



TEMPORARY CONSTRUCTION PARKING

PROJECT NARRATIVE

MINOR DR – ADMINISTRATIVE APPROVAL REQUEST

October 2023

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Introduction

Fairmont Scottsdale Princess (FSP) is currently processing a Design Review application for the development of a new parking structure to be located on its existing valet parking lot. The site of the new parking structure is located on the east side of Princess Drive and south of Princess Blvd. FSP has been working closely with Arizona State Land Department (ASLD) and has successfully secured a lease for vacant property on the north side of Princess Blvd. to be utilized as a temporary parking lot which will be parked as “valet/staff only” (ie no public parking) during the construction of the new structure. The existing parking lot consists of 474 parking spaces and the future parking structure yields 989 parking spaces. FSP is requesting administrative approval for the proposed temporary construction of the valet/staff only parking lot to be operated on state land.

Proposed Temporary Parking Location

FSP has worked closely with ASLD to identify available state land to lease within close proximity to the Princess Resort. The Princess recently received formal approval from ASLD after review of required cultural and vegetation inventory reports along with conceptual design for approximately 8 acres of vacant land located to the northwest of the Princess Blvd roundabout. The proposed site yields up to 777 valet/staff only parking spaces and a conceptual plan is included with this submittal for staff review and approval.

Professional Operation

As mentioned, this temporary valet/staff only parking lot is only to be used during the construction of the Princess parking structure. To mitigate any public safety concerns this temporary lot will be posted as valet/staff only. There will be no public self-parking allowed; therefore, no pedestrians will be walking between this parking area and the Resort. Princess resort currently has a full valet staff to park vehicles for guests so the Resort is very familiar with valet parking. The only change in valet operation will be the parking lot location. Valets will drop off and pick up vehicles from the temporary valet/staff-only lot and golf carts will be utilized to transport the valet drivers, staff will be transported to and from lot via transport vehicles. Again, this temporary valet/staff-only parking lot will be operated by a professional valet staff and NOT the general public. A formal operation plan is being submitted with this application.

The Princess has a history of using its parking areas efficiently. For example, during the Christmas at Princess event, the number of parked employee vehicles is reduced by ride-sharing incentives and shuttles. The Princess is also able to increase the number of valet employees as necessary.

Access

There is currently a 26-foot-wide vehicular access immediately northwest of the roundabout with a culvert over the existing wash. This access can be utilized for ingress or egress from the temporary parking lot. Important to note: the Princess roundabout consists of two lanes, thus other vehicles will not be slowed or hindered by valets. A second 26-foot-wide access is being considered further west on Princess Blvd. This second access point will be a “wet crossing” which means it will go through and not over the wash. The valet staff will utilize the wet crossing as a secondary access point based on appropriate weather conditions (the wet crossing will only be used during dry conditions).

Screening

Since this is a temporary parking lot there will be no screening walls or fencing installed. There are existing trees along the north side of Princess Blvd in addition to existing vegetation that will provide adequate screening of the temporary parking lot from street view.

Signage

FSP will add proper signage to the Princess roundabout in order to advise other drivers about the temporary parking lot entrance and exit access. Signs will also be posted that this parking lot will be valet/staff only; no public parking.

Dust control

FSP will absolutely follow all city dust control policies and procedures during the construction and operation of this temporary parking lot. The proposed lot will be graded with compacted aggregate base or asphalt millings. It will also be surrounded by a drainage swale to ensure no flooding within the lot.

Timeline

The new parking structure is pending DR approval. FSP is targeting December 2023 to begin construction of the new garage and hopes to have it completed and open for use in December 2024.