:

Council will hear a presentation by Bob Hazlett, Senior Engineer with the Maricopa Association of Governments, on the financial status of the Regional Transportation Plan, schedule and facility alternatives for the proposed SR 801 Freeway. This item is for information and discussion purposes only. No action is required.

BACKGROUND:

Over the past three (3) years City of Avondale staff have worked closely with the Arizona Department of Transportation (ADOT) on the State Route 801 Corridor Alignment/Environmental Assessment Study. Previous City Councils heard several presentations on proposed alignment alternatives and provided direction to staff to advocate for the southerly alignment. Staff has vigorously followed through with ADOT and their consultants expressing our strong preference for this alignment.

The recent economic downturn significantly affected revenue for the approved MAG Regional Transportation Plan resulting in the strong probability of substantial scope reductions or the elimination of projects programmed in the 3rd and 4th quarters of the plan. This condition directly affects the SR 801 which is programmed for construction in the 4th quarter.

DISCUSSION:

Mr. Hazlett, a Senior Engineer with the Maricopa Association of Governments (MAG), recently presented an update on the financial status of the Regional Transportation Plan to the MAG Transportation Policy Committee. He will brief the Council on the salient points of this issue including possible alternatives to the schedule and/or type of facility for the proposed State Route 801 Freeway.

BUDGETARY IMPACT:

None.

RECOMMENDATION:

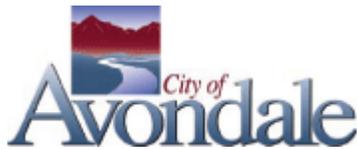
This item is for information and discussion purposes only. No action is required.

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CITY COUNCIL REPORT

SUBJECT:
Library Transition Plan

MEETING DATE:
June 8, 2009

TO: Mayor and Council
FROM: Christopher Reams, Parks, Recreation & Libraries (623)333-2412
THROUGH: Charlie McClendon, City Manager

PURPOSE:

Staff is providing the City Council with an update on the transition of operational control of the Civic Center Library from the Maricopa County Library District (the County) to the City of Avondale (the City).

BACKGROUND:

On July 9, 2004, Council approved an Intergovernmental Agreement (IGA) between the City of Avondale (the City) and the Maricopa County Library District (the County) for the operation of the Civic Center Library. Under the terms of the agreement the City constructed the 31,000 square foot library and the County provided the day to day operational management for 5 years (2006 - 2011).

Operating costs for the Civic Center Library were to be paid by both parties during the term of the agreement as follows:

Fiscal Year 2006 -2007 District 100% City 0%
Fiscal Year 2007 -2008 District 75% City 25%
Fiscal Year 2008 -2009 District 50% City 50%
Fiscal Year 2009 -2010 District 25% City 75%
Fiscal Year 2010 -2011 District 0% City 100%

The grand opening for the Civic Center Library was Saturday, March 31, 2007. The agreement was scheduled to terminate on June 30, 2011, unless extended or terminated earlier by mutual agreement of both parties.

There have been two amendments to the IGA. On March 6, 2006 Council approved Amendment #1 to the agreement which increased the maximum total annual contribution for Maricopa County to \$1,000,000, and on July 7, 2008 the City and the County agreed to amend the IGA to terminate the agreement in October of 2009.

Under the provisions of amendment two the County will pay the City 100% of the first quarter operating expenses for FY 2009-10 and turn over all Library operations to the City of Avondale on October 1, 2009. This report will outline key transition items that will be accomplished between now and October 1, 2009 to ensure an orderly and efficient transition process.

DISCUSSION:

Library Cards

Civic Center Library Patrons will be required to have an Avondale Library Card by October 1, 2009. However, visitors from other Library districts and out of town visitors can get a temporary card for

access to services. Avondale IT staff will configure a kiosk that links the library databases so that library staff can begin issuing Avondale cards now. Issuing cards now will reduce the need for a mass card changeover. Library patrons will be allowed to maintain both a County and an Avondale card, but the Avondale card will be used for patron transactions at both the Civic Center and Sam Garcia Libraries after October 1, 2009.

Policies and Procedures

As of October 1, 2009 the City will control all budgetary and operational management of the Civic Center Library. All operations will follow City policies and procedures beginning on that date. Library Staff from both Sam Garcia and the Civic Center Library are developing library specific policies and procedures from both the City and County operating systems. Staff will utilize a combination of best practices from both systems and enhance operations for library patrons. Some of the policy highlights include:

- All fines and fees will be consistent at both libraries. All fee changes were approved as part of the FY 09-10 budget. Library patrons will be notified in advance of all fines, fees, and policy changes before the effective date of the change.
- Hours of operation will be consistent at both libraries but reviewed after the transition for possible enhancements to service. Current hours of operation are:
Monday - Thursday 10 am - 7 pm
Friday and Saturday 10 am - 5 pm
Sunday - Closed
- The City of Avondale Library Advisory board and the Friends of the Library (501C3) will represent the interests of both libraries and coordinate issues that relate to Avondale residents. The Friends of the Library (501C3) has begun the process of changing their charter from representing the interests of the Maricopa County Library District to the City of Avondale Libraries. The Friends of the Library charter transition is scheduled to be complete by October 1, 2009.

Information Technology

The Civic Center Library and the Sam Garcia Library are both equipped with computers for patron use and self check out capability. Each self check out system is operated with Polaris Integrated Library System (ILS) cataloging. However, ILS integrates the check out system with the internal customer databases of the user library and its parent system, not the databases of other library systems. The libraries did not share material databases or customer databases. For this reason, each library issued separate Library cards. The databases will be shared after October 1, 2009 and both libraries will be operated under the same library technology system.

Library data base management is currently handled through the District. The Civic Center Library will close from September 28 - October 1, 2009 in order to transition all of the patron data base information necessary for Civic Center operations. IT staff from both parties will coordinate the transition of data.

The phone system at the Civic Center is compatible with the City system and all phones will be switched over to Avondale prefixes during the transition down period. Staff will work with the City Clerks and Community Relations Departments to ensure new phone prefixes are updated on all City websites, media, and business cards as applicable.

