

## Barton, Wayland

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**From:** Doyle, Judy  
**Sent:** Tuesday, December 3, 2024 10:51 AM  
**To:** Barton, Wayland; Clack, Michael; Gallant, Steve; Hardy, Wendy; Tyler, Karen; Cluff, Bryan; Carr, Brad  
**Cc:** Murphy, Bill; Wilson, Doug; Hayes, Eliana; Croker, Stephanie; Taylor, Sam; Beck, Mike; Murrell, Ed  
**Subject:** RE: New Construction - HonorHealth Shea Parking Garage  
**Attachments:** 24.11.13 Clayco Site Logisticsmo.pdf; Honor Health Mustang Library license.docx

Good morning,

Attached is the 'final' Shea Parking Garage Site Logistics Plan as well as the current draft of the license agreement to use the Mustang Library parking lot. Karen Tyler will be updating the agreement so it reflects a use fee of seal coating to the borrowed area, crack repair, seal coat and striping of the entire north parking lot (80,230 square feet) not to exceed \$100,000. The \$100,000 that HH will pay for the parking lot improvements exceeds the estimated Marshalling Yard fee of \$23,000 (see page 5 of PDF for fee calculation).

Also, under SRC 2-221(c) an agreement less than one year with a unilateral cancellation provision does not need to go to Council. Therefore, we will not be taking this item to City Council for approval.

Finally worth noting, as indicated on page 4 of the PDF – HH will be using the roundabout for limited deliveries between 6-7:30am Monday thru Friday.

Please let me know if you have any concerns with either of the attachments. If not, once Karen has completed the agreement changes, I will forward the agreement to HonorHealth for their legal review.

Please let me know if you have any questions.

Thanks.

**Judy Doyle, MBA**

Community Services Assistant Executive Director | City of Scottsdale

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**From:** Barton, Wayland <WBarton@Scottsdaleaz.gov>

**Sent:** Tuesday, November 5, 2024 8:52 AM

**To:** Clack, Michael <MCLACK@scottsdaleaz.gov>; Doyle, Judy <JDoyle@scottsdaleaz.gov>; Gallant, Steve <sgallant@Scottsdaleaz.Gov>; Hardy, Wendy <wenh@scottsdaleaz.gov>; Tyler, Karen <KTyler@Scottsdaleaz.gov>

**Cc:** Murphy, Bill <bmurphy@Scottsdaleaz.Gov>; Wilson, Doug <DoWilson@Scottsdaleaz.gov>; Hayes, Eliana <EHayes@Scottsdaleaz.gov>; Croker, Stephanie <SCroker@Scottsdaleaz.gov>; Taylor, Sam <STaylor@Scottsdaleaz.gov>; Beck, Mike <MBeck@Scottsdaleaz.gov>; Murrell, Ed <EMURRELL@SCOTTSDALEAZ.GOV>

**Subject:** RE: New Construction - HonorHealth Shea Parking Garage

Hi All,

Thanks for the background info. It sounds like we've had some initial dialogue with the HH team up to this point and a formal agreement is in the works. If the agreement goes to Council in December, then that'll line up well with the Design Review timeline that will occur sometime after (likely on one of the January hearing dates). If HH agrees with the terms of the agreement and the calculated fees/costs, then I think we're in a good position to move forward with the garage proposal.

Thank you,  
-Wayland

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**From:** Clack, Michael <[MCLACK@scottsdaleaz.gov](mailto:MCLACK@scottsdaleaz.gov)>

**Sent:** Monday, November 4, 2024 3:31 PM

**To:** Doyle, Judy <[JDoyle@scottsdaleaz.gov](mailto:JDoyle@scottsdaleaz.gov)>; Barton, Wayland <[WBarton@Scottsdaleaz.gov](mailto:WBarton@Scottsdaleaz.gov)>; Gallant, Steve <[sgallant@Scottsdaleaz.Gov](mailto:sgallant@Scottsdaleaz.Gov)>; Hardy, Wendy <[wenh@scottsdaleaz.gov](mailto:wenh@scottsdaleaz.gov)>; Tyler, Karen <[KTyler@Scottsdaleaz.gov](mailto:KTyler@Scottsdaleaz.gov)>

