



**PROPOSAL FOR THE CITY OF MARICOPA
(RFP) #17-DS02282017 • SUBDIVISION ZONING ORDINANCE
MAY 18, 2017, 4:00 PM**





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 Maricopa, AZ 85138
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**REQUEST FOR PROPOSALS
 (RFP) #17-DS02282017
 SUBDIVISION ZONING ORDINANCE
 CITY OF MARICOPA, ARIZONA**

INTRODUCTION

The City of Maricopa “City” will accept competitive sealed proposals from a properly qualified firm to develop a Subdivision Ordinance Update for the City of Maricopa at the address or physical location until the date and time detailed below. Proposals shall be delivered to the location listed below and shall be in the actual possession of the City on or prior to the exact date and time indicated below. Late proposals will not be considered.

Proposals shall be submitted in a sealed package with “RFP #17-DS02282017 Subdivision Ordinance Update, for the City of Maricopa Arizona” and the Offeror’s name and address clearly indicated on the front of the package. All proposals shall be completed in ink or typewritten. Offerors are strongly encouraged to carefully read the ***entire*** Request for Proposal (RFP).

Proposal Due Date:	Thursday, May 18, 2017
Proposal Time:	4:00:00 PM (Arizona Time)
Number of Qualifications:	1 unbound original and 5 bound copies (please label original)
Contact:	Kathleen M. Shipman, Purchasing Manager
E-Mail:	kathleen.Shipman@maricopa-az.gov
Mailing Address:	39700 W. Civic Center Plaza, Maricopa, Arizona 85138
Location:	39700 W. Civic Center Plaza, Maricopa, Arizona 85138

OFFER

To the City of Maricopa: The undersigned on behalf of the entity, firm, company, partnership, or other legal entity listed below offers on its behalf to the City a proposal that contains all terms, conditions, specifications and amendments in the Notice of Request for Proposal issued by the City. Any exception to the terms contained in the Notice of Request for Proposal must be specifically indicated in writing and are subject to the approval of the City prior to acceptance. The signature below certifies your understanding and compliance with the Terms and Conditions contained in the Request for Proposal package issued by the City.


<u>OFFEROR CONTACT INFORMATION - For clarification of this offer contact:</u>	
Name: <u>Jessica Sarkissian</u>	Email: <u>jessica@azplanningcenter.com</u>
Federal Employer Identification Number: <u>86-1000076</u>	Authorizing Offeror Signature: 
TPC Group Inc., DBA The Planning Center Company Name	<u>Jessica Sarkissian</u> Printed Name
<u>2701 W. Broadway Road, Suite 203</u> Address	<u>Principal</u> Title
<u>Tempe, AZ 85282</u> City State Zip Code	Telephone: <u>480.750.7300</u> Fax: <u>520.622.1950</u>

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TAB 1: LETTER OF TRANSMITTAL



May 18, 2017

City of Maricopa
Attn: Kathleen M. Shipman, Purchasing Manager
39700 W. Civic Center Plaza
Maricopa, AZ 85138



Subject: RFP #17-DS02282017, Subdivision Ordinance Update, for the City of Maricopa Arizona.

Dear Selection Committee Members:

With sincere enthusiasm, we submit The Planning Center Project Team proposal for the City of Maricopa Subdivision Zoning Update.

The Planning Center Team understands the magnitude and importance of such an update for the City. These documents are a living document, however they must work with each other and the Maricopa Zoning Ordinance and General Plan and must also account for a variety of development possibilities. Our team will work with City staff, the public and stakeholders to update the subdivision ordinance in a cohesive, thoughtful and strategic manner to place Maricopa ahead of its market competitors. The Planning Center Team understands the products and services required in the Project Scope of Work and Goals and Tasks within this Request for Proposal #17-DS02282017. The Planning Center Team is qualified to conduct the work professionally and expertly in order to successfully complete the Subdivision Zoning Ordinance Update for the City of Maricopa by the deadline requested of May 15, 2018.

An Arizona and woman-owned, SBE and DBE certified firm, The Planning Center has been a contributing force in planning Arizona since 1975. We are an Arizona based firm with a local office in Tempe, Arizona with our headquarters in Tucson, Arizona. The Planning Center's multidisciplinary team offers superior expertise in all aspects of planning and design, code and document writing, design guidelines, GIS mapping, graphics, and all facets of community engagement and consensus building.

The Planning Center Team also acknowledges all solicitation amendments to this RFP, as well as understands and agrees to them.

The following persons are authorized to make representations on behalf of The Planning Center, as well as bind The Planning Center to contract with the City.

Jessica Sarkissian, AICP, LEED AP, Principal
1270 East Broadway Road #203
Tempe, AZ 85282
Ph: 480-750-7300
Fax: 520-622-1950
jessica@azplanningcenter.com

Linda Morales, AICP, Principal
2 East Congress, Suite 600
Tucson, AZ 85701
Ph: 520-623-6146
Fax: 520-622-1950
lmorales@azplanningcenter.com

Thank you for the opportunity to submit our proposal. Our goal is to exceed your expectations and provide the City of Maricopa with an exceptional subdivision ordinance update that can easily be implemented on day one.

Sincerely,



Jessica Sarkissian, AICP, Principal

TAB 2: FIRM OVERVIEW



INTRODUCTION

The Planning Center (TPC Group, Inc.) is pleased to submit this Request for Proposal for the City of Maricopa’s Subdivision Zoning Ordinance Update. Our firm has extensive experience in providing planning, design, and related services for similar types of projects throughout Arizona for both public and private sector clients. We are fully capable and very interested in completing this exciting and unique project for the City of Maricopa

FIRM OVERVIEW

THE PLANNING CENTER (TPC Group Inc.)

Founded in 1985, The Planning Center (DBE/SBE/SBC),



is a leading multi-disciplinary planning and landscape architecture firm **incorporated in Arizona**. For over 30 years, The Planning Center has established a reputation for excellence in **Land Planning, Landscape Architecture, Public Involvement** and **Graphic Communications**. With offices in both Tempe and Tucson, our firm has continued to provide an excellent level of service to both private and public sector clients throughout Arizona, including the Central Arizona Region. The Planning Center has enjoyed a reputation as one of the premiere consulting firms in the state and have provided planning solutions for large-scale projects at local, regional, and state levels.

We are professional land and policy planners, public participation specialists, GIS specialists, landscape architects, and graphic artists. These multiple disciplines are assembled in an integrated framework under the daily direction of The Planning Center’s principals and project managers. Our owner and principal, Linda Morales, AICP has been with The Planning Center for 22 years. The Planning Center has a total of four (4) principals, three which are located in the Tucson office and one located in the Tempe office. They are Linda Morales, AICP, Tim Johnson, PLA, LEED AP, and Maria Masque in the Tucson office and Jessica Sarkissian, AICP, LEED AP in the Tempe office. This organizational structure, combined with the open nature of our office studio, provides an environment in which thoughtful and creative design solutions and technical issues are addressed in an open and critical manner. This arrangement allows for greater creativity, productivity, and better solutions on a project.

Please refer to the license documentation provided in **Tab 8, as part of Attachment D for a copy of our firm’s Arizona license.**

TPC land use planners Jessica Sarkissian, AICP and Linda Morales, AICP have worked together on various private subdivision planning projects for private clients, however both also have a strong background in the public sector. They are both well respected in their fields and have worked from both sides of the planning table and know what does and does not work in a code. They believe that if you can’t implement the requirement, or it is too costly and difficult to enforce the requirement, then it is better left in a policy or guiding document. They strive to create planning documents that are successful and easy to implement.

The Planning Center has teamed with Coe & Van Loo (CLV) as part of our project team for Civil Engineering and additional



Subdivision design services for this project. CVL is a multi-disciplined professional design firm specializing in the design land development projects ranging from small scale infill parcels to large scale master planned communities which have included commercial, retail, industrial, single family, multi-family and recreational land uses. Their expertise includes land planning, civil engineering landscape architecture, civil engineering, survey and graphics. They are a locally owned private firm since 1958 and is located in Phoenix which is a Limited Liability Company whose primary member is a Sub Chapter S Corporation.

The Planning Center and CVL are well suited to team on this project together based on the depth and complimentary experience of our two firms and staff. The Planning Center contributes an in-depth knowledge



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of zoning related subdivision ordinance expertise and experience and CVL compliments that with the preliminary plat related ordinance experience and expertise which ensures a thorough and comprehensive understanding of the subdivision ordinance and its implementation from conceptual design through preliminary and final plat.

Joining the project team from CVL are Curt Johnson and Dave Coble. Curt and Dave both work in the Land Development sector at CVL and are required to work hand in hand with their engineering division in land development to ensure the plans are able to be engineered and developed inline with the original intent and design of the community. They have followed the process from entitlement through tentative and final plat within CVL on projects to maintain continuity and compliance with the jurisdictions codes and policies, as well as the entitlement stipulations which are attached to a project.