All library material is currently labeled with Radio-frequency identification (RFID) tags. RFID tags are used for automated processing, storing, and retrieval of library materials. The Civic Center library material RFID tags are connected to the County database. During the transition down time staff RFID conversion will be done electronically but all property labels will need to be removed and replaced with City property tags. All material must be accountable and all tags must be physically

changed. Therefore, beginning on July 1, 2009 material requests from the Civic Center will be restricted to local materials only. This will allow for the return of all materials by the transition date. The cost for replacement of property labels will be approximately \$1,500 and is included in the Civic Center Library operating budget.

Circulation Materials

All circulation materials in the Civic Center Library are the property of the City and will be maintained at the Civic Center Library. The Civic Center Library will incorporate the best-seller leased book program. However, staff will ensure that the City receives the best possible lease price from a combination of two libraries. Magazine subscriptions are paid through the end of the calendar year and staff will determine which subscriptions will be continued and which subscriptions will be terminated based on patron use.

The County currently orders new material for the Civic Center Library, but will stop ordering new material on July 1, 2009 and cancel all outstanding orders. Avondale staff will resume ordering new material for the Civic Center Library beginning on October 1, 2009. The delay in ordering new materials will not have any negative effects on material circulation.

The County provides courier service for interlibrary loans, book requests, and other associated cross-library programming. The courier service delivers to only one library in each City or district served. The County currently provides courier service to both Sam Garcia and Civic Center Libraries but will only deliver to Civic Center after October 1, 2009. The City has a library vehicle and will initiate an internal courier service between the libraries on a daily basis.

Facility Management

All materials, furniture, equipment, computers, and supplies necessary for library operations are property of the City and will be retained by the City upon termination of this agreement.

The City has always been responsible for maintaining the library building in good condition and repair at no cost to the District. The City Facilities staff maintain the building under existing building schedules and maintenance contracts. All facility issues are reported and resolved through the City workorder management system.

The Civic Center Library has a meeting room that is open to the public and City staff for specific events. The room is reserved through the City room reservation system and rental is subject to City rules and procedures for facility reservations.

The Civic Center Library and the Sam Garcia Library are both equipped with space for a concession operations. On May 18, 2009 Council approved an amendment to the professional services agreement between the City of Avondale (the City) and Kastelco Concession LLC d/b/a Big Apple Bagels Café (Kastelco) to allow Kastelco to complete the build out of the Civic Center concession area at a cost paid by the City of Avondale not to exceed \$65,000. Construction on the Civic Center Library concession project will begin in June 2009 and the projected completion date of the Civic Center Library concession is early August 2009.

The vending services currently at the Civic Center Library will be moved to the Sam Garcia Library. The concession operation at Sam Garcia was not successful and the vendor no longer operates a concession at Sam Garcia.

Staffing

The Civic Center library has 19 authorized positions: 4 full-time staff (all City employees), 14 part-time staff, and the Library Manager (County employees). The City has no obligation to employ the

County employees that work at the Civic Center Library and the County employees have no obligation to continue working at the Library upon termination of the IGA.

On October 1, 2009 all positions at the Civic Center Library will become City of Avondale FTE's and the incumbent employees will transition to become City of Avondale employees. Customer satisfaction ratings at the Civic Center Library have been consistently above 93%.

All previous County positions being converted to City positions will have an official employment start date of 1 October, 2009.

BUDGETARY IMPACT:

The IGA outlined specific financial obligations on a graduated percentage scale. The City has allocated funds to support the Civic Center Library obligations.

The FY 09-10 operational budget for the Civic Center Library is \$1,428,210.00. Civic Center Library Operations are funded in the General fund: Fund Account Number 101-8105. All operational and personnel costs are included in the budget that was approved by Council on May 18, 2009.

The District must also pay to the City a percentage of reciprocal borrowing funds (RBF) on a graduated scale over the next five years. The reciprocal borrowing program provides supplemental funding to local municipalities if non-residents use our local libraries. The program is calculated on an annual basis, and provides a reimbursement to the city if more non-residents use Avondale Libraries than if Avondale residents use libraries in other municipalities. This program reciprocation schedule will continue during the term of the IGA as follows:

- Fiscal Year 2006 - 2007 0%
- Fiscal Year 2007 - 2008 25%
- Fiscal Year 2008 - 2009 50%
- Fiscal Year 2009 - 2010 75%
- Fiscal Year 2010 - 2011 100%

Historically, more Avondale residents have used libraries in other cities than residents of other cities have used the Avondale Public Library. Therefore, the City has never received reimbursements from the MCLD until this year. This year the City received \$32,074 through the RBP. Patron counts for the RBP are a combination of both the Sam Garcia Library and the Civic Center Library and have been around 50-51% of the total usage at both Sam Garcia and the Civic Center Libraries this year. Staff expects this trend to continue and possibly increase which could mean continued disbursements of RBP funds for the City of Avondale.

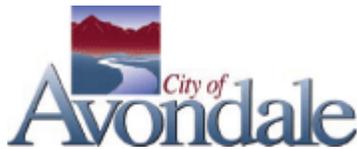
RECOMMENDATION:

For information only. Staff is providing the City Council with an update on the transition of operational control of the Civic Center Library from the Maricopa County Library District (the County) to the City of Avondale (the City).

ATTACHMENTS:

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CITY COUNCIL REPORT

SUBJECT:

Update on the National Pollution Discharge Elimination System (NPDES) Phase II MS4 Permit

MEETING DATE:

June 8, 2009

TO: Mayor and Council

FROM: Sue McDermott, P.E., City Engineer, 623-333-4211

THROUGH: Charlie McClendon, City Manager

PURPOSE:

Staff will update the Mayor and City Council on the status of the NPDES Phase II MS4 Permit and the implementation of the Stormwater Management Plan (SWMP).

BACKGROUND:

In 1987, Congress amended the Clean Water Act (CWA) to add Stormwater Pollution Prevention, into the National Pollution Discharge Elimination System (NPDES) program. The Arizona Department of Environmental Quality (ADEQ) worked with the United States Environmental Protection Agency (USEPA) to develop a program to include storm drains in Arizona municipalities. Under this program all municipalities which have storm drains must apply for a NPDES Phase II Municipal Separate Storm Sewer System (MS4) permit.