**Cc:** Murphy, Bill <[bmurphy@Scottsdaleaz.Gov](mailto:bmurphy@Scottsdaleaz.Gov)>; Wilson, Doug <[DoWilson@Scottsdaleaz.gov](mailto:DoWilson@Scottsdaleaz.gov)>; Hayes, Eliana <[EHayes@Scottsdaleaz.gov](mailto:EHayes@Scottsdaleaz.gov)>; Croker, Stephanie <[SCroker@Scottsdaleaz.gov](mailto:SCroker@Scottsdaleaz.gov)>; Taylor, Sam <[STaylor@Scottsdaleaz.gov](mailto:STaylor@Scottsdaleaz.gov)>; Beck, Mike <[MBeck@Scottsdaleaz.gov](mailto:MBeck@Scottsdaleaz.gov)>; Murrell, Ed <[EMURRELL@SCOTTSDALEAZ.GOV](mailto:EMURRELL@SCOTTSDALEAZ.GOV)>

**Subject:** RE: New Construction - HonorHealth Shea Parking Garage

Hi Judy,

If I can get the square footage of the area they intend to use and the number of weeks I can calculate that for you. I will also need a scaled site plan.

Mike

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**From:** Doyle, Judy <[JDoyle@scottsdaleaz.gov](mailto:JDoyle@scottsdaleaz.gov)>

**Sent:** Monday, November 4, 2024 3:26 PM

**To:** Barton, Wayland <[WBarton@Scottsdaleaz.gov](mailto:WBarton@Scottsdaleaz.gov)>; Gallant, Steve <[sgallant@Scottsdaleaz.Gov](mailto:sgallant@Scottsdaleaz.Gov)>; Hardy, Wendy <[wenh@scottsdaleaz.gov](mailto:wenh@scottsdaleaz.gov)>; Tyler, Karen <[KTyler@Scottsdaleaz.gov](mailto:KTyler@Scottsdaleaz.gov)>

**Cc:** Murphy, Bill <[bmurphy@Scottsdaleaz.Gov](mailto:bmurphy@Scottsdaleaz.Gov)>; Wilson, Doug <[DoWilson@Scottsdaleaz.gov](mailto:DoWilson@Scottsdaleaz.gov)>; Hayes, Eliana <[EHayes@Scottsdaleaz.gov](mailto:EHayes@Scottsdaleaz.gov)>; Croker, Stephanie <[SCroker@Scottsdaleaz.gov](mailto:SCroker@Scottsdaleaz.gov)>; Taylor, Sam <[STaylor@Scottsdaleaz.gov](mailto:STaylor@Scottsdaleaz.gov)>; Beck, Mike <[MBeck@Scottsdaleaz.gov](mailto:MBeck@Scottsdaleaz.gov)>; Murrell, Ed <[EMURRELL@SCOTTSDALEAZ.GOV](mailto:EMURRELL@SCOTTSDALEAZ.GOV)>; Clack, Michael <[MCLACK@scottsdaleaz.gov](mailto:MCLACK@scottsdaleaz.gov)>

**Subject:** RE: New Construction - HonorHealth Shea Parking Garage

Good afternoon,

Wanted to give an update following today's meeting with HH.

HH will not be using the roundabout – they will be using Cochise for their haul route. HH will be sending me an updated map clearly marking their construction traffic routing.

HH will also send me an estimate to repair, grind as needed, patch cracks, reseal, and restripe the city's entire library parking lot. I will work with Mark M. and Justin to verify the estimate.

Who from planning can I work with to calculate the Marshalling Yard fee? I need to ensure the parking lot repair/reseal/etc. is equal to or more than the fee we would impose (HH has budgeted \$100k for our parking lot work).

Thanks.