In addition, Curt and Dave, like The Planning Center team, have written detailed subdivision ordinances and design standards manuals for PAD's, PCD's, prepared Citizen Participation Plans, conducted neighborhood meetings and amended plans as necessary as a result of the cooperative efforts with municipalities, citizens and land owners.

Curt and Dave will work with The Planning Center to review and provide guidance on the code updates during the process to ensure all areas have been addressed while providing a solid structure document for the City staff to utilize moving forward in the future growth of Maricopa. They will coordinate with the project team lead during the entire process and add to the project team providing insight into the more detailed site planning and engineering dynamic of a Subdivision Zoning Ordinance.

We feel that our combined firm experiences and project history will provide the City of Maricopa with the best possible Subdivision Zoning Ordinance Update to address all of Maricopa's needs now and going into the future to encourage continued and thoughtful development.



TAB 3: EXPERIENCE



EXPERIENCE

With more than 30 years of experience providing consulting services for single and multi-family residential projects, The Planning Center’s experience is massive. Each team member has a variety of past projects and experiences that they bring to the project team. We not only know Zoning and Subdivision design standards but we have been implementing them in projects for over two decades.

The Planning Center (TPC) Team is very familiar with various municipal, local and state standards. TPC Team members have worked alongside City of Maricopa staff on various development projects during the past decade. In addition to being very familiar with subdivision and zoning ordinances, design guidelines and development standards, our Project Team members have worked through all stages of the land development process for large and small subdivisions, individual lots and master planned communities. We have been key team members, project managers and planners creating detailed subdivision plans and design standards, and interpreting codes for development. Project Principal Linda Morales, AICP and Project Manager Jessica Sarkissian, AICP, LEED AP will oversee the project and work directly with the City staff throughout and to the project’s completion.

TPC has a strong background in residential and community design and has been using codes and policies throughout the State to design hundreds of subdivisions totaling over 30,000 subdivision lots over just the past 10 years. Codes and policies can easily be written; however, it is knowing how they will be implemented and the ramifications, which is where the differences in a code’s quality will lie.

Project partner, Coe and Van Loo (CVL) also uses municipal codes and ordinances in every facet of their work from preliminary subdivision designs through final plats. They have worked on consultant interpretation of ordinances through the implementation of those ordinance requirements into formal designs and project submittals. They have worked with industry associations such as Valley Partnership and the Home Builders Association of Central Arizona to review and advise on upcoming text amendments to provide input and suggested revisions as well as for several valley Cities including Phoenix and Goodyear for text amendments for residential design guidelines, edge treatment, landscaping and parking.

Form Based Codes have been developed in a response to bringing building design and massing into a better

relationship with public scale and the appropriate feel of what a development should be in relationship to the form and mass of streets or blocks. This principle is used to define the desired character of an area as opposed to a written list of acceptable land uses and pre-determined setbacks, building heights and other development standards. It is meant to define a character through form, scale and cohesiveness with the surrounding area and its proposed vision for the future.

TPC and CVL have worked with both **Euclidean** and **Form-Based Zoning Codes**. Because of the nature of this code and how it will be implemented, Form Based code would not be ideal for a Subdivision Zoning Code. Other jurisdictions throughout the Phoenix Metro area and within Arizona, have implemented and adopted opt in and overlays for Form Based code, however there has been no benefit to utilizing Form Based codes for single family and subdivision type implementation. The City can provide incentives to utilize some of the design characteristics and standards, but a more Euclidean standard Subdivision Zoning Ordinance with form based principals inserted would be more ideal and user friendly.

The Project Team not only looks at the density and standard engineering requirements, but what types of flexibility or creative design a standard will allow as residential trends and needs change. Should the City only allow large single family lots with long driveways, or shorten a driveway length requirement when creative floor plans are used. Questions such as this and many others should go into the thought process when revising codes, not only for what is existing, but what may be the next sales model for builders to encourage development and diversity within the City.

Through this subdivision zoning ordinance update, the team will place the code update through real world project case scenarios. It is a lot easier to find issues and inconsistencies with a code through actual implementation of the code on various project types. Our Project Team comes from BOTH sides of the public sector and private sector table. We not only understand the writing and creation of the document, but we also



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understand the implementation of the code to meet City standards. Our strength is in our team's ability to see both sides of this equation and provide a solution which is effective and ready for implementation on the very first day.

COMPARABLE PROJECTS

The following is a list of projects between TPC and CVL, where both firms provided comparable services to municipalities as early as 2012. **Additional project information can be found in the Examples of Work Tab of this proposal.**

The Planning Center Projects:

- Kayenta Zoning Ordinance, Comprehensive Plan, and Design Concepts - 2013. Contact: Gabriel Yazzie, Town Manager - Navajo Nation, AZ; P.O. Box 1490, Kayenta, AZ 86033; P: 928.697.8451; E: gyazzie@kayentatownship-nsn.gov.
- Downtown Tucson Urban Streetscape Design Manual - 2015. Contact: Nicole Ewing-Gavin, Former City of Tucson Planning Director - City of Tucson; 2877 E. Racquet Ct, Tucson, AZ 85716; P: 520.861-8893; E: tucsongavins@gmail.com.
- Gila River Indian Community Wild Horse Pass Development Authority Design Guidelines - 2017. Contact: Jan Zobel, Director of Development - Wild Horse Pass Development Authority; 5350 N. 48th Street, Suite 210, Chandler, AZ; P: 480.796.5389 ext: 203; E: jzobel@wildhorsepass.com.
- University of Arizona Tech Park Master Plan and Development Guidelines - 2016. Contact: Bruce Wright, Assoc. Vice President - Tech Parks Arizona / U of A; 9070 S. Rita Road, Suite 1750, Tucson, AZ 85747; P: 520.621.4930; E: wrightb@u.arizon.edu.

Coe and Van Loo Projects:

- Canyon Trails 2000-Acre Master Planned Community - City of Goodyear. Contact: Harvey Krauss (retired, now City of Eloy Manager); 628 N. Main Street, Eloy, AZ 85131; P: 520.455.9201. E: hkrauss@eloyaz.gov.



- State Trust Parcels. Contact Mark Edelman - Arizona State Land Department; 1616 W Adams, Phoenix, AZ; P: 602.542.633; E: medelman@land.az.gov.
- Parkside Village 163-Acre subdivision regulation and form-based zoning, Avondale, AZ. Contact Rick Tayrien - Garrett Walker Homes; 1838 W Parkside Lane Suite 200, Phoenix, AZ; P: 480-607-6580; E: Rtayrien@gwhaz.com.

SCOPE OF WORK

The Project Team is ready to provide Maricopa with a comprehensive project team at the Notice to Proceed. Our team of professionals shall work with the City of Maricopa Development Services Department staff to prepare and adopt a comprehensive update to the City Subdivision Zoning Ordinance that exceeds the City's expectations. Project goals include interviewing city staff, understanding staff's experiences with the transition from the previous Pinal County Code to the 2006 Maricopa Code, to identify the portions of the code that work well and should remain, the portions of the code that require minor amendments and the portions of the code that require a complete revision to ensure staff has the tools to guide future development in the City of Maricopa. The following describes our preliminary scope of work as understood:

PROJECT ORIENTATION

Upon Notice to Proceed, the project team will meet with City staff for a project orientation meeting. During the meeting, the project outline and process as a whole will be discussed including, but not limited to: project scoping, defining project goals, finalizing the project schedule and deliverable dates, refining the public participation strategy, and tackling other specific issues such as going over existing City policies and tools. Additionally, during this meeting, the strategy for introducing the project to identified stakeholders and the general public will be discussed.

The subdivision zoning ordinance serves as the implementation mechanism of the City General Plan and other policies within the City. Therefore, areas of specific concern related to the General Plan, Zoning Ordinance and other City plans and policies, and all applicable local, state, and federal laws, including Prop 207 will be discussed and their implementation and inclusion in the City documents.

ASSESSMENT OF SUBDIVISION ORDINANCE (TASK 1)

Following the Project Orientation and Kick Off, the team will complete a technical analysis of the issues brought

up by staff and review them with the best practices of other communities of similar size and character. Anticipated clarification and changes identified by staff for further review include: definitions, platting procedures, submittal requirements, improvement plan review and process, design standards, lot splits, minor land divisions, lot line adjustments, lot combinations, Planned Area Development and Master Planned Development process and design standards, and other similar categories; infrastructure design specifications, minimum requirements and construction standards, detached sidewalk analysis for local roads; vested rights, plat (pre-plat and final plats) expirations, administrative and legislative process, variance and appeal requests, abandonment of Right of Way (ROW's), plats, and other subdivision matters as they arise with City staff. Through this analysis, the team will review the City's adopted long range policy documents such as: Planning Maricopa (General Plan Update), Zoning Code, Strategic Plan 2040, Area Transportation Plan, and other applicable documents for consistency and understanding of the future goal's and intent of development moving forward in Maricopa. This review will help implement the update of any applicable goals, objectives, or statements that would need to be integrated into the updated Subdivision Ordinance.