DISCUSSION:

Avondale received a NPDES Phase II MS4 permit in March of 2003. The permit must be renewed, and if necessary, updated every 5 years. As a requirement of the permit Avondale generated a Stormwater Management Plan (SWMP). Avondale's SWMP consists of six (6) Minimum Control Measures (MCM's), each of which consists of a group of Best Management Practices (BMP's). The BMP's are measurable and must be reported annually to ADEQ. The City has reported annually every year since 2003, and has not received any concerns from ADEQ.

The City's current NPDES Phase II MS4 permit was due for renewal in 2008; however ADEQ has been working on revisions to the Phase II MS4 permit for the last few years. As directed by ADEQ, the City has been awaiting the reissuance of the revised permit, so it may submit for renewal. During the revision period, all municipalities previously covered under a NPDES Phase II MS4 permit are still covered so long as they remain in compliance and continue to report annually.

BUDGETARY IMPACT:

There is no immediate financial impact. This is an unfunded federally mandated program. The City has programmed and allocated \$10,000 annually to run the program.

RECOMMENDATION:

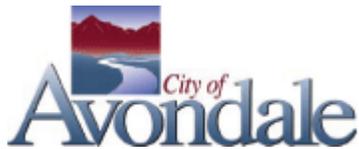
This item is presented for information, discussion and Council direction.

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CITY COUNCIL REPORT

SUBJECT:
Council Update on City Center Phase 1

MEETING DATE:
June 8, 2009

TO: Mayor and Council
FROM: David Fitzhugh, Assistant City Manager (623)333-1014
THROUGH: Charlie McClendon, City Manager

PURPOSE:

Staff will present information relating to the City Center Phase 1 project. This item is for information and discussion purposes, no action is required.

BACKGROUND:

City Council and staff have focused substantial effort on developing an urban core for the City of Avondale. Over the past 3 years we've developed and adopted a City Center Specific Plan applied to approximately 400 acres centered on Avondale Boulevard, south of I-10 and north of Van Buren. Activities accelerated in 2009 including approving plans to construct and operate an amateur sports and community center. Council also approved the award of a professional services contract to master plan grading and drainage for the east portion of the City Center Specific Plan area and the preparation of detailed construction drawings for property containing the proposed American Sports Center complex.

The City Council approved several City Center related items at the April 20, 2009 meeting including:

- A Pre-Annexation Agreement with Sean O'Brien
- A Pre-Annexation Agreement with the Levertons
- The annexation of approximately 78 acres
- A Final Plat of the property annexed
- A Purchase and Sale Agreement with the Mortensens

Since the April 20 meeting, staff has continued to work with consultants, property owners and potential developers to realize the development of this area.

DISCUSSION:

The presentation tonight will focus on the following items:

- Brief project overview
- City Center Plan implementation efforts
 - RTKL concepts
 - Master plan for Mortesen property
 - CC&R's
 - City Center marketing effort
- Project status

- Engineering contract
- Architectural contract
- Construction Manager at Risk
- Schedule
- Budget

· Infrastructure plan development

· Street/Park landscape plan development

BUDGETARY IMPACT:

Funding for the proposed infrastructure improvements is included in the FY09-10 Capital Improvement Plan.

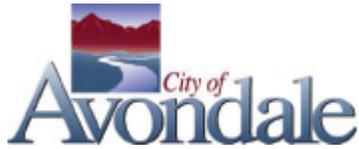
RECOMMENDATION:

For information and discussion purposes only. No action is required.

ATTACHMENTS:

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DEVELOPMENT SERVICES

SUBJECT:
City Center Design Guidelines

MEETING DATE:
June 8, 2009

TO: Mayor and Council
FROM: Brian Berndt, Development Services Director, 623-333-4011
THROUGH: Charlie McClendon, City Manager

REQUEST: Staff will present the proposed City Center Design Guidelines. In turn, staff is looking for input and direction with respect to preparing the final draft. This item is for discussion purposes, and no action is required.

LOCATION: Citywide.

SUMMARY OF REQUEST:

The intention of the City Center Design Guidelines is to clarify for both City staff and applicants the development expectations in the City Center Zoning District. It is in the interest of the City to ensure quality design for each development proposal and to provide for continued design excellence as the City Center evolves. The Guidelines define this expectation as well as provide specific building and site development recommendations with written requirements and visual aids. Visual aids include photographs of representative developments which provide an illustrative example of street character; building height, massing, and layout; open space; and parking.

In order to achieve the desired vision for a pedestrian-oriented environment in the City Center, development projects should be built in accordance with these design guidelines.

RECOMMENDATION:

For information and discussion purposes only. No action is required.

ATTACHMENTS:

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PROJECT MANAGER:

Stacey Bridge-Denzak, Planner, 623-333-4015

Design Manual for The City Center

I. Introduction	p. 2	Mixed Use District: Mid-Rise and High-Rise	
Resolution		Residential: Apartments and Condominiums	
Purpose		Parking Structures	
Intent		Large Floorplate /Big Box Retail	
II. Fundamental Principles	p. 2	V. Site Planning	p. 20
Expression		Courtyards and Open Space	
Integration		Public Spaces: Shade, Thermal Comfort and Heat Gain	
Innovation		Defensible Space	
III. Architecture	p. 4	Utility cabinets and equipment	
Building Orientation		Parking Entrances	
Building Massing and Articulation		Parking Lots	
Building Style		Intersection Enhancements	
Building Entrances		Landscaping	
Building Windows and Fenestration			
Building Materials			
IV. Specific Building Types	p. 15	VI. Signage	p. 25
Pedestrian-Oriented Retail and Mixed Use			
Office Buildings: Low-Rise and Mid-Rise			

I. INTRODUCTION

“The twentieth century was about getting around. The twenty-first century will be about staying in a place worth staying in.”
Jim Kunstler, Author

RESOLUTION

PURPOSE

These guidelines apply to all projects located in the City Center district per Zoning. The City Center Zoning sets up the framework for which development per subdistrict shall follow; the design guidelines set the standards for the area’s character, image, and pedestrian emphasis.

