

**A CULTURAL RESOURCE DUE DILIGENCE ASSESSMENT FOR THE 8.31 ACRE  
RAINTREE DEVELOPMENT LOCATED ON THE NORTHWEST CORNER OF 87<sup>TH</sup>  
AVENUE AND EAST RAIN TREE DRIVE, SCOTTSDALE, MARICOPA COUNTY, ARIZONA.**



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***CULTURAL RESOURCE, ENVIRONMENTAL PLANNING, AND GIS SERVICES***



**A CULTURAL RESOURCE DUE DILIGENCE ASSESSMENT FOR THE 8.31  
ACRE RAIN TREE DEVELOPMENT LOCATED ON THE NORTHWEST CORNER  
OF 87<sup>TH</sup> AVENUE AND EAST RAIN TREE DRIVE, SCOTTSDALE, MARICOPA  
COUNTY, ARIZONA.**

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ACS Project No. 19-004:LRVW

January 31, 2019

*All locational information is sensitive and shall not be distributed*

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## SHPO SURVEY REPORT ABSTRACT

**Report Title:** A Cultural Resource Due Diligence Assessment for the 8.31 Acre Raintree Development located on the Northwest Corner of 87<sup>th</sup> Avenue and East Raintree Drive, Scottsdale, Maricopa County, Arizona.

**Project Name:** Raintree Development

**Project Location:** The project is located on the northwest corner of 87<sup>th</sup> Avenue and East Raintree Drive, Scottsdale, Maricopa County, Arizona.

**Project Locator UTM:** Zone 12 N 3720121 E 416979

**Project Sponsor:** Private

**Sponsor Project Number(s):** N/A

**Lead Agency:** Private

**Other Involved Agencies:** N/A

**Applicable Regulations:** Arizona Revised Statute §41-865. However, if this project goes through any permitting process with the City of Scottsdale, the City of Scottsdale Revised Code, Chapter 46, Article VI would also apply.

**Funding Source:** Private

**ASLD ROW Application Number:** N/A

**Description of the Project/Undertaking:** Trammel Crow Arizona Development Entity (Trammel Crow) plans to construct an office building, structured parking, and apartments on the northwest corner of 87<sup>th</sup> Avenue and East Raintree Drive, Scottsdale, Maricopa County, Arizona.

**Project Area/Area of Potential Effects (APE):** Trammel Crow is acquiring an approximately 8.31 acre parcel of privately owned land located on the northwest corner of 87<sup>th</sup> Avenue and East Raintree Drive, Scottsdale, Maricopa County, Arizona. The project area includes Maricopa County Assessor's Parcel Number 215-53-103.

**Legal Description:** This project area is located in Township 03 North, Range 04 East, Section 12 (Gila and Baseline Meridian) as depicted on the United States Geological Survey (USGS) Paradise Valley Ariz., 7.5' topographic quadrangle.

**Land Jurisdiction:** Private

**Total Acres:** 8.31 acres

**Acres Surveyed:** N/A

**Acres Not Surveyed:** N/A

# SHPO SURVEY REPORT ABSTRACT

**Consultant Firm/Organization:** Archaeological Consulting Services, Ltd. (ACS)

**Project Number:** 19-004:LRVW

**Permit Number(s):** N/A

**Date(s) of Fieldwork:** N/A

**Number of IOs Recorded:** N/A

**Number of Sites Recorded:** N/A

**Eligible Sites:** N/A

**Ineligible Sites:** N/A

**Unevaluated Sites:** N/A

**Sites Not Relocated:** N/A

## Site Summary Table

Land Jurisdiction	Identification Status	Site Number/Property Address	Eligibility Status/Criterion/Criteria	Recommended Treatment
N/A	N/A	N/A	N/A	N/A

**Comments:** This due diligence report is not intended for agency review. ACS conducted an online AZSITE cultural resources assessment of an approximately 8.31 acre parcel of privately owned land located on the northwest corner of 87<sup>th</sup> Avenue and East Raintree Drive, Scottsdale, Maricopa County, Arizona. The City of Scottsdale Historic Preservation Office and the City, State, and National Registers of Historic Places were not consulted for this due diligence report. The online AZSITE research indicated that no previously recorded cultural resources are within the project area.