The project team will prepare a draft memo (white paper) with supporting documents from the assessment process describing their preliminary findings/project assessment and recommendations related to the existing Subdivision Ordinance. This memo shall summarize the analysis and assessment of the existing ordinance, provide justified reasons for specific recommendations and describe the consultant's approach to revising the existing ordinance. This memo will first be distributed to the project manager and designated staff members only. Staff will provide comments/feedback prior to it being finalized and presented to the Steering Committee.

REVIEW ZONING CODE (TASK 2)

The goal will be to accurately pinpoint the conflicts and issues which occur throughout not only the Subdivision Zoning Ordinance, but also the Zoning Code to ensure consistency and compatibility with the Subdivision Ordinance which may impact the design and development of a project unintentionally. Recommended text amendments will be reviewed and vetted for public input and submitted for staff review and approval prior to processing.

The project team will do a thorough evaluation of the existing documents prior to meeting with staff to get a baseline of the issues and concerns as understood by a



separate entity and the public. The team will also look at the overall formatting of the documents and ease of use. Upon completion of the Zoning Code and Subdivision Ordinance assessment, we will conduct interviews with stakeholders and City staff in various departments and levels to understand how the code is currently being implemented and determine the areas which are felt to need improvement and which they feel are already working well. We will also reach out to the Planning & Zoning Commission and City Council for comments as well as the general public through various forms of public participation and outreach as described below.

PUBLIC PARTICIPATION (TASK 3)

The Public Participation Plan will achieve transparency, positive communication and opportunity for meaningful feedback. The Public Participation Plan shall be designed to effectively engage the public to help identify gaps, barriers to desirable development, and areas of where the subdivision zoning ordinance conflict with the General Plan, Zoning Ordinance and other City Plans or local, state and federal regulations. Our public participation plan envisions utilizing on a variety of public outreach tools, which we have found to be effective in receiving timely and effective feedback from participants across multiple municipalities over the years and on a variety of projects. Such tools include: public forums, stakeholder meetings, steering committee meetings, open house meetings, public hearings, newspaper advertising, the required legal notices, email blasts, web-page announcements and public design charrettes. A draft public participation plan will first be distributed to the City project manager and City staff. Staff will provide comments/feedback prior to it being finalized and presented to the Steering Committee for approval and moving forward on engagement.

DRAFT ORDINANCE (TASK 4)

Based on the thorough analysis of the City of Maricopa

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Subdivision Zoning Ordinance, Zoning Code and other policy documents reviewed in previous tasks, along with input received from the public participation process, The Planning Center team shall submit the proposed text amendments to the City’s Subdivision Ordinance in the annotated outline that is clearly worded and organized for user friendliness. The outline shall include a detailed description of proposed revisions to the subdivision zoning ordinance, with special attention to address identified issues and how to integrate updates. It shall also provide the current structure and proposed new structure from the existing ordinance to ensure clarity and transparency. Graphics and tables will be utilized when applicable to illustrate the concept in the proposed revision and to provide for a clear and consistent interpretation of the ordinance in the future. The draft text amendments will first be presented to the project manager for review. After obtaining general agreement on the contents of the initial annotated outline draft, The Planning Center will provide the City with a final annotated outline in .PDF and .doc files as well as a hard copy, update based on the comments received from the City’s Project Manager.

PREPARE FINAL SUBDIVISION ZONING ORDINANCE (TASK 5)

The Planning Center team will prepare a final draft of the Subdivision Zoning Ordinance for adoption based on comments made by City staff, local stakeholders, the public, and others. Modifications to other policies and applications which are being suggested through the update process shall also be provided. The final Updated Subdivision Ordinance shall be presented to the City in .doc and .PDF formats with hyper links built into the document for ease of access. All illustrations, maps, and graphics contained therein will also be provided in electronic, editable formats for easy review and management. Upon City review and approval, the final draft will be made available via the City of Maricopa



website. Staff coordination will be required through this outreach. In addition, an executive summary shall be created that be utilized as a tool for describing the significant changes made within the updated Subdivision Ordinance for clear and transparent understanding of the project and the final document.

The Planning Center Team shall present the final draft at a series of meetings including a presentation to the project steering committee, an informational public open house, and public hearings and presentations to the Planning and Zoning Commission and the City Council.

After the final public review period and presentations, TPC will provide the City with a clean copy of the Updated Subdivision Zoning Ordinance that will be consistent with, and implement the City of Maricopa 2040 Vision, Planning Maricopa - General Plan, Zoning Code, and will facilitate economic development for approval to the Planning Commission and City Council through formal adoption by City Council by the end of May 2018.

KEY PERSONNEL

The Planning Center Team is assembled of highly qualified professionals for this project. Each personnel brings forward an extensive resume of project experience working on municipal projects, as well as a history of successfully working together as a team for a variety of public and private sector clients. The Planning Center will be responsible for overall project management for this effort and will coordinate the specific needs of each phase and component with the City of Maricopa and our Project Team to ensure that all requirements are fully addressed. This seasoned and experienced team is ready to deliver the best services for the City of Maricopa.

Resumes are provided as attachments to this tab section.

KEY PERSONNEL	
NAME	ROLE
LINDA MORALES, AICP	Principal-in-Charge Land Planner
JESSICA SARKISSIAN, AICP, LEED AP	Project Manager Land Planner
MARIA MASQUE	Land Planner Public Engagement Coordinator
BRIAN UNDERWOOD	Land Planner GIS Specialist Analyst
VALERIE AHYONG, PLA, LEED AP	Landscape Architect
CURT JOHNSON	Principal Civil Engineering
DAVID COBLE	Land Planning Project Manager



LINDA MORALES, AICP PRINCIPAL | CEO

YEARS OF EXPERIENCE

22 Years in the Planning/Urban Design Field

22 Years with The Planning Center

EDUCATION

MS, Planning, University of Arizona, 1996

BS, Business Administration, Major in Finance,
University of Arizona, 1990

REGISTRATION/CERTIFICATION

American Institute of Certified Planners (AICP)

AFFILIATIONS

Arizona Chapter of the American Planning Association
(AZAPA), Director at Large, 1999-2000

American Planning Association (APA)

American Institute of Certified Planners (AICP)

Urban Land Institute (ULI),
Southern AZ Steering Committee Chair
2010-2011

Metropolitan Pima Alliance,
Board of Directors (MPA), 2005-current;
President, 2006

Lohse Family YMCA Board of Managers

Branch Campaign Chair,
YMCA Changing Lives Campaign,
2006, 2007

Imagine Greater Tucson Initiating Team Member,
2009-Present

DM50 Member,
2010-Present

City of Tucson Stormwater Advisory
Committee Chair 2006 (SAC)

City of Tucson Houghton Area Master Plan,
Community Advisory Committee

5th/6th Street Corridor Livability Study, Mitman
Neighborhood Representative



Linda is the owner and CEO of The Planning Center. She holds a Master's degree in Planning from the University of Arizona and has been a planning consultant for over 20 years. Over this time, she gained a wide range of consultant experience working for local, state and federal governments, non-profits, developers, builders and property owners on a variety of projects, including successful master plan communities such as Dove Mountain and Rancho Sahuarita and world resort destinations as Miraval. She has worked with numerous jurisdictions in the preparation of their general plans, development standards, and specific plan related code updates. This diverse experience

gives her a unique perspective that allows her to understand both jurisdictional and developer points of view, which brings a balanced perspective to projects.

While she is a skilled, versatile planner, her true strength lies in her ability to negotiate diverse viewpoints and build consensus around a project. She is a problem solver, using that strength to help guide projects through challenges, whether from physical challenges of a site, jurisdictional obstacles or divergent points of view from neighbors. This ability, combined with her political sensitivity and savvy has resulted in the successful outcome of her projects, and has garnered respect from elected officials, neighborhood and environmental activists and jurisdictional staff/officials.

Project Experience

Wild Horse Pass Design Wild Horse Pass Design Guidelines Update (2017);ila River Indian Community, Chandler, AZ: Wild Horse Pass Development Authority of the Gila River Indian Community retained the services of The Planning Center to prepare the Wild Horse Pass Design Guidelines Update in 2017. These guidelines include development standards and design guidelines to ensure consistent high quality, culturally sensitive design and development within Wild Horse Pass. These Development Guidelines include additional development objective, site design, architecture and landscape architecture guidelines and standards for mixed-use, hospitality/resort/conference center, multifamily development, and several types of timeshare in an urban, high-density environment with emphasis in connectivity and walkability. Principal.