The visual examples included in each guideline element are models of design and review purposes. While not intended to be replicated, each appropriate example represents a standard of quality, image, and appropriateness in terms of project execution.

II. FUNDAMENTAL PRINCIPLES

Expression

- A contemporary expression and timeless architecture shall play an important role in the identity of the City Center. The design of buildings in an urban yet desert environment must acknowledge these contrasting settings yet clearly define the fabric of each subdistrict. The City Center architectural theme is a modern architectural flavor which creates a clean and current architectural flavor, creates distinctive buildings, and helps shape a unified design direction within all districts of the City Center. Multi-housing will also employ this approach to architecture where appropriate.
- Buildings shall engage the pedestrian and relate to their environment rather than exist as isolated objects in the landscape.
- Invite interaction by engaging person-to-person and building-to-street.
- Differentiate yet relate with common themes and building materials.
- Establish edges and contribute character by maintaining contiguous street fronts.

Integration

- Projects should follow previous development patterns relevant to building design, common setbacks, and streetscapes. The continuation of such patterns should contribute to a unified visual appearance within each sub-district.
- Not all established development patterns present opportunities for a desirable interface. Applicants should be prepared to address such situations with respect to the current design proposal and how the departure from the existing pattern benefits the community.
- Unless constrained otherwise, buildings should have a strong visual and pedestrian relationship to the street and should be clustered around and connected to public space.
- Streets, walks, and paths should make connections between spaces and places within and surrounding the City Center. These connections should be enhanced rather than hindered by development.
- Appropriate variations in character and scale are expected and encouraged within and among subdistricts.

Innovation

- Anticipate evolution. Allow for multiple uses at the outset and anticipate new uses and technology in the future.
- Respect the street grid and urban context, yet creatively accommodate access and express functions.
- Enhance human comfort, interaction, and way-finding.
- Encourage development that provides or allows for a “sense of discovery”; enhance a “journey”.
- Strive for sustainability by incorporating passive and active strategies, utilizing durable energy efficient materials and designing to accommodate a variety of uses and tenants over time.
- Creatively combine new and traditional materials and forms.

III. Architecture

Building Orientation

- Orient buildings to face public streets and site building frontages parallel to streets. Locate the primary building entrances on a public street. As needed, locate multiple building entrances at intervals of fifty (50) feet minimum and at seventy-five (75) feet maximum.



Buildings in the Gateway Employment sub-district may locate its primary entrance internally to its site; however, locate a distinguishable, secondary entrance along a public street.

- Line facades facing streets, plazas, and courtyards with windows. Allow for operable windows to create an open air environment. Where blank walls are necessary, provide them on side or interior facades not facing streets.
- Design all building facades facing streets, parks, or public open space with a unified palette of materials and architectural details.



- Provide sensitive and careful consideration to immediate contextual climatic conditions that may impact façade treatment and design. Use energy-efficient design to reduce both summer heat gain and winter heat loss. Energy efficient design includes solar orientation of windows, corner windows, doors, landscaping, shading devices, roof color, maximum shading in parking lots and outdoor environments. Mitigate solar effects on the southern and western exposure of buildings.



- Building orientation at street corners should provide a reasonable pedestrian transition from one side of the street to the other. Corner orientation to have a high level of orchestration of scale, height and mass that expresses an interesting skyline.



- Locate site access for parking and service at secondary streets. Only one vehicular entrance is allowed per block. Utilize building orientation in order to accommodate appropriate measures to screen parking areas and limit visual exposure to service zones.

Building Massing and Articulation

- Articulate buildings with changes in roof heights and vertical planes to reduce the appearance of bulk and create interesting building silhouettes.



- Design building facades with a clear and distinct base, middle, and top. Apply this standard to buildings of all heights. Articulate building facades with well-defined bases that incorporate design strategies such as thick walls, special materials such as stone, richly textured materials, or deep window recesses.



- Include features that add depth, shadow, and architectural interest, such as balconies, recesses, cornices, and bay windows.



- Window recesses, doorways, columns, overhangs and other architectural elements should be substantial in depth to create shadow and architectural relief. Incorporate projections and recesses should be incorporated throughout the façade design, with minimum depths of four to twelve inches.



- Design buildings with a recognizable “tops” that employ design strategies such as: step-backs on upper floors, cornice treatments, roof overhangs, roof brackets, stepped parapets, special materials, or mechanical equipment screens designed as sculptural elements. For buildings over six stories tall, the “top” should include a minimum of the top habitable floor and the penthouse for mechanical and other equipment.



- Building design shall respect adjacent buildings, and create transitions of appropriate height and scale.

- Long, blank, unarticulated street wall facades without thoughtful organization of windows or door entranceways are prohibited.
- Design buildings to appear neither too long nor too tall relative to pedestrians at the street level. Give special attention to the building design as it meets the ground plane.

Building Character

- Characterize buildings so that the architecture is timeless yet represents a particular period of building development such as Modern, California Craftsman, European or Contemporary. Do not employ a set architectural style that carries stereotypical building treatments to emphasize that theme. Consider the unique qualities and dominant character of the City Center for general building design.



Modern



European



California Craftsman



Southwest Contemporary

- Buildings that derive their image primarily from applied treatments that express corporate identity are not acceptable. Buildings that are stylized in an attempt to use the building, or portion of the building to identify a particular user is generally not acceptable, especially where the proposed architectural design is the result of a corporate or franchise prototype design.



Inappropriate



Appropriate



Appropriate

- Precise replication is not acceptable; instead, utilize similar colors, materials, and textures as well as repeating patterns, rhythms, and proportions found within the architecture of other adjacent buildings to achieve a unified.
- Onstreet parking is used as a streetscape element, but structured parking is faced with building elements possibly containing other interactive uses.

Building Entrances

- Emphasize building entrances should be emphasized with special architectural and landscape treatments. Expand building entrances to incorporate multi-story structures, projections, recesses, special materials, or other design strategies. Building addresses should be integrated into the design of building entrances.



Windows and Fenestrations

- Window design and proportions add architectural interest to the building. Differentiate window designs to reflect the various components of the building, for example ground floor lobbies, stair towers, corners, office suites, or residential units.
- Deep recessed punched windows are preferred within the context of building size and design. Ribbon windows are discouraged.
- Glass curtain wall systems are acceptable when thoughtfully integrated into the overall building design as well as careful consideration for the desert climate.