If human remains are encountered during any phase of the project, all work must stop and the Arizona State Museum (ASM) shall be notified, pursuant to A.R.S. §41-865. Work in that area shall not resume until authorization is received from ASM. If a zoning change or building permit will be required in the future, the City of Scottsdale Revised Code, Chapter 46, Article VI would apply.



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## Introduction

Trammel Crow Arizona Development Entity (Trammel Crow) plans to construct Raintree Development which will include; an office building, structured parking, and apartments on the northwest corner of 87<sup>th</sup> Avenue and East Raintree Drive, Scottsdale, Maricopa County, Arizona. The project area is on privately owned land and will be privately funded.

At the request of Mr. Cullen Mahoney of Trammell Crow, Archaeological Consulting Services, Ltd. (ACS) conducted an online AZSITE review of the project area to provide a due diligence assessment of potential cultural resources that may be present on the parcel. The due diligence is in support of the proposed construction on privately owned land with private funding. The City of Scottsdale Historic Preservation Office and the City, State, and National Registers of Historic Places were not consulted. This due diligence report is not intended for agency review.

Because this project is on private land in Scottsdale, Arizona and is privately financed, the only legislation that is applicable at this time is Arizona Revised Statute §41-865, which protects human remains or funerary objects. However, if this project goes through any permitting process with the City of Scottsdale, the City of Scottsdale Revised Code, Chapter 46, Article VI would also apply.

## Project Area

This project area is located in Township 03 North, Range 04 East, Section 12 (Gila and Baseline Meridian) as depicted on the United States Geological Survey (USGS) Paradise Valley Ariz., 7.5' topographic quadrangle (Figure 1–Figure 2). Trammel Crow is acquiring an approximately 8.3-acre parcel of privately owned land located at the northwest corner of 87<sup>th</sup> Avenue and East Raintree Drive. The project area includes Maricopa County Assessor's Parcel Number 215-53-103.

## Culture History

### *Prehistoric Period*

The Paleoindian period (10,000–7500 B.C.) represents the earliest well-documented occupation of North America. Paleoindian lifeways were based on small, nomadic bands that hunted megafauna and gathered wild plants. Sites from this period have been found in southern Arizona (Cordell and McBrinn 2012; Cordell 1984; Haury 1950; Huckell 1982, 1984), and Pleistocene megafauna have been discovered in the Prescott area as well as in Mesa and Gilbert (Hermann 2007; Tessman et al. 2000; Walbert 2008). Local evidence for Paleoindian period occupation is sparse, and limited to isolated projectile points (e.g., Crownover 1994; North et al. 2005). No Paleoindian sites have been reported near the project area, although the possibility that they exist on surfaces now buried that were exposed during the late Pleistocene or early Holocene is very real.

The Archaic period (7500 B.C.–A.D. 300/500) is divided into Early, Middle, and Late. Early Archaic (7500–4800 B.C.) people followed a generalized hunter-gatherer lifeway and a subsistence-settlement strategy involving high residential mobility, annual procurement rounds, and a wide interaction sphere. By the Middle (4800–1500 B.C.) and Late Archaic (1500 B.C.–A.D. 300), populations began settling in semi-permanent and/or permanent villages of circular pithouses where inhabitants focused on cultivating maize and foraging for wild plants (Huckell 1990; Mabry et al. 1997; Roth 1992). Significant Archaic occupations have been reported from east-central and southern Arizona and the Tucson Basin (e.g., Bayham et al. 1986; Doyel 1993; Huckell 1990; Mabry and Archer 1997; Matson 1991; Roth 1992; Whalen 1975). However, few Archaic sites have been found in the Phoenix Basin, and none have been documented near the project area.