Kayenta Comprehensive Plan and Zoning Ordinance (2012);Kayenta, Navajo Nation, AZ: Recipient of the AzAPA 2014 Award for Best Comprehensive Plan and Zoning Ordinance in the state of Arizona, Kayenta Zoning Ordinance includes all

development standards and regulatory framework needed to implement the Kayenta Comprehensive Plan. Kayenta is the designated growth center of the Navajo Nation and serves as the gateway to Monument Valley. The Zoning Ordinance includes development standards and guidelines for agriculture, residential, urban mixed-use, Transit Oriented Development (TOD), commercial, employment, industrial, mobile home, airport, and planned recreation districts and two overlay zones, the Recreational Vehicle and the Planned Area Development (PAD). Principal.

University of Arizona Tech Park Development Guidelines Update (2015); Tucson, AZ: The Development Guidelines include specific guidelines and standards for research and development (laboratory and office), assembly/manufacturing (clean industry), green industry/ industrial park, industry clusters, residential, commercial, destination hotel/resort, regional retail, mixed-use, and business development. These Development Guidelines guide all residential and non-residential development within the UA Tech Park. Currently, the UA Tech Park supports 6000 employees, making it one of the

largest employers in the region after the University of Arizona. Maria has provided ongoing planning and design services to the UA Tech Park for the past 17 years also functioning as the reviewing staff for all development projects at the UA Tech Park. Principal-in-Charge.

City of Tucson Streetcar Land Use and Implementation Plan; Tucson, AZ: the purpose of the Tucson Streetcar Land Use and Implementation Plan is to identify and eliminate barriers to development, streamline the development review process and simplify the complex web of overlay zones impacting the 3.9-mile Tucson Streetcar corridor. Following detail review of codes and overlays impacting the area and based on stakeholders' input. An extensive public engagement process included a week-long design charrette and numerous one-on-one meetings and meetings with special interest groups. Principal-in-Charge.

City of Tucson Streetcar Overlay Zones Review and Consolidation (2014); Tucson, AZ: As part of the SLUP, this planning process included recommendations to extending the boundaries of Greater Infill Incentive District (GIID) as the overlay regulating development along the Streetcar Corridor as well as recommendations for zoning code and regulations amendments needed to sustain the type of urban, transit oriented, mixed use development necessary to increase streetcar ridership and support the pedestrian, bicycle and transit modes serving Tucson's urban core. Principal-in-Charge.

Tucson Urban Streetscapes Design Manual (2014); City of Tucson, AZ: The Tucson Urban Streetscape Design Manual (Design Manual) establishes standards for streetscape improvements within the public-ROW (ROW) for the creation of a comfortable pedestrian environment along the 3.9-mile Tucson Streetcar corridor. The Manual provides an easy to follow program and a clear and concise mechanism for approval and maintenance of improvements by which consultants and City staff can review proposed improvements within the public ROW inside the

Greater Infill Incentive District (GIID) boundaries. The manual includes guidelines for Temporary Revocable Easements (TRES) and Parklets as well as water harvesting methods and techniques for an urban environment. Principal-in-Charge.

Nogales General Plan; Nogales, AZ: Nogales serves as a major distribution hub with the largest distribution of produce in the winter months. Tourism and commerce are important industries in the area. Visitors cross the border between both cities for site-seeing and shopping on a daily basis. The number of pedestrians that cross the Nogales port of entry on a daily basis is higher than the number of people that arrive daily at Los Angeles (LAX) or Chicago O'Hare airports. Nogales addresses "big city" problems with a "small community" budget. The General Plan serves as the blueprint necessary to address all these complexities in an integrated, sustainable, proactive and efficient manner. In addition, the plan serves as a model for 21st Century border town community. Principal-in-Charge.

City of Safford General Plan; Safford, AZ: The City of Safford Comprehensive Plan Update has evolved from the input of interested citizens and city officials who have targeted the need to have sound planning policies in place to guide future decision making in the City. The plan, organized to meet the requirements of the "Growing Smarter Act", provides guidance for the future growth, development, and redevelopment for the City of Safford. Through the provision of a sound informational base and statement of public policy for citizens, the plan provides a basis for further studies and specific plans for priority areas identified through the plan's development. Principal-in-Charge.

Pima Prospers: Pima County Comprehensive Plan; Pima County, AZ: The Pima County Comprehensive Plan Update, Pima Prospers, is truly comprehensive in nature, incorporating many county services and recognizing the county's important role in the region. The Comprehensive Plan Policy Document is Pima County's most

important document regarding growth, development and sustainable change. It establishes government policy to guide public and private activities as they relate to growth, land use, economic development, community services, public facilities, infrastructure and utilities, resource utilization and energy conservation. Principal-in-Charge.

Town of Sahuarita General Plan; Sahuarita, AZ: With the Town's significant growth, the intent of the General Plan Update is not to "reinvent" Sahuarita or steer the Town in an entirely new direction. Instead, it focuses on ways to preserve existing neighborhoods and carefully manage change as Sahuarita grows into the future. Based on Healthy Community principles, the Plan integrates many aspects of Town life, including employment attraction, mixed-used walkable neighborhoods, schools, shopping and recreation. It sets policy that not only addresses land use and circulation, but also identifies open space and recreational needs, public facilities and services needs, and economic development strategies that identify financing mechanisms to sustain new growth in the community. Principal-in-Charge.

Sahuarita East Conceptual Area Plan (SECAP); Sahuarita, AZ: The intent of the General Plan Update is not to "reinvent" Sahuarita or steer the Town in an entirely new direction. Instead, the Plan will focus on ways to preserve existing neighborhoods and carefully manage change as Sahuarita grows into the future. Based on Healthy Community principles, the Plan integrates many aspects of Town life, including employment attraction, mixed-used walkable neighborhoods, schools, shopping and recreation. It sets policy that not only addresses land use and circulation, but also identifies open space and recreational needs, public facilities and services needs, and economic development strategies that identify financing mechanisms to sustain new growth in the community. The Town of Sahuarita General Plan update defines a vision for its future and provides policy to guide the sustainable development of the community over the next 20 years. Principal-in-Charge.



THE PLANNING CENTER
a division of TPC Group, Inc.

JESSICA SARKISSIAN, AICP, LEED AP PRINCIPAL

YEARS OF EXPERIENCE

14 Years in the Planning Industry

1 Year with The Planning Center

REGISTRATION/CERTIFICATION:

American Institute of Certified Planners (AICP)

Leadership in Energy and Environmental Design
LEED Accredited Professional (LEED AP)

EDUCATION

MA, Community Planning
Northern Arizona University, 2005

BS, Regional Development
University of Arizona, 2003

AREAS OF EXPERTISE:

Code Interpretations
General and Area Plan Amendments
Comprehensive Plan Amendments
Zoning and Development Codes
Entitlements & Annexation
Land Development
Master Planning/ PADs
Project Management
Due Diligence
Public Participation
Site Plan Coordination
Use Permits/ Variances
Housing Product Compliance
Design Guidelines
Development Manuals
Transfer of Development Rights

AFFILIATIONS:

Arizona Chapter of the American Planning Association
(AZAPA Director at Large, 2015-Present)

Arizona Chapter of the American Planning Association
(AZAPA), Social Media Director, 2013-Present

American Planning Association (APA)
Member

City of Mesa
Planning Commission, 2016 -Present

City of Mesa Board of Adjustment Boardmember,
2015-2016

Town of Gilbert
Planning Commissioner, 2009-2012

Town of Gilbert
Zoning Hearing Officer, 2010-2012

Town of Gilbert 2011 General Plan Steering
Committee Member and Sub-Committee Chair



Ms. Sarkissian is a Principal of The Planning Center with more than 14 years of experience in planning and development. She is responsible for land planning and entitlements; zoning/ development code writing; municipality coordination; and rural to urban planning design. Ms. Sarkissian has worked throughout the Phoenix Metropolitan and Pinal County areas and is very knowledgeable in their land and development processes.

Ms. Sarkissian has worked on the public and private sides of development during her career enabling her to attain a unique view at the development process. This view enables her to see the implications of a new code or plan from all sides as the applicant,

the reviewer, the public official, and the enforcer of the code to understand what will and will not work during application. Her diverse background with the various municipalities, land attorneys, and developers over the years has enabled her to interpret codes and their processes with the document's intent while remaining in compliance with local and state laws, helping to prevent potential legal issues.

Project Experience

Pecan Cove East; Pinal County, AZ: Project manager/ land planner for 16.7-acre Planned Area Development (PAD) in Pinal County, AZ. Worked with County staff, project engineer and land attorney on PAD Amendment and Open Space and Recreation Area Manual (OSRAM) through application process including design guidelines, site plan, narrative booklet, neighborhood meetings and public outreach and hearings.

Pecan Cove West; Pinal County, AZ: Project manager/ land planner for 8.6-acre Planned Area Development (PAD) in Pinal County, AZ. Worked with County staff, project engineer and land attorney on Rezone, PAD Amendment and Open Space and Recreation Area Manual (OSRAM) through application process including design guidelines, narrative, site plan, neighborhood meetings and public outreach and hearings.