- Design windows heights greater than or equal to their width, preferably with classical proportions.



- At ground floor retail windows, create an open and inviting environment and include consideration for pronounced glass doorway entrances, engaged columns, transom windows and raised window sills.



- Divided lites are encouraged on smaller scale facades.
- Multiple uses of arched windows should be the same proportions on any one building.

Building Materials

- Use high quality, durable, authentically portrayed and code compliant materials. Careful attention to the detailing of joinery of differing materials is necessary. Establish a carefully defined edge between different materials and surfaces on each façade and from building to building.
- Execute all detailing and construction methods in a high quality, craftsman-like manner.
- Vary building materials, textures, patterns, colors and associated details in order to break up the mass of large building facades.



- Provide consistent materials, design and treatment on all sides of a building that are generally visible to the public.
- Minimize the use of applied flexible stucco or rigid EFIS panel products (Exterior Insulation and Finish Systems). EFIS must be used in combination with other high quality materials and cannot be the primary facade material.
- Metals: High quality is expected for all metal applications. Textured or brushed stainless steel, galvanized, sandblasted and etched metals are encouraged in creative applications. Unique treatments such as patinas, rusted, etched and imprinted metals will be considered for special design objectives. Polished metals should be solid, not plated, and limited to accent trim.
- Natural Stone: The use of granite, marble, limestone, slate, adoquin and other natural stone materials is encouraged. Stone may be polished, unpolished, sandblasted, flamed, honed, split-face or carved. Careful, craftsman-like attention to detail is required at all connections and transitions to other materials. Edge details must prevent visible unfinished edges. Stone used as a paving material must be flush and ADA compliant.

- Wood: Painted or stained wood may be used in many design applications, such as window frames, decorative trim or molding. In some cases, it may be used for larger architectural elements, such as columns, so long as it fits within the design context of the development. Painted wood must have a shop-quality enamel finish and wood without a paint finish must receive a clear, preservative sealant. Extensive use of natural wood is discouraged.
- Tile: Tile may be used in many diverse applications. Its use is encouraged to introduce light, decorative texture or graphic quality to a storefront. Porcelain, ceramic or glass tiles in glazed or natural finishes may be used as accents and in limited field applications. Patterns used over large areas are expected to have a sophisticated, well-executed design concept.
- Precast stone and concrete applications are acceptable provided that the finish is high-quality, consistent, smooth, and durable.
- Prohibited Materials: The following is a list of prohibited materials:
 - Plastic laminates
 - Glossy, or large expanses of acrylic or Plexiglas
 - Pegboard
 - Anodized aluminum
 - Easily damaged surfaces such as large amounts of drywall
 - Mirror
 - Reflective glass
 - Simulated brick or wood
 - Plywood
 - Sheet or modular vinyl
 - Shingles, shakes, rustic siding

Building Colors

- The color palette shall be representative of the range of colors found across the Sonoran Desert



IV. Specific Building Types

General

Loading and Service Areas

- Locate loading and service areas away from public sidewalks. Loading and service areas may not front along a public street.

Rain Gutters and Drainage Devices

- No external scuppers, gutters, or drain pipes should be allowed. Rain gutters and other drainage devices should be incorporated into the structure of the building instead.

Rooftop Mechanical Equipment

- Rooftop mechanical equipment should be screened, and the screening should be designed as an integral component of the architectural design.

Buildings: Shade, Thermal Comfort and Heat Gain

- Provide light-colored wall materials with smooth surfaces high levels of reflectivity and emissivity. A minimum of fifty (50) percent of building wall materials should be light colored, smooth, high mass materials with a convective “rain screen” air space, or an open, well-ventilated area behind.
- Seventy-five (75) percent of roof surfaces should have materials with Solar Reflectance Index (SRI).

Pedestrian-Oriented Retail and Mixed Use

- Establish a pedestrian scale and character with building massing on pedestrian-oriented retail streets and local streets. Differentiate building bays, between 20 and 50 feet, with design strategies such as an offset in plane, a change in window pattern, and/or a change in color.
- Space building entrances no more than 50 feet apart. Recess or protrude storefronts from the façade for visual accent. Consideration should be given to special corner retail entrance opportunities.
- Use awnings or overhangs to provide shade along the sidewalk. Awnings should be no wider than a single storefront or architectural bay. Design overhangs and trellises at an appropriate height and depth from building face to provide true shade for sidewalk users



- Provide punched openings in solid walls at upper floor uses rather than curtain walls. Upper floor residential uses should be detailed with balconies, bay windows, and other elements that provide architectural detail and interest.

- Provide a small front setback of up to 8 feet deep to accommodate outdoor cafes and wide sidewalks in appropriate locations. Furnish outdoor seating and outdoor dining areas at retail uses which offer food and beverages. Place pedestrian amenities such as planters, pots, seating, ledges, railings, and special paving.



- Consider building arcades along pedestrian zones to provide true covered environments. Detail the arcade along street corner conditions to allow for the most attractive and comfortable environment. All arcades should be designed at a pedestrian scale.

Office Buildings: Low-Rise and Mid-Rise

- Design vertical building elements along each façade that break up building massing, in order to add architectural interest. Avoid a long horizontal architectural composition.
- Incorporate elements such as awnings, arcades, and porticos along street-facing facades.
- Articulate buildings with step-backs and channels in vertical and horizontal planes.

Mixed Use District: Mid-Rise and High-Rise

- Minimize building bulk and enhance the architectural articulation of buildings that are greater than six stories tall or have floor-plates over 15,000 square feet. The maximum dimension in plan for buildings above six stories cannot exceed 220 feet for commercial buildings and cannot exceed 140 feet for residential buildings. The other sides of the building should have a shorter plan dimension, not exceeding 110 feet to 120 feet.

Residential: Apartments and Condominiums

- Articulate multi-family buildings in order to break up the building mass. Consider variations in floor level, facades, roof styles, architectural details, and finishes to accomplish this detail.