For overview purposes, three general periods of growth and change within the archaeological culture known as the Hohokam can be recognized (Doyel 1979; Haury 1976). First, there is an early period which witnessed the development of agriculture, pottery, and the establishment of settled villages leading to a Sedentary lifestyle (Cable and Doyel 1985; Doyel 1993; Wilcox et al. 1981). These developments are subsumed under the heading of the Pioneer period, which dates between A.D. 1 and A.D. 775. A second











Sedentary lifestyle (Cable and Doyel 1985; Doyel 1993; Wilcox et al. 1981). These developments are subsumed under the heading of the Pioneer period, which dates between A.D. 1 and A.D. 775. A second period is characterized by the development of irrigation systems, large villages, ornate arts and crafts industries, public architecture, such as ball courts and mounds, formalized mortuary ritual, and geographic expansion (Gregory 1987, 1991; Wilcox and Sternberg 1983). This middle period encompasses the Colonial and Sedentary periods and dates to between A.D. 775 and 950. The final or late period witnessed the further expansion of irrigation systems in some areas, shifts in settlement patterns, shifts in architectural styles from pit houses to above-ground walled villages, significant changes in pottery and craft assemblages, shifts in burial patterns, and the reorganization of exchange networks (Downum and Bostwick 2003; Doyel 1981; Gregory 1987; McGuire and Howard 1987). This horizon, known as the Classic period, dates between A.D. 1150 and 1350, encompasses the Soho and Civano phases, and is the latest period identified for the Hohokam cultural sequence.

A Polvorón phase has been proposed for the period between A.D. 1350 and 1450/1500 (Crown and Sires 1984; Sires 1984); however, the validity of the phase is still the subject of some debate (e.g., Andresen 1985; Bostwick et al. 1996; Chenault 2000; Doyel et al. 1995; Henderson and Hackbarth 2000; Zyniecki 1996). Polvorón phase components suggest a decline in complexity and a trend toward more egalitarian, possibly household-based social organization. Evidence for large-scale irrigation and organized ritual disappears, and the distribution of sites suggests varied subsistence strategies. The phase is characterized by pithouse architecture, low frequencies of buff ware ceramics, high frequencies of Salado polychrome and red ware, and an apparent increase in obsidian, suggesting a reorganization of trade networks. Polvorón phase components have been identified at many sites in the Lower Salt and Middle Gila River Valleys (Andresen 1985; Bostwick et al. 1996; Chenault 1996, 2000; Doyel 1991; Doyel et al. 1995; Henderson and Hackbarth 2000; Sires 1987; Zyniecki 1996) but have yet to be found in areas to the south.

### *Historic Period*

#### **Euroamerican Settlement**

The Spanish maintained loose control of the region that would become Arizona until 1821 when Mexico gained its independence. In 1848, much of what is now southern Arizona became part of the United States through the Treaty of Guadalupe Hidalgo. The remainder was acquired through the Gadsden Purchase in 1854. Little Euroamerican activity occurred in the territory until the 1848–1849 discoveries of gold in California, as speculators began traveling in larger numbers across the New Mexico territory to reach the west coast. Following the end of the California gold rush in the late 1850s, enterprising speculators began looking to the neighboring territory for gold. The discovery of placer gold deposits along the Gila River (1858) and Colorado River (1862) immediately sparked a surge of commerce, settlement, and activity in southwestern Arizona. By 1864, miners had established settlements in the Bradshaw Mountains and the foothills along the lower Verde River (Carlson 1996; Spicer 1962). In the grab for territory, conflict between the Apache and Euroamerican settlers was inevitable.