Izona Ranch Estates; Prescott, AZ: Project manager/ land planner for 5.6-acre Rezone and Master Plan Community (MPC) in Prescott, AZ. Worked with City staff on Rezone and MPC through application process including neighborhood meetings and public outreach and hearings.

Citrus Square, Phoenix, AZ: Project manager/ land planner for site planning and entitlement work for several variances and a use permit for the 2-acre infill project which allowed the site to develop a 15-lot single-family subdivision. Coordinated with the developer to provide the maximum residential design standards and variations for density bonuses and worked with City staff to provide timely reviews and positive results with an approval. Presented before the hearing officer for approval.

Yaldo Commercial Site, Queen Creek, AZ: Land planner assisting with site design on approximately 6-acre infill project which allowed the development of a neighborhood commercial site in Queen Creek, AZ. Coordinated with the land owner, land attorney and project engineer to design a site that was acceptable to the Town and surrounding property owners while providing commercial opportunities.

Providence, Phoenix, AZ: Land planner assisting with the presentation of the variance hearing on Lots #1 and #16 to reduce sideyard setback requirements due to additional setback requirements adjacent to an existing residential large lot. Coordinated with the builder and presented before the hearing officer for approval.

Prior Work Experience:

Villago Phase II, Casa Grande, AZ:

Assistant Project Manager for land planning and entitlement work for the approximately 1,709-acre project helping to process the development through the PAD Amendment process to account for new roadway configurations and development conditions since the original PAD entitlement was first approved. Jessica worked with City staff, the client and the land attorney to provide solutions and direction to get the Villago master plan moving forward again.

Ware Farms, Pinal County, AZ:

Project Manager/ Land Planner for the approximately 480-acre project including a PAD Amendment and the addition of the Open Space and Recreation Area Manual document. She worked with County staff and neighbors on their comments and concerns and provided positive results through the public participation process and provided continual communication and support with County staff through comments and responses to move the project forward.

Sherwood Park; Pinal County, AZ:

Project Manager/ Land Planner for a 128-acre Planned Area Development booklet narrative and exhibit coordination for the project including development, architectural and landscape standards. Designed the landscape, monument, and wall plans as well as coordinated several other site plan exhibits for the projects for the entitlement submittal.

Hendrix Estates, Mesa, AZ

Assistant Project Manager/ Land planner for the entitlement work in coordination with the land attorney for the 20-acre project helping to process the development through the entitlement process including a Minor General Plan Amendment, Conventional Rezone and a Preliminary Plat. Worked with City staff and neighbors on their comments and concerns to get the site approved and developed.

Heritage of Mesa Assisted Living

Center; Mesa, AZ: Project Manager/ Land Planner coordinating the entitlement process and site plan amendment applications for this 5-acre site in East

Mesa for a Rezone and Site Plan Modification with Design Review for an assisted living facility. Worked with City staff and the adjacent school district to receive approval for the development.

City Gate; Gilbert, AZ: Project Manager/ Land Planner for the entitlement work for the approximately 61-acre regional commercial project helping to process the development through the entitlement process including Rezone, Preliminary Plat, Master Plan Design Review and Guidelines and Final Plat. Worked with Town staff and neighbors on their comments and concerns and provided positive results with an approval.

Savannah House Assisted Living

Center; Gilbert, AZ: Assistant Project Manager assisting the engineering project manager with the design review process and an overall minor design review center approval through the Town with the architects and engineers for this 48 bed memory care and 87 bed assisted living facility project within City Gate. Worked with Town staff and adjacent neighborhood HOA and neighbors to provide a site plan which was favorably received and developed with high success.

La Jara Farms; Queen Creek, AZ:

Assistant Project Manager for a General Plan and Rezone process to amend the previously existing La Jara community PAD. Worked with the land attorney and project engineer to work on neighborhood outreach and continuity between the existing La Jara community and the proposed La Jara Farms community. Coordinated submittal exhibits and maps for this project as well as the amendments to the design guidelines and community features and amenities.

Contract Planner; Chandler, AZ:

Staff Planner who served as an in-house contract planner for the City of Chandler to assist in coordination of cases. Jessica coordinated Use Permits, Variances, Residential Product Design Review and Compliance checks, Wireless Approvals, Liquor Use Permits, Residential Project Reviews, and provided staff reports and presented before the Planning Commission and Board of Adjustment on those cases. Coordinated with various

departments concerning tax and licensing, code compliance, building permits and engineering to ensure proper development of a site and PAD requirements were being followed during building permit process and siting of residential lots to meet subdivision design requirements and stipulations.

Bella Vista Farms; Pinal County, AZ:

Land Planner for the entitlement work for the 1,309-acre master plan community in Pinal County, AZ with over 3,700 lots, two school sites, and two large community parks. Worked with the engineering project team to entitle the original project site and provide site design and design guidelines and development standards for the community.

Arcadia Commons; Gilbert, AZ:

Assistant Project Manager for a 14-acre site in Gilbert, AZ. Providing entitlement work for the rezone from commercial to residential use and assisting the engineering project manager with the design review process approval through the Town with the architects, landscape architects and engineers for this 78 lot gated residential community.

Citrus Square; Phoenix, AZ:

Project Manager and land planner for a use permit and variance request for 15-lots on a 2-acre single family residential community on an infill site in Phoenix, AZ. Coordinated with City staff through the design review and density bonus process and worked with the engineering project team to ensure street design, setbacks, landscape and drainage worked on the small site while remaining compliant with the zoning code and guidelines.

BB Living; Gilbert, AZ:

Project Manager for a high density residential townhome style development in Gilbert, AZ. Worked with Town staff and the development team to rezone the site to a less dense product and worked with the engineering project manager through the site design and design review process for this 216-unit attached single-family residential community. Later worked with the land attorney and developer for the site to provide design graphics and non-photorealistic renderings to present before the Commission and Council for review.



MARIA MASQUE PRINCIPAL



Maria Masque is a Principal with The Planning Center and directs the Community and Regional Planning division of the firm. In addition, she coordinates outreach efforts, moderates public participation programs, and serves as Principal-in-Charge and quality control officer for the long-range and large-scale planning projects of the firm. With 27 years of experience in the urban design/planning field, she has coordinated the preparation of more than 30 comprehensive and general plans; has drafted regulations for zoning codes or land development codes in both Arizona and Florida for jurisdictions, university research parks, and Native American Nations, and has prepared numerous design guidelines, area plans, master plans, specific plans, planned area developments (PAD's), redevelopment and revitalization plans, and historic district overlay zones. She has 17 years of experience working with Arizona cities and towns.

Working at different planning scales, from regional to site specific plans and codes and with both the public and private sectors, allows Maria to balance the needs of jurisdictions, communities, builders, developers, and investors. Her precise attention to detail, knowledge of current and long-range planning processes and development review process, public engagement skills and understanding of state and federal laws informs her code revision approach.

YEARS OF EXPERIENCE 27 Years in the Planning/Urban Design Field

17 Years with The Planning Center

EDUCATION

MA, Urban and Regional Planning
University of Florida, 1994

BA, Cultural Anthropology
University of Florida, 1987

College of Architecture,
University of Florida, 1984–1986
(completed two years of course work)

AFFILIATIONS

American Planning Association
Arizona Chapter (AzAPA)

Urban Land Institute (ULI)

Southern Arizona Homebuilders Association
(SAHBA)

Metropolitan Pima Alliance (MPA)

Tech Parks Arizona Design Review
Committee Reviewer (17 years)

Tech Parks Arizona Development
Team (17 years)

SELECTED AWARDS

City of Safford General Plan
2016 AzAPA Best Public Participation Plan

Pima County Comprehensive Plan
2015 AzAPA Best Comprehensive Plan

City of Tucson Streetcar
Land Use and Implementation Plan
2014 AzAPA Best Public Participation Plan

Kayenta Comprehensive
Plan and Zoning Ordinance
2014 AzAPA Best Comprehensive Plan/Zoning
Ordinance

Project Experience

Wild Horse Pass Design Guidelines Update (2017); Gila River Indian Community, Chandler, AZ:

Prepare the Wild Horse Pass Design Guidelines Update in 2017 for the Wild Horse Pass Development Authority of the Gila River Indian Community. Guidelines include development standards and design guidelines to ensure consistent high quality, culturally sensitive design and development within Wild Horse Pass. These Guidelines include additional development objective, site design, architecture and landscape architecture guidelines and standards for mixed-use, hospitality/resort/conference center, multifamily development, and several types of timeshare in an urban, high-density environment with emphasis in connectivity and walkability. Principal Land Planner & Project Manager.