- Street-facing facades of residential buildings should include stoops, porches, recessed windows, bay windows, and balconies.
- Elevate the first floor from the sidewalk between two feet and five feet.
- Provide multiple entrances along the street, with a minimum of one building entrance per 150 feet of building length.
- Locate small offices on the ground floors in residential mixed use areas to promote the live-work concept.
- Provide tuck-under garage at ground floor units.

Parking Structures

- Design parking structures so that they appear like most other occupied buildings in the City Center.
- Locate parking structures away from prominent pedestrian streets.
- Design parking structures in harmony with the character of the primary buildings on or near the site. Do not design parking structures that look like vertically-stacked parking lots.
- Design parking structure facades as compatible visual extensions of other multistory buildings.
- When feasible, incorporate active ground-level commercial into parking structures along the sidewalk, and wrap upper floors with office or residential uses.
- Locate auto entries in a manner that minimizes pedestrian/auto conflicts.
- Vary the dimension and proportion of openings in the horizontal and vertical planes of the facade in order to create visual interest and reduce the mass of the parking structure.

- When feasible, furnish decorative screen and trellis elements of durable, high-quality materials along each façade.



Inappropriate

- Building detailing such as ornamental metal hand railings should be used to create human scale and interest.
- Locate entries and stairwells within parking structures adjacent to public streets. Design entries to be visually open, and to promote a feeling of security and comfort.

Large Floorplate/Big Box Retail

- Large Floorplate/Big Box Retail (LF/BBR) buildings are only allowed in the Gateway Employment subdistrict. LF/BBR buildings are not permissible in any other subdistrict.
- Although LF/BBR buildings are primarily automobile-oriented, design each to accommodate safe pedestrian and bicycle access. Minimize vehicular/pedestrian conflicts.



- Accentuate building entries with taller elements, canopies, special materials, and other design strategies to highlight the entrance and create architectural interest.
- Articulate buildings located at gateway intersections with corner vertical elements to emphasize its gateway location.
- Articulate building facades with a combination of windows, doorways, courtyards, and other elements.
- Provide a continuous arcade along the front façade with continuous covered walkways to parking areas..
- Minimize street-facing blank walls. Where they cannot be avoided, incorporate a permanent trellis or arcade as an integral part of the façade design. Blank walls cannot span more than 20 feet or 30 percent of the building frontage.
- A shaded pedestrian rest area with seating, landscaping, and trash receptacles should be near the main entrance.
- For properties with freeway frontage, orient buildings toward the freeway, fully screen outdoor service and delivery areas, and provide landscaping including trees. Provide architectural treatments on all building facades.
- Use a unified palette of materials on all sides of buildings. Provide a consistent level of durable and high-quality materials throughout the building.

V. Site Planning

Courtyards and Open Space

- Public open spaces should have established edges and contribute character to the City Center regardless of style or use. Utilize building facades and architectural and site elements for edge treatments; utilize landscape and hardscape for continuity and rhythm; install urban accessories (furnishings, lighting, signage, planting) that are visually interesting and comfortable. Consciously and imaginatively incorporate art into all public open spaces.



- Design building entrance courts, plazas, courtyards, and other public spaces to be special, inviting, purposeful, and comfortable places that people use, not view. Public open spaces must remain open and accessible to the public during the day.



Appropriate



Appropriate



Inappropriate

- Do not design sunken courtyards or plazas with significant differentiation from the street level.

- Provide seating, trash receptacles, lighting, planters with dense planting including trees, distinctive paving, and visual features such as fountains or art, and other amenities that accommodates pedestrian use. Furniture and fixtures used in these spaces should compliment those furnishings used in the public right-of-way.
- Provide pedestrian-scale lighting at appropriate heights.
- Creatively incorporate special unit paving materials at courtyards and public open spaces with interesting patterns, colors, and details. Use paving materials that minimize heat gain. Minimize the expansive use of concrete paving.
- Shade a minimum of fifty percent of the area of any public open space. Shade a minimum of 25 percent with trees or trellis structures with vines. Fifty percent of south facing wall surfaces of courtyards and public open spaces should be shaded.
- Plant a minimum of thirty percent of plaza areas greater than 5,000 square feet with tightly-spaced plant materials.
- Water features should optimize thermal comfort by wetting surfaces with mist, sprays, and/or jets. Locate these features in semi-enclosed areas to cool the air. Minimize large bodies of stagnant water. Sounds and movement are key elements to any water feature.



Public Spaces: Shade, Thermal Comfort and Heat Gain

- Shade sidewalks, plazas, courtyards, and other public spaces. Utilize building and roof materials that minimize heat gain, and minimize heat reflected into streets and sidewalks.



- Shade sidewalks by a combination of street trees, building projections, overhangs, awnings, and/or arcades. The following are acceptable means of shade implementation: (1) a double row of trees; (2) a building projection on one side and a street tree on the other side; or (3) an arcade.
- Shade a minimum of seventy-five (75) percent of the sidewalk area (measured from face of building to curb). Shade is measured at solar noon on summer solstice (June 21), as evaluated and certified by an architect or landscape architect. Shade from trees and 50 percent open shade fabric is considered as full shade.
- Shade fifty (50) percent of south facing building wall surfaces that front streets or plazas.
- Utilize shading materials for trellises and canopies that are made of low mass, nonconductive materials such as: UV protected fabric; tube steel trellis; welded wire mesh with vine planting; corrugated steel; or perforated steel. Wood is acceptable as long as it is maintained on a regular basis.
- Provide access to air and water for healthy tree growth. Street parking areas and street tree planting areas should use permeable concrete or interlocking pavers.
- Where street sections require a double row of street trees, plant a row of street trees in the front yard, close to the sidewalk. The front yard planting area should be a minimum of 12 feet deep to provide adequate growth area for street trees.

Defensible Space

- Locate windows to overlook public entrances, walkways, and courtyards in order to provide the security of “eyes on the street.”
- Provide lighting at all public entrances, walkways, and courtyards.

- Design landscaping to maximize visibility of public spaces and avoid the creation of “hiding places” near building entrances and walkways. Maintain all shrub and groundcover materials to a maximum height of three (3) feet. Prune all trees up to a clear limb height of seven (7) feet.