In response to the conflict, the military established Fort McDowell on the bank of the lower Verde River, north of the Salt River junction, in 1865. The construction of Fort McDowell was a significant factor in the subsequent settlement and development of the Salt River Valley (Spicer 1962). Fort McDowell had no means to acquire food and other necessary resources for its residents and horses (Luckingham 1989). Enterprising settlers like John Y. T. Smith took advantage of Fort McDowell's situation by foraging in the Salt River Valley for wild hay and other foodstuffs, and others soon followed. As had the prehistoric canal builders, Euroamerican settlers quickly recognized that the agricultural potential of the Salt River Valley was dependent on irrigation (Hackbarth 1995; Jackman et al. 1999; Luckingham 1989; Zarbin 1978, 1997). Jack Swilling, a mail carrier and Wickenburg resident, established the Swilling Irrigating and Canal Company to take advantage of the Valley's opportunities for agricultural growth. The Swilling Ditch was constructed in 1867 and crops were planted immediately. By 1868, the Swilling Ditch became known as the Salt River Valley Canal (Luckingham 1989). The community that sprang around the site was known as the Phoenix settlement. By 1870, increasing population and agricultural growth in the Salt River Valley



compelled the establishment of a town site for Phoenix. Over the next 10 years, Phoenix was selected as Maricopa County seat and formally recognized under incorporation. The arrival of the Maricopa and Phoenix Railroad (M&P) in 1887 strengthened the agricultural and industrial economy of the city. By 1889, city leaders—committed to the future of Phoenix—lobbied for relocation of the territorial capital from Prescott to the Salt River Valley. After intensive competition from Prescott city leaders, the territorial legislature approved the move in 1889. The legislature reconvened in the new capital on February 7, 1889 (Luckingham 1989). The addition of the Santa Fe, Prescott, and Phoenix Railroad (SFP&P) in 1895 connected Phoenix to the northern transcontinental route (Jackman et al. 1999). Subsequently, Phoenix was lauded as the transportation hub of the Arizona Territory.

The decade heralding the twentieth century was blemished by a national depression. Between 1893 and 1897, the country was ravaged by economic and social conditions similar to those of the Great Depression of 1929–1941. The anticipated growth of the territorial capital after completion of the SFP&P failed to materialize. Other problems in the 1890s suppressed anticipated growth in the city. The great flood of 1891 and a subsequent decade of droughts disrupted agricultural and economic progress. Passage of the National Reclamation Act of 1902 sought to utilize water resources through large-scale projects to irrigate lands and expand the national economy, leading to construction of the Roosevelt Dam at the confluence of the Salt River and Tonto Creek in 1906; the dam was in operation by 1911 (Glaser 1996; Luckingham 1989).

The Federal Aid Road Act of 1916 and its successor, the Federal Highway Act of 1921, inspired a decade-long era of intensive highway construction and the improvement of existing roadways in Arizona. Federal, state, and county highway improvements transformed Phoenix into one of the major highway transportation centers between El Paso and Los Angeles. Between 1920 and 1930, the city's population grew to 48,118, fueling a tremendous growth in construction (Buchanan 1978).

The devastating economic impact of Black Friday and the following Great Depression was slow to afflict Phoenix. However, when copper values plummeted from \$155.7 million in 1929 to \$14.7 million in 1932, many state mines were shut down and workers were left jobless. Earlier emergency aid programs supplied some relief to Phoenix and the state, but it was the New Deal programs beginning in 1933 that hastened Phoenix's economic and social recovery. Work programs, such as the Federal Highway Administration (FHWA), Civilian Conservation Corps (CCC), Public Works Administration (PWA), and Works Progress Administration (WPA), employed thousands of workers for public projects (Luckingham 1989:102–105). When the United States formally entered World War II at the end of 1941, Phoenix was well on its way to recovery. A number of airfields—including Thunderbird Field and Luke Field in the west Valley, and the Falcon Field and Williams Field in the East Valley—and auxiliary fields were used by the military to train pilots and employ workers, triggering construction of several housing projects and schools (Collins 2005; Luckingham 1989).