Kayenta Comprehensive Plan and Zoning Ordinance (2012); Kayenta, Navajo Nation, Arizona: Recipient of the AzAPA 2014 Award for Best Comprehensive Plan and Zoning Ordinance in the state of Arizona, Kayenta Zoning Ordinance includes all

development standards and regulatory framework needed to implement the Kayenta Comprehensive Plan. Kayenta is the designated growth center of the Navajo Nation and serves as the gateway to Monument Valley. The Zoning Ordinance includes development standards and guidelines for agriculture, residential, urban mixed-use, Transit Oriented Development (TOD), commercial, employment, industrial, mobile home, airport, and planned recreation districts and two overlay zones, the Recreational Vehicle and the Planned Area Development (PAD). Principal Planner | Urban Designer & Project Manager; Public Engagement Coordinator; Zoning Code Drafter.

University of Arizona Tech Park Development Guidelines Update (2015) Tucson, Arizona:

First UA Tech Park Master Plan and Development Guidelines in 2000. Updated the guidelines to incorporate the most recent best practices in 2005, 2012 and 2015 to guide the development of the UA Tech Park as a sustainable "green" or "smart" university research park. The 2015 update of the Development Guidelines includes development standards,

performance standards, design guidelines and best sustainable practices compliant with LEED® Green Building Rating System for New Construction and Major Renovation. The Development Guidelines include specific guidelines and standards for research and development (laboratory and office), assembly/manufacturing (clean industry), green industry/industrial park, industry clusters, residential, commercial, destination hotel/resort, regional retail, mixed-use, and business development. These Development Guidelines guide all residential and non-residential development within the UA Tech Park. Principal Project Manager.

City of Tucson Streetcar Land Use and Implementation Plan; Tucson, AZ: the purpose of the Tucson Streetcar Land Use and Implementation Plan is to identify and eliminate barriers to development, streamline the development review process and simplify the complex web of overlay zones impacting the 3.9-mile Tucson Streetcar corridor. Following detail review of codes and overlays impacting the area and based on stakeholders' input. An extensive public engagement process included a week-long design charrette and numerous one-on-one meetings and meetings with special interest groups. Principal Land Planner & Public Outreach.

Town of Sahuarita General Plan; Sahuarita, AZ: With the Town's significant growth, the intent of the General Plan Update is not to "reinvent" Sahuarita or steer the Town in an entirely new direction. Instead, it focuses on ways to preserve existing neighborhoods and carefully manage change as Sahuarita grows into the future. Based on Healthy Community principles, the Plan integrates many aspects of Town life, including employment attraction, mixed-used walkable neighborhoods, schools, shopping and recreation. It sets policy that not only addresses land use and circulation, but also identifies open space and recreational needs, public facilities and services needs, and economic development strategies that identify financing mechanisms to sustain new growth in the community. Principal Land Planner.

Sahuarita East Conceptual Area Plan (SECAP); Sahuarita, AZ: The intent of the General Plan Update is not to "reinvent" Sahuarita or steer the Town in an entirely new direction. Instead, the Plan will focus on ways to preserve existing neighborhoods and carefully manage change as Sahuarita grows into the future. Based on Healthy Community principles, the Plan integrates many aspects of Town life, including employment attraction, mixed-used walkable neighborhoods, schools, shopping and recreation. It sets policy that not only addresses land use and circulation, but also identifies open space and recreational needs, public facilities and services needs, and economic development strategies that identify financing mechanisms to sustain new growth in the community. The Town of Sahuarita General Plan update defines a vision for its future and provides policy to guide the sustainable development of the community over the next 20 years. Principal Land Planner & Public Outreach.

The Pima County Comprehensive Plan Update; Pima County: The Comprehensive Plan Policy Document is Pima County's most important document regarding growth, development and sustainable change. It establishes government policy to guide public and private activities as they relate to growth, land use, economic development, community services, public facilities, infrastructure and utilities, resource utilization and energy conservation. It is the basis for land development regulations and decisions (rezonings and special use permits), capital improvements (public projects such as infrastructure, schools, parks, libraries), transportation, environmental, cultural and historic resource protection initiatives, new county programs and decisions on the distribution of county budget dollars to a multitude of programs and agencies. Pima Prospers is action oriented with a work program that will be administered, monitored and updated annually. Principal Land Planner & Public Outreach.

City of Safford General Plan; Safford, AZ: The City of Safford Comprehensive Plan Update has evolved

from the input of interested citizens and city officials who have targeted the need to have sound planning policies in place to guide future decision making in the City. The plan, organized to meet the requirements of the "Growing Smarter Act", provides guidance for the future growth, development, and redevelopment for the City of Safford. Through the provision of a sound informational base and statement of public policy for citizens, the plan provides a basis for further studies and specific plans for priority areas identified through the plan's development. Principal Land Planner & Public Outreach.

Additional Relevant Project Experience:

City of Douglas Historic District Overlay Zone; Douglas, AZ.

Pima County Zoning Code Analysis and Text Amendment (ZATA), Pima County, AZ.

Tohono O'Odham Nation Development Review Process Manual for San Xavier District, Pima County, AZ.

Pascua Yaqui Zoning Code
Pascua Pueblo, AZ.

Pascua Yaqui Tribe General Plan
Pascua Pueblo, AZ.

Pascua Yaqui Development Guidelines
Pascua Pueblo, AZ.

La Estancia Development Guidelines
Tucson, AZ.

Saguaro Springs Development Guideline
Tucson, AZ.

Sky Ranch Development Guidelines
Tucson, AZ.



BRIAN UNDERWOOD

LAND PLANNER | GIS SPECIALIST

EDUCATION

MS, Planning, University of Arizona, 2012

BS, Regional Development, University of Arizona, 2010

AFFILIATIONS

American Planning Association (APA)

Metropolitan Pima Alliance (MPA)

Southern Arizona Home Builders Association (SAHBA)

Urban Land Institute Young Leaders Group (ULI)



Brian Underwood has over 3 years of experience as a planner and GIS analyst working in Southern Arizona. His strengths include land use plan preparation and entitlement processing, including site analyses, specific plans, comprehensive and general plan amendments, planned area developments (PADs), variances, annexations, conditional use permits and large-scale master planning efforts. Brian also has experience in general plan preparation, public participation and meeting facilitation, including coordination of public meetings, design charrettes and neighborhood agreements. Other areas of expertise include historic preservation planning; Geographic Information Systems (GIS) database management, analyses and mapping, and web-based mapping applications. Brian also helps enhance the land use plan preparation and public participation process by creating maps and graphics using GIS, aerial imagery and AUTOCAD software.

In addition to the City of Safford General Plan update, Brian is currently working on two long-range public planning initiatives for the Town of Sahuarita, the Sahuarita East Conceptual Area Plan (SECAP) and the 2015 Town of Sahuarita General Plan update.

Project Experience

Wild Horse Pass Design Guidelines Update; Gila River Indian Community, Chandler, AZ:

Prepare the Wild Horse Pass Design Guidelines Update in 2017 for the Wild Horse Pass Development Authority of the Gila River Indian Community. These guidelines include development standards and design guidelines to ensure consistent high quality, culturally sensitive design and development within Wild Horse Pass. These Development Guidelines include additional development objective, site design, architecture and landscape architecture guidelines and standards for mixed-use, hospitality/resort/conference center, multifamily development, and several types of timeshare in an urban, high-density environment with emphasis in connectivity and walkability. Land Planner | GIS Specialist.

University of Arizona Tech Park Development Guidelines Update (2015); Tucson, AZ:

First UA Tech Park Master Plan and Development Guidelines in 2000. Updated the guidelines to incorporate the most recent best practices in 2005, 2012 and 2015 to guide the development of the UA Tech Park as a sustainable "green" or "smart" university research park. The 2015 update of the

Development Guidelines includes development standards, performance standards, design guidelines and best sustainable practices compliant with LEED® Green Building Rating System for New Construction and Major Renovation. The Development Guidelines include specific guidelines and standards for research and development (laboratory and office), assembly/manufacturing (clean industry), green industry/industrial park, industry clusters, residential, commercial, destination hotel/resort, regional retail, mixed-use, and business development. These Development Guidelines guide all residential and non-residential development within the UA Tech Park. Land Planner | GIS Specialist.

Modern Streetcar Land Use and Development Implementation Plan; Tucson, AZ:

4-mile corridor land planning and visioning process to prepare properties within a quarter mile area of the proposed Tucson Modern Streetcar for Transit Oriented Development. Project included land planning and design charrettes with key stakeholders and community interest groups. Land Planner | GIS Specialist.

Town of Sahuarita General Plan; Sahuarita, AZ:

The Town of Sahuarita, incorporated in 1994,

encompasses a little over 31 square miles in Southern Arizona. With the Town's significant growth, the intent of the General Plan Update is not to "reinvent" Sahuarita or steer the Town in an entirely new direction. Instead, it focuses on ways to preserve existing neighborhoods and carefully manage change as Sahuarita grows into the future. Based on Healthy Community principles, the Plan integrates many aspects of Town life, including employment attraction, mixed-used walkable neighborhoods, schools, shopping and recreation. It sets policy that not only addresses land use and circulation, but also identifies open space and recreational needs, public facilities and services needs, and economic development strategies that identify financing mechanisms to sustain new growth in the community. Land Planner | GIS Specialist.