**Judy Doyle, MBA**

Community Services Assistant Executive Director | City of Scottsdale

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**From:** Doyle, Judy

**Sent:** Monday, November 4, 2024 10:05 AM

**To:** Barton, Wayland <[WBarton@Scottsdaleaz.gov](mailto:WBarton@Scottsdaleaz.gov)>; Gallant, Steve <[sgallant@Scottsdaleaz.Gov](mailto:sgallant@Scottsdaleaz.Gov)>; Hardy, Wendy <[wenh@scottsdaleaz.gov](mailto:wenh@scottsdaleaz.gov)>; Tyler, Karen <[KTyler@Scottsdaleaz.gov](mailto:KTyler@Scottsdaleaz.gov)>

**Cc:** Murphy, Bill <[bmurphy@Scottsdaleaz.Gov](mailto:bmurphy@Scottsdaleaz.Gov)>; Wilson, Doug <[DoWilson@Scottsdaleaz.gov](mailto:DoWilson@Scottsdaleaz.gov)>; Hayes, Eliana <[EHayes@Scottsdaleaz.gov](mailto:EHayes@Scottsdaleaz.gov)>; Croker, Stephanie <[SCroker@Scottsdaleaz.gov](mailto:SCroker@Scottsdaleaz.gov)>; Taylor, Sam <[STaylor@Scottsdaleaz.gov](mailto:STaylor@Scottsdaleaz.gov)>; Beck, Mike <[MBeck@Scottsdaleaz.gov](mailto:MBeck@Scottsdaleaz.gov)>; Murrell, Ed <[EMURRELL@SCOTTSDALEAZ.GOV](mailto:EMURRELL@SCOTTSDALEAZ.GOV)>

**Subject:** RE: New Construction - HonorHealth Shea Parking Garage

Good morning,

I should have also mentioned in my email that in exchange for use of the lot, HH will repair, grind as needed, patch cracks, reseal, and restripe the city's entire library parking lot – not just the spaces used for storage.

Thanks!

**Judy Doyle, MBA**

Community Services Assistant Executive Director | City of Scottsdale

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**From:** Doyle, Judy

**Sent:** Monday, November 4, 2024 9:42 AM

**To:** Barton, Wayland <[WBarton@Scottsdaleaz.gov](mailto:WBarton@Scottsdaleaz.gov)>; Gallant, Steve <[sgallant@Scottsdaleaz.Gov](mailto:sgallant@Scottsdaleaz.Gov)>; Hardy, Wendy <[wenh@scottsdaleaz.gov](mailto:wenh@scottsdaleaz.gov)>; Tyler, Karen <[KTyler@Scottsdaleaz.gov](mailto:KTyler@Scottsdaleaz.gov)>

**Cc:** Murphy, Bill <[bmurphy@Scottsdaleaz.Gov](mailto:bmurphy@Scottsdaleaz.Gov)>; Wilson, Doug <[DoWilson@Scottsdaleaz.gov](mailto:DoWilson@Scottsdaleaz.gov)>; Hayes, Eliana <[EHayes@Scottsdaleaz.gov](mailto:EHayes@Scottsdaleaz.gov)>; Croker, Stephanie <[SCroker@Scottsdaleaz.gov](mailto:SCroker@Scottsdaleaz.gov)>; Taylor, Sam <[STaylor@Scottsdaleaz.gov](mailto:STaylor@Scottsdaleaz.gov)>; Beck, Mike <[MBeck@Scottsdaleaz.gov](mailto:MBeck@Scottsdaleaz.gov)>

**Subject:** FW: New Construction - HonorHealth Shea Parking Garage

**Importance:** High

Good morning,

Mike Beck (Library Director) and I have been in contact with HH regarding use of the Mustang Library's parking lot for construction storage while building their parking garage.

Mike and I are scheduled to meet with HH today at 2pm at the Mustang Library to discuss further, if anyone would like to join us. (If so, shoot me an email and I'll forward you the invite).

Attached is the draft agreement and accompanying exhibits (Karen for your review). We prefer to get this in front of Council in December before they go on winter break. Please let me know if you have any concerns with this timeline.

Please let me know if you have any questions,

Thanks!

PS – Bill Murphy did forward me the comments/questions from Eliana and Mike C.