To prepare for the end of hostilities and the expected flood of veterans returning to the Valley, city officials started by amending zoning regulations, completing various public work improvements, and setting aside funds for anticipated post-war public works programs. By 1947, seven other Valley cities—Mesa, Tempe, Chandler, Gilbert, Glendale, Avondale, and Goodyear—were incorporated. As the city spread far beyond its pre-war boundaries, so too did commercial businesses; eventually this trend would shift the business center from Central Avenue in the heart of Phoenix to the outskirts of the city. The phenomenal growth that characterized the post-war age has not slowed in recent years; in fact, Phoenix, Gilbert, Chandler, and Peoria have been among the fastest growing cities in the last decade (Bernstein 2005).

### **Previous Research**

Site and project files were checked at the online AZSITE Cultural Resources Database (AZSITE) to determine if any previous projects or previously recorded cultural resources were within one mile of the Raintree Development project area. This research indicated that 42 archaeological projects have taken place within one mile of the project area (Table 1; Figure 3). The current project area was surveyed in 1999 (1999-368.ASM) and no cultural resources were recorded.



Table 1. Online AZSITE Screenshot of Previously Conducted Projects within One Mile of the Project Area.

Agency Number	AZPROJ Number	Project Name	PI Org	End Date	Undertaking
2001-222.ASM	10941	Scottsdale Gun Club	NTHLDTEM	06/18/2001	
2000-559.ASM	11114	Raintree Office Complex Survey	SWCASCT	05/25/2000	
2001-23.ASM	11122	SYD SANDYS--7 acres on Raintree Drive	BOLOYAN	01/03/2001	
2002-21.ASM	14174	Scottsdale Motorsports	NTHLDTEM	01/15/2002	
11-08.BLM	4641	Unknown			
2000-523.ASM	10894	Northsight Village II Survey	SWCASCT	07/18/2000	
2002-26.ASM	14170	North Scottsdale Auto	NTHLDTEM	01/31/2002	
2003-1100.ASM	16162	Gelding Survey	LSD	04/01/2002	
2003-1392.ASM	16522	Hayden Crossing Survey	NTHLDTEM	08/21/2003	
2004-459.ASM	16987	Raintree Drive and Northsight Boulevard Survey	NTHLDFLG	04/19/2004	
7.3379.SHPO	6328	Segment of Pima Freeway Right-of-Way between Via Linda Drive and the Central Arizona Project Canal	ARS	1995	7.3379.SHPO
2000-93.ASM	10460	Balmer Architectural, Shrimpton Office Building and Hangar	LSD		
2001-116.ASM	11160	LGE Airport Car & Truck Rental	NTHLDTEM	01/16/2001	
2001-640.ASM	11216	Avalon Aviation Survey	SWCASCT	11/15/2001	
2000-405.ASM	10833	Scottsdale: Sun Airpark Corporate Center Lot 1	ACS	12/29/2000	
2000-260.ASM	10742	LGE Tire Exchange	NTHLDTEM	07/28/2000	
2003-918.ASM	15755	Air Property Specialists	LOUBERG	07/25/2000	
2003-1098.ASM	16161	McClain Survey	LSD	04/01/2002	
2003-1388.ASM	16523	Survey at 15450 N. 84th Street	NTHLDTEM	07/15/2003	
2004-785.ASM	17200	2.8ac Scottsdale Airpark Survey	SWCATUS	04/15/2004	
2004-786.ASM	17201	1.6ac Scottsdale Airpark Survey	SWCATUS	04/15/2004	
1995-239.ASM	1677	PIMA ROAD SURVEY	ARS		7.3379.SHPO
2001-442.ASM	13910	Scottsdale Airpark	NTHLDTEM	09/10/2001	
SHPO-2002-36	15217	Cricket Communications Site # PHX-020B, "Grubb" Proposed construction of a new 55 foot high Monopo	HAS	12/15/2001	SHPO-2002-0036





Table 1. Online AZSITE Screenshot of Previously Conducted Projects within One Mile of the Project Area.