Sahuarita East Conceptual Area Plan (SECAP); Sahuarita, AZ: The intent of the General Plan Update is not to "reinvent" Sahuarita or steer the Town in an entirely new direction. Instead, the Plan will focus on ways to preserve existing neighborhoods and carefully manage change as Sahuarita grows into the future. Based on Healthy Community principles, the Plan integrates many aspects of Town life, including employment attraction, mixed-used walkable neighborhoods, schools, shopping and recreation. It sets policy that not only addresses land use and circulation, but also identifies open space and recreational needs, public facilities and services needs, and economic development strategies that identify financing mechanisms to sustain new growth in the community. The Town of Sahuarita General Plan update defines a vision for its future and provides policy to guide the sustainable development of the community over the next 20 years. Land Planner | GIS Specialist.

Robb Property Rezoning; Tucson, AZ: Rezoning services for the Robb Property - private development. Planner | GIS Specialist.

Casa Sevilla Specific Plan Amendment; Marana, AZ: Specific Plan Amendment for Pulte Home Corporation in Marana. Planner | GIS Specialist.

Vail Incorporation Effort Mapping; Vail, AZ: Analyze land ownership to assist with establishment of incorporation boundaries. Creating a series of maps including land use, ownership, and zoning. Land Planner | GIS Specialist.

Pima County Sports Facilities Assessment; Pima County, AZ: Enhancing Pima County's GIS shapefile for parks and recreational areas to include a complete list of all amenities offered at each park, including, but not limited to type of ball field or court, lighting, restrooms, BBQ's, ramadas, etc. Analyze data to determine the most appropriate locations for sports facilities improvements and investments. Land Planner | GIS Specialist.

Tucson Technology Corridor and Houghton Town Center Mapping; Tucson, AZ: Identifying major technology and commerce employers in the area and mapping their location. Assisting in the establishment of the Tucson Technology Corridor boundary. Land Planner | GIS Specialist.

City of Bisbee Zoning Map Revisions; Bisbee, AZ: Working with the City of Bisbee Planning Department to verify zoning designations of properties within the City limits. Using ArcGIS to digitize hard-copy zoning maps to create the City of Bisbee's first electronic zoning database by parcel. Land Planner | GIS Specialist.



VALERIE AHYONG, PLA, LEED AP®, ASLA LANDSCAPE ARCHITECT

REGISTRATION/CERTIFICATION

Registered Landscape Architect
Arizona #62062

Leadership in Energy & Environmental Design -
Neighborhood Development (LEED AP®)

EDUCATION

MLA, Landscape Architecture
Arizona State University, 2011

BS, Business Administration & Marketing
Arizona State University, 2006

AFFILIATIONS

American Society of Landscape Architects (ASLA)
Member

ASLA National Emerging Professionals Committee
Committee Chair (2014), Member (2013-2015)

Arizona Chapter ASLA (AZASLA)
Member (2008-Present)

AZASLA Executive Committee,
Central Section Vice President (2011-2013)

AZASLA Advocacy Chair (2012)

AZASLA Gala Committee Member (2015-Present)

AZASLA Public Awareness Chair
(2017 - Present)

Valley Partnership Member

Urban Land Institute (ULI) Member

U.S. Green Build Council (USGBC) Member

AWARDS & PUBLICATIONS

ASU Herberger Institute for Design and Arts Faculty
Letter of Commendation

2012 ASLA Arizona Chapter
Student Honor Award - Individual

2011 ASLA Arizona Chapter
Student Award of Excellence - Individual

2011 ASLA Arizona Chapter
Student Award of Excellence - Group

2010 ASLA Arizona Chapter
Student Award of Excellence - Group

2010 ASLA Arizona Chapter
Student Honor Award - Individual

2009 ASLA Arizona Chapter
Student Honor Award - Individual

City of Scottsdale
Systems Inventory Report. 2009

W.P. Carey School of Business
Deans List



Valerie provides landscape architecture design and project management services on various projects ranging from healthcare, mixed-use, streetscapes, parks, and educational projects. She works on multiple project teams, interfacing with project managers, principals, consultants, municipalities, vendors, and clients, from conceptual design through construction administration phases of projects. Where her passion is in site design and desert landscapes, she also enjoys working in visual graphics utilizing her marketing and graphic background.

Valerie's experience with various project types and sizes across the country has enabled her to respond to a variety of project environments and conditions, while allowing her to manage and problem solve in cost effective efforts. Valerie's interests also focus on place-making and identity, healing and therapeutic landscapes, overstructure and green roofs, parks and community gardens, and projects that are engaging with the local community and history of a place.

Project Experience

Pecan Cove East; Pinal County, AZ: 78-lot subdivision in Pinal County, AZ. Subdivision amenities include monument signage, ROW improvements, gated entry/exit, open space and retention, and a small community park with ramadas and play amenities. Landscape Architect.

Pecan Cove West; Pinal County, AZ: 42-lot subdivision in Pinal County, AZ. Subdivision amenities include monument signage, gated entry, open space and common landscape areas with retention. Landscape Architect.

Zonia Estates Ranch; Prescott, AZ: 20-lot subdivision in Prescott, AZ. Project includes gated entry, retention/open space; small community park amenity with playground and ramada; and common landscape areas. Landscape Architect.

Lazy-K Bar Ranch Specific Plan; Marana, AZ: Site design for the residential community project - Lazy-K Bar Ranch Specific Plan. Project provides topography constraints, located less than a half-mile north of the Tucson Mountain District of Saguaro National Park, and directly west of the Ironwood Reserve subdivision. Property is adjacent to the Tucson Mountains to the west and north as well as a rocky outcropping to

the south. Landscape Architect.

Copper Point Specific Plan; Sahuarita, AZ: 2-acre community park design for the Copper Point residential project. Design includes passive recreation area, basket ball court, community pool, new parking lot, splash pad/pooly play shelf, ramadas, restrooms, and play structure with shade canopy. Unique considerations were taken into account to accommodate various overhead electrical easements that bisect the site. Landscape Architect.

Yaldo Commercial Site; Queen Creek, AZ: 8-acre commercial site at Sossaman Road and Riggs Road in the Town of Queen Creek, AZ. Project includes four retail/restaurant pads, parking, landscape, retention, and equestrian bridal path. Landscape Architect.

Commercial Site for 75-Acre Property; Benson, AZ: Site design for a family owned 75-acre property with future plans for a commercial property in Benson, AZ, at Interstate-10 and Mescal Road. Site to include a hotel/motel; semi-truck gas station/rest stop; commercial/retail; office space; and light industrial. Landscape Architect.

Prior Work Experience:

Maricopa Estrella Gin Business Park; Maricopa, AZ: Light industrial business park with office/flex space. The site planning and design services required coordination with the future UPRR station, and existing fire station located within the site boundaries. Landscape Designer/Site Planner.

Central Arizona College - Maricopa Campus Phase I & Master Plan; Maricopa, AZ: CAC serves as an important educational resource within Pinal County, Arizona. In order to continue to fulfill the future educational demands of residents, CAC hired (previous firm) to Master Plan a new 217-acre campus and design Phase I. This campus will serve a rapidly expanding population in northwest Pinal County, as well as diversify the educational offerings for the entire region. Landscape Designer.

Banner Health Center - Maricopa, AZ: The Banner Health Center in Maricopa provides primary neighborhood care, on-site laboratory and x-rays, and a variety of medical needs for the local residents. Design included low-water use landscape; entry/drop off design; and site landscape design throughout. Landscape Designer.

Ak-Chin Indian Community Family Entertainment Center; Maricopa, AZ: Master plan and site development for a new mixed-use retail and entertainment venue for the Ak-Chin Indian Community constructed to the north of Harrah's Ak-Chin Casino and Hotel. Phase One implementation included design and documentation for the hardscape and landscape areas, along with associated streetscape, parking areas and pedestrian links to adjacent site amenities. Landscape Designer.

Ak-Chin Indian Community Central Plant; Maricopa, AZ: Landscape area associated with the Central Plant addition located at the northwest corner of the casino parcel and will serve the new Entertainment Complex. This project was fast tracked for implementation prior to the Entertainment Complex completed construction. Landscape Designer.

Harrah's Ak-Chin Casino Entry Improvements; Maricopa, AZ: Hired by the Harrah's Hotel and Casino to provide roadway and drop off improvements for the portecochere at the casino entry. Landscape improvements included replanting of low-water use landscape, and updating existing planting areas around the main saguaro water feature in front of the casino. Landscape Designer.

Harrah's Ak-Chin Hotel & Casino Expansion; Maricopa, AZ: This CM@R project was a collaborative design effort with Sundt/Yates construction, Harrah's Hotel & Casino, Ak-Chin Indian Community, and other subconsultants. The proposed expansion provides a larger casino area, hotel tower, parking structure, new infrastructure, parking, and renovation upgrade to the existing pool area of the hotel. Landscape Architect.