Utility Cabinets and Equipment

Parking Entrances

- In order to minimize the overall number of curb cuts, provide shared access when possible. Provide flat pedestrian landings behind all curb cuts to allow safe crossings between driveways and access points.
- Minimize the width of parking entrance drives.
- Provide architectural features, building and paving materials, and color at parking access points to highlight entry.

Parking Lots

- A larger number of parking lots that are small in size are preferable to fewer lots that are large in size. Smaller lots are easier to keep shaded and are more amenable to pedestrian-oriented environments.
- Screen parking lots from pedestrian view. Separate parking lots from sidewalks by a three to four foot decorative screen wall and landscaping. The use of trellises, vines, walls, attractive bollards, and/or public art works, is encouraged.
- Buffer parking lots from the sidewalk or other pedestrian areas by landscaping. Provide trees to shade the sidewalk and parking areas. Large parking lot islands are encouraged.
- Provide shade at surface parking lots. Include one tree for every three spaces and locate trees so as to provide continuous shade throughout the parking lot. Attractive trellis structures may also be used to provide shade.
- Provide shaded pedestrian walkways from parking lots leading to building entrances.

Intersection Enhancements

- Intersections in the City Center should aim to achieve the following: Make pedestrians as visible as possible; make pedestrian and motorist actions as predictable as possible; minimize the width of roadway that pedestrians must cross; and, slow vehicular traffic.
- Provide special unit paving at all intersections and at corners of adjacent sidewalks.
- Provide special landscape treatment at street intersections to anchor these corners.

Landscaping

- Carefully plan and integrate planting into the overriding design concept of any development in the City Center. Landscaping must contribute to the overall appearance and function of the site as well as the streetscape.

- Blend landscaping with the dominant existing or planned streetscape and character of the area.



Provide landscaping along and against all buildings to anchor and scale them to the surrounding environment. In-ground planting should comprise the majority of the landscaping requirement. Raised planters are acceptable when designed to accentuate the architecture and enhance the pedestrian areas.

- Use trees throughout paved areas and along pedestrian pathways. Landscape through and corridor adjoining parking areas a minimum of 20 feet in width when parking lot exceeds 250 cars.

VI. Signage

Signs within the City Center area require administrative approval per Zoning. The following types of signs are appropriate in the City Center area:

Pylon Signs

- Freeway pylon signs are permitted for properties with freeway frontage as defined by Zoning.

Monument Signs

- Freestanding monument signs for on-site businesses may be located on Avondale Boulevard, Van Buren Street, and along the north side of Roosevelt Street in the landscaped street yard setback area. One sign per project street frontage is allowed. Design signs to be consistent with the building architecture and made from quality materials. Maximum height and number of sign fields shall not exceed Zoning.
- Monument signs shall not be allowed along streets designated as a Pedestrian-Retail Street.

Wall Signs for Office Buildings and Hotels

- A maximum of one wall mounted sign per building frontage is allowed. Wall mounted signs may advertise the name of buildings or one building tenant. A sign at the building entrance stating the name and address of the building is also permitted. Wall mounted signs on buildings should be proportionate in size to the scale of the building. Construct building signs of individual letters; No interior illuminated can signs are allowed.

Wall Signs and Awning Signs for Retail Businesses

- Mount wall signs flat against and parallel to a building wall or roof fascia. Ground floor retail businesses are encouraged to have wall signs or awning signs displaying the name of the business. Use either individually applied letters to the face of the wall, or apply sign letters to a concealed raceway. Do not paint signs directly onto wall surfaces. Interior illuminated can signs and interior illuminated awnings are not permitted.

Projecting Signs on Pedestrian Retail Streets

- Projecting signs are relatively flat, two-sided solid panels attached to brackets which are mounted on and perpendicular to the face of buildings and storefronts. They are intended to be pedestrian oriented; they should not exceed six to eight square feet in size, and should not project more than three feet from the building face. Use high quality materials such as wood, metal, and non-glossy fabrics; plastics are not permitted.



Hanging Signs Underneath Awnings, Arcades, and Overhangs

- Hanging signs are two-sided flat panels that are suspended below awnings, bay windows, balconies, arcades, and other types of projections. They are intended for business identification to pedestrians passing on the sidewalk in pedestrian retail areas. Use high quality materials such as wood or metal; and finish all exposed edges. Suspend

signs with metal rods, small scale chain, cable, or hooks. Maximum size of sign panel is 4 square feet. Provide a minimum of nine feet of clearance between the bottom of sign panel and the sidewalk.

Window Signs on Pedestrian Retail Streets

- Limit window signs to a maximum of 25 percent of any individual window; and an aggregate of no more than 15 percent of all ground floor windows on any building face. The size of letters should be oriented to pedestrians and not automobiles; maximum letter may not exceed 12 inches in height.

Portable A-frame signs on Pedestrian Retail Streets

- Portable A-frame signs may be permitted with city staff approval for businesses with limited visibility. Examples include businesses with narrow storefronts less than 25 feet wide, businesses that do not have street frontage, and businesses that do not have a wall sign. Such signs should be pedestrian oriented; and should not be placed in any locations that obstruct pedestrian traffic or distract drivers.

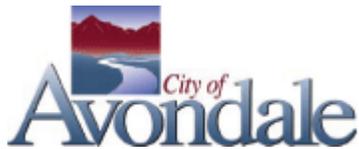
Business District Signs

- Signs that advertise a pedestrian retail district are permitted. They should advertise the district and announce district events; but should not be a multi-tenant sign. These may be designed as a freestanding sign on arterials or collectors, including Avondale Boulevard, Roosevelt Street, Corporate Drive, or Van Buren Street.

Business Directory Signs

- Pedestrian-oriented signs that list all the businesses within the pedestrian retail district are encouraged. These can be small freestanding signs along the sidewalk (less than five feet tall), small building mounted signs, or kiosks.

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CITY COUNCIL REPORT

SUBJECT:
Energy Efficiency & Conservation Block Grant
(EECBG)

MEETING DATE:
June 8, 2009

TO: Mayor and Council
FROM: Rogene Hill, Assistant City Manager (623) 333-1012
THROUGH: Charlie McClendon, City Manager

PURPOSE:

Under the February 17, 2009 American Recovery and Reinvestment Act funds were appropriated for the Energy, Efficiency and Conservation Block Grant (EECBG). The City of Avondale has been awarded \$706,600 in formula grant funds. An application must be made by June 25, 2009 to obtain these funds. Council will review the proposed application priorities and provide direction.