Agency Number	AZPROJ Number	Project Name	PI Org	End Date	Undertaking
SHPO-2000-3191	15248	Cricket Communications Proposes to Install Communications Antennas at Various Locations Throughout A	ARS	11/14/2000	SHPO-2000-3191
1990-125.ASM	5193	Unknown			
2000-444.ASM	10813	GEC Archaeological Survey Project	RDRUNNER	11/27/2000	
2005-262.ASM	18808	Butherus Drive and Northsight Boulevard Survey	NTHLDTEM	03/21/2002	
2005-270.ASM	18815	83rd Way and Hayden Road Survey	NTHLDTEM	10/07/2004	
2007-531.ASM	20620	83rd Place Mini Warehouse	LSD	08/07/2007	
2006-459.ASM	20850	1.3ac Scottsdale Airport	SWCASCT	02/28/2006	
2006-835.ASM	21283	7ac in North Scottsdale	SWCASCT	01/19/2005	
2011-631.ASM	23289	Dorrance Scottsdale Airpark Hanger Survey	SSI	09/26/2000	
1972-5.ASM	2315	Granite Reef Aquaduct	asm	07/21/1972	
1982-195.ASM	45	NORTHEAST ASSOCIATES SURVEY	ASMUA		
1981-156.ASM	8568	APS Substation at Pima and Thunderbird Roads	ACS	12/19/1981	
1978-64.ASM	4987	Granite Reef Aqueduct Reach 11 CAP	asu	09/01/1978	
1999-368.ASM	9357	Northsite Cultural Survey	LOGAN	10/28/1999	
1999-259.ASM	8412	Costco Wholesale Survey	ENTRANCO	09/08/1999	
2000-85.ASM	10309	Northsight and Butherus	NTHLDFLG	04/14/2000	
2014-80.ASM	24446	Mohaney Architects 2 Parcels	LSD	03/11/2013	
2014-217.ASM	25031	Raintree to East End 69 kV Line Siting	EPG	04/25/2014	





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ACS' literature review identified five previously recorded cultural resources within one mile of the project (Table 2). None of these cultural resources are located within or adjacent to the project area. In addition to the site file check, ACS also reviewed historic General Land Office (GLO) plat maps and survey records on file at the Bureau of Land Management-Arizona State Office. The 1895 and 1916 GLO maps do not show any cultural resources within the project area.

Table 2. Online AZSITE Screenshot showing Five Previously Recorded Cultural Resources within One Mile of the Project Area.

<b>AZSITE Number</b>	<b>Agency Number</b>	<b>Site Name</b>	<b>Recorder</b>	<b>Recording Date</b>	<b>GIS Source</b>
73137	AZ U:5:247(ASM)		Schaafsma, Hoski S. and David Webb	09/28/1999	OTHER
78263	AZ U:5:266(ASM)	D-90	Schroeder, K. J.	11/27/2000	OTHER
69920	AZ U:5:16(ASM)		JOHN H. HADSEN	05/19/1983	OTHER
103081	AZ U:5:64(ASU)				OTHER
0	IHCRS90-10				

### **Summary and Recommendations**

This due diligence report is not intended for agency review. ACS conducted an online AZSITE Class I cultural resources assessment for an approximately 8.3 acre parcel of privately owned land located at the northwest corner of 87<sup>th</sup> Avenue and East Raintree Drive, in Scottsdale, Maricopa County, Arizona. No cultural resources have been previously recorded within the project area.

If human remains are encountered during any phase of the project, all work must stop and the Arizona State Museum shall be notified, pursuant to A.R.S. §41-865. Work in that area shall not resume until authorization is received from the Arizona State Museum. If this project goes through any permitting process with the City of Scottsdale, the City of Scottsdale Revised Code, Chapter 46, Article VI would also apply.



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