**Judy Doyle, MBA**

Community Services Assistant Executive Director | City of Scottsdale

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**From:** Doyle, Judy <[JDoyle@scottsdaleaz.gov](mailto:JDoyle@scottsdaleaz.gov)>

**Sent:** Thursday, October 31, 2024 3:57 PM

**To:** Murphy, Bill <[bmurphy@Scottsdaleaz.Gov](mailto:bmurphy@Scottsdaleaz.Gov)>; Barton, Wayland <[WBarton@Scottsdaleaz.gov](mailto:WBarton@Scottsdaleaz.gov)>

**Cc:** Beck, Mike <[MBeck@Scottsdaleaz.gov](mailto:MBeck@Scottsdaleaz.gov)>

**Subject:** RE: New Construction - HonorHealth Shea Parking Garage

Thanks, Bill. Mike and I are scheduled to meet with HH on Monday to discuss the plan they worked on following our initial meeting on how they will use the Mustang Library parking lot for construction storage while building the HH parking garage.

Michelle Pabis is working on the use agreement and like you prefers to get in front of Council before they go on winter break.

Wayland, let me know if you would like me to forward you (and/or others) the meeting invite.

Thanks!

**Judy Doyle, MBA**

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**From:** Murphy, Bill <[bmurphy@Scottsdaleaz.Gov](mailto:bmurphy@Scottsdaleaz.Gov)>

**Sent:** Thursday, October 31, 2024 3:50 PM

**To:** Barton, Wayland <[WBarton@Scottsdaleaz.gov](mailto:WBarton@Scottsdaleaz.gov)>

**Cc:** Doyle, Judy <[JDoyle@scottsdaleaz.gov](mailto:JDoyle@scottsdaleaz.gov)>; Beck, Mike <[MBeck@Scottsdaleaz.gov](mailto:MBeck@Scottsdaleaz.gov)>

**Subject:** RE: New Construction - HonorHealth Shea Parking Garage

Wayland,

I will want to include Judy Doyle CS Asst. Executive Director and Mike Beck our Library Director in your meetings. They have been in contact with Honor about this new construction project and impact to Mustang Library.

Thanks

Bill

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**From:** Barton, Wayland <[WBarton@Scottsdaleaz.gov](mailto:WBarton@Scottsdaleaz.gov)>

**Sent:** Thursday, October 31, 2024 3:25 PM

**To:** Gallant, Steve <[sgallant@Scottsdaleaz.Gov](mailto:sgallant@Scottsdaleaz.Gov)>; Hardy, Wendy <[wenh@scottsdaleaz.gov](mailto:wenh@scottsdaleaz.gov)>; Molinari, Nick <[nmolinar@scottsdaleaz.gov](mailto:nmolinar@scottsdaleaz.gov)>; Murphy, Bill <[bmurphy@Scottsdaleaz.Gov](mailto:bmurphy@Scottsdaleaz.Gov)>

**Cc:** Wilson, Doug <[DoWilson@Scottsdaleaz.gov](mailto:DoWilson@Scottsdaleaz.gov)>; Hayes, Eliana <[EHayes@Scottsdaleaz.gov](mailto:EHayes@Scottsdaleaz.gov)>; Croker, Stephanie <[SCroker@Scottsdaleaz.gov](mailto:SCroker@Scottsdaleaz.gov)>; Taylor, Sam <[STaylor@Scottsdaleaz.gov](mailto:STaylor@Scottsdaleaz.gov)>

**Subject:** New Construction - HonorHealth Shea Parking Garage

Hi All,

A new 4-story parking garage has been submitted for the HonorHealth Shea site under case #: 26-DR-2024, and their construction plan aims to use City property. Specifically, the Mustang Library parking lot to the south. Please see the aerial image below and the attached construction plan for more info. From what I understand, they're trying to minimize traffic impacts to the roundabout so this appears to be their only option. At this time, I would like to field possible questions, comments, concerns, etc. from other departments to help further coordinate this item and possible stipulations to be added at the case-level prior to final plans & permit issuance.

Please forward this item to others as needed and let me know if a Teams meeting is preferred to discuss it more. We anticipate going to hearing in January.





Thank you,  
  
Wayland Barton  
Senior Planner  
480 312-2817