BACKGROUND:

The Energy, Efficiency & Conservation Block Grant Program was passed by Congress in December 2007. However, this new program was never funded until passage of the American Recovery and Reinvestment Act in February 2009. The primary objectives of this funding are to build jobs, save energy, and build energy efficiency infrastructure for the longer-term.

The City is required to submit an application with a plan and a strategy to the Department of Energy by June 25, 2009 that explains how these funds will be utilized in pursuit of the program objectives. A staff team from most of the operating departments has been meeting to develop the strategy and the elements of the plan. In addition, staff met with a representative of the State Department of Commerce Energy Office, the City of Scottsdale's Energy Compliance Officer, and attended a workshop sponsored by ASU, APS and SRP. There have been numerous web casts, and other workshops that staff have attended to better understand the possibilities and feasibility of various strategies and projects. The staff team developed a broad list of possible projects and their costs.

The guidelines allow the City to hire a consultant to develop a comprehensive strategy with projects, timelines and measurement metrics. It would be an easier route, but staff did not believe that hiring a consultant would be the best use of this limited funding. The funding could very quickly be exhausted will just a few projects that staff have identified.

The Environmental Commission discussed its priorities at meetings in February, March, April and May. In these meeting the Commission developed goals and arranged these goals into 1st Tier, 2nd Tier and 3rd Tier priority lists. In developing the list of projects for this application the priorities of the Environmental Commission were taken into consideration.

DISCUSSION:

A key concept to understand is a Power Purchase Agreement (PPA) used to fund alternative energy generating projects such as installing solar panels on the MOSC and other facilities. Under such an agreement, the power generated would produce savings that would pay for the cost of the project. Typically some capital would need to be put upfront as a buy down to make the project feasible. Using some of the ARRA Energy Grant funds to buy down a PPA is one of the possible projects included for consideration.

Staff also learned that many governmental entities are also using the services of an Energy Services Company (ESCO) to do a comprehensive base line energy audit and implementation plan for all facilities including lighting and water infrastructure. While this was very attractive to staff, it is an expensive project ranging from \$22,000 to \$70,000, depending on the facilities included.

Maricopa County issued an RFP in July 2008 to seek the services of an Energy Services Company (ESCO) for Maricopa County. Through this competitive bid process the County selected APS Energy Services Co. as their ESCO. The City of Avondale discussed doing this type of project. APS Energy Co would provide an investment grade audit of all city facilities and infrastructure. The cost of the audit could be paid for directly by the block grant and would be approximately \$70,000. If the City elects to make the audit part of a performance contract agreement with APS Energy Co, the implementation of the plan and the cost of the audit are paid for with the energy savings generated over the life of the plan.

Further discussion of this option revealed that the majority of Avondale's facilities are new and the cost savings from upgrades to mechanical systems would not yield sufficient savings to make such a project feasible. This type of plan would also require upfront capital costs that would require bonding or a lease arrangement. Either way, the City would incur debt to pay the upfront cost of improvements, and the savings may not be enough to satisfy the debt.

Because there are many ways to distribute the EECBG funds, the following options are presented for Council consideration and discussion.

STAFF RECOMMENDATION:

The staff recommends a balanced portfolio of projects that provides funding for energy upgrades for lighting city facilities and provides incentives for the public. There is not sufficient funding to do many large projects, but this option does include funds to “buy down” some of the cost associated with doing a small scale renewable energy project. It assumes the use of a PPA for a solar project and a modest energy audit for older city facilities. The audit would serve as a blueprint for future upgrades, but this option would not actually fund the upgrades. All options include the necessary \$75,000 administration.

SECOND RECOMMENDATION:

The second recommendation does not include buying down a PPA. It does include a variety of city facility projects and an audit for older city facilities that can be used as a blueprint for future upgrades. It also adds the purchase of one hybrid vehicle as a vehicle replacement, slightly more funds for staff training, and includes a study of the water system pumps and calibrations. Because it does not assume a PPA buy down, a small scale solar project was also included.

BUDGETARY IMPACT:

For information and discussion.

RECOMMENDATION:

For discussion and direction.

ATTACHMENTS:

Click to download

 [Project Recommendations Chart](#)

**Second Choice
NO Buy Down for PPA**

Older Building Audit	\$ 22,000	To provide baseline data and measurements	
Administration	\$ 75,000	Necessary to administer this grant	
LED Lighting for Friendship	\$ 160,000	Facility upgrade with savings	
Solar for Well Sights	\$ 60,000	Facility upgrade with savings	
Civic Center LED Lighting	\$ 95,000	Facility upgrade with savings	
Hybrid Vehicle	\$ 33,000	Facility upgrade with savings	
Training for Staff on LEED	\$ 50,000	Build Staff Capacity for the future	No Energy Auditor
Water System Optimization	\$ 50,000	Feasibility of equipment upgrades for energy	reduced
Residential Energy Efficiency Rebate	\$ 100,000	Incentive for public benefit	reduced
Permit Fee Waiver for Solar	\$ 7,600	Incentive for public benefit	reduced
Community Audit Program	\$ 52,000	Incentive for public benefit	reduced
Sustainability Fair	\$ 2,000	Public Education and Outreach	
Total	\$ 706,600		

Balanced Program Projects	Amount	
Modest Older Buildings Audit	\$22,000	Only older buildings
Buy Down City Projects PPA	\$200,000	For Renewable Energy Projects PPA
Staff Contract Person/Administration	\$75,000	Required to administer grant
Sustainability Fair/Community Education	\$2,000	Public Benefit
Community Energy Audit	\$7,600	Public Benefit
Incentives for Residential	\$100,000	Public Benefit
Permit Fee Waiver	\$5,000	Public Benefit
Staff Training for LEED	\$40,000	Staff Capacity
Friendship Park Lighting	\$160,000	City Facility
LED City Center	\$95,000	City Facility
Total	\$706,600	