Ak-Chin Indian Community Roadways Project; Maricopa, AZ: This new pedestrian corridor provides new lighting and landscape improvements along Narcia, Sudagi, and Ak-Chin Parkway within the Ak-Chin entertainment district. Improvements include multi-use pathways, bus ramadas, drinking fountains, lighting, and landscape design which incorporating the local Ak-Chin culture and aesthetics. Landscape Architect.

Ak-Chin Indian Community Farrell Road Pedestrian Pathways; Maricopa, AZ: design team to provide safe passage along the Community's primary transportation corridor. Farrell Road serves as a long linear community connector and the planned pedestrian and multi-use pathways will serve as a much needed amenity to link important Community buildings, parks and places of work. The unique design conveys the Community's sense of culture, commitment to health and the welfare of its members. Landscape Architect.

Ak-Chin Indian Community Justice Complex; Maricopa, AZ: The Ak-Chin Justice Complex is a 56,000 square foot center which houses the AK-Chin Tribal Police Department, detention, probation, public defender's office, prosecutor's office and courts. It also provides facilities and programming space

for rehabilitation. Provided landscape and hardscape design services for this center. The project team facilitated outreach meetings with the local community and elders as part of the design process. The exterior design pallet took into consideration the local landscape aesthetic, Ak-Chin culture, and low water-use landscape. Landscape Designer.

Ak-Chin Indian Community Fire Station; Maricopa, AZ: A new fire station located on an old agricultural site was designed with native, low water use plants. Outdoor meeting spaces were designed utilizing culturally significant plant material. The site is adjacent to the Ak-Chin Justice Center.

El Mirage Police Station, El Mirage, Arizona: The new police station will be in a civic area that includes a retail area incorporating "living" street and New Urbanism principals. The City is providing consideration to innovation and quality of interpretation of the City's future while recognizing the history of the area, including the notable architectural building in close proximity such as the Catholic Church. The site will also need to provide for potential future expansion as needs of the facility may change over time to possibly include future dispatch and municipal court needs. Landscape Designer.

George Doc Cavalliere Park, Scottsdale, Arizona: 34-acre multi-use park. The project includes a multi-use turf field utilizing the existing retention area, lighted basketball courts, a desert-themed playground area, ramadas, hiking loop trail, desert pavement parking, a restroom and maintenance building, as well as landscaping. A 20,000 sq. ft. Community Center was master planned for future phase. In 2013, the project was one of eight projects in the country to be certified under the Sustainable SITES Initiative, the most comprehensive rating system for the sustainable design, construction, and maintenance of built landscapes. The park uses 100 percent native plants and all existing. Landscape Designer.

Curt Johnson

Senior Vice President

CONTACT

CVL Consultants
4550 N. 12th Street
Phoenix, AZ 85020

602.264.6831
cjohnson@cvlci.com

EDUCATION

BS Design, Arizona State
University, 1984

PROFESSIONAL EXPERIENCE

30 years
With the Firm: 20 years

PROFESSIONAL ASSOCIATIONS

American Planning Association
Arizona Planning Association
CLE International: Featured
Speaker
Home Builders' Association of
Central Arizona
Lambda Alpha International
Honorary Society for the
Advancement of
Past President and Land
Economics: Executive Committee
Member
Valley Partnership: Executive
Committee Member, Board of
Directors, and City/County Liaison,
Federal Affairs
Urban Land Institute

Since joining Coe & Van Loo in 1993, Mr. Johnson has applied creative land planning solutions to numerous public and private projects. His experience includes conceptual planning and community design, in addition to implementation planning from the conceptual stage through final platting. Mr. Johnson has also worked with entitlement plans, land use and zoning, commercial and resort planning, hillside development, development review boards, design guidelines and feasibility studies.

MASTER PLAN EXPERIENCE

State Trust Parcels

Various Parcels in Maricopa County, Pima County, and Yavapai County, AZ: As the Project Manager, Mr Johnson oversaw the feasibility, design and preliminary entitlements for sites ranging from 100 acres to 12,000 acres. This work included initial analysis of the subject site and its boundary, site opportunities and constraints, master plan design, agency and consultant coordination, and preliminary entitlement structure. Other work included review of prospective bidder analysis and developability of state trust parcels as well as the creation and coordination of the Arizona State Land Department five-year disposition plan.

McDowell Mountain Ranch

Parcels I, P, S, T, U, V, W, X, Y, Z, AA & BB

Scottsdale, AZ: Design of parcels from preliminary sketch stage through final engineering documents. This work also included coordination with City staff and the public through the Development Review Board process. These parcels contained areas of steep topography, extensive hillside, major wash features and existing vegetation that had to remain. Mr. Johnson served as the primary planner on this community.

Stetson Hills

Phoenix, AZ: Phase One of a Master Planned community which consists of several types of single family detached neighborhoods in areas of steep terrain. Our input was to provide initial client consultation in the feasibility stage and to provide consulting services thru final engineering. This work involved coordination with other client consultants and legal counsel. Mr. Johnson served as the primary planner on this community.

Pointe Resorts

Phoenix, AZ: Master planning, design and entitlements for mixed-use resort properties including resort hotels, commercial uses, restaurants, multi-family and single family from preliminary sketch stage through final engineering documents. This work also included coordination with City staff and the public through the Development Review Board process and hillside analysis and review.

Legend Trail

Scottsdale, AZ: A 640-acre resort master planned community located in north Scottsdale. This project included several different types of neighborhoods in moderate to steep terrain, with an 18 hole golf course and a club house. Mr. Johnson served as the primary planner on this community.

David Coble

Land Planning

CONTACT

Coe & Van Loo Consultants, Inc.
4550 N. 12th Street
Phoenix, AZ 85014

602.264.6831
dcoble@cvlci.com

EDUCATION

Purdue University
Ball State University

PROFESSIONAL EXPERIENCE

42 years
With the Firm: 27 years

PROFESSIONAL ASSOCIATIONS

American Planning Association,
Arizona Planning Association
Home Builders' Association of
Central Arizona
WESTMARC

Mr. Coble has over 35 years of land development civil design and design coordination experience and his involvement in projects has ranged from preliminary analysis to final construction documents. He has been responsible for large, complex projects with extremely compressed time frames and has completed them on schedule. He also has more than 17 years of planning experience in preparing and processing zoning applications, preliminary plats and design review submittals. His experience includes master planning, and site/subdivision design, including hillside development.

EXPERIENCE

Canyon Trails

Goodyear, AZ: A 2000-acre master planned community that includes annexation, a general plan amendment, a development agreement, pad zoning and design guidelines. Subdivision design for approximately 5400 single-family units. This community also contains multi-family uses, commercial uses, schools and parks that are all connected through an extensive open space and drainage circulation system. Mr. Coble was involved in the completion of the PAD for Phase 1 and Phase 1 as well as the PAD amendment and prepared preliminary plats on Phase 1 and Phase 2.

Wigwam Creek

Maricopa County, AZ: Prepared and processed the RUPD and preliminary plat for a 1185-unit single-family home subdivision on 310 acres.

Rovey Farm Estates

Glendale, AZ: Zoning and preliminary plat for a 285-acre, 810-unit, single-family home subdivision.

Tramonto

Phoenix, AZ: The Tramonto development includes approximately 1,000 acres. The parcels were located in semi-hillside and hillside areas, which involved grading design considerations with respect to washes, required open spaces, and existing conditions, which had to be protected and conserved. Prepared preliminary plats or preliminary site plans for parcels E-13, 14, 1, 2, 3, 18, 7, 10, 17 and 15; ZHO preparation; as well as the first submittal under the North Black Canyon Overlay District and several Final Site Plans on the project located east of I-17 and Carefree Highway.

White Tank Mountain Park Ranch

Maricopa County, AZ: 1705 single-family lot subdivision of 558 acres.

Estrella Mountain Ranch

Goodyear, AZ: Planning and preparation of preliminary plats for Phases 2 and 3 of this residential development. Included 600 lots on 200 acres, with constraints of large washes and 404 corridors.

Fireside at Desert Ridge

Phoenix, AZ: Prepared preliminary site plans for eight parcels consisting of more than 287 acres, 911 lots for single-family and multi-family subdivisions in a compressed time frame to help the client save interest carried on the project. subdivisions in a compressed time frame to help the client save interest carried on the project.

TAB 4: DETAIL RESPONSE TO EVALUATION



DETAILED RESPONSE TO THE EVALUATION

The Planning Center team understands the requirements set forth in the evaluation scoring criteria as identified in the RFP. We believe our qualifications and previous related work experience of our combined team members display a well seasoned group of professionals.

We understand the importance of this project to the City of Maricopa as it continues to grow and develop to meet the needs of its growing population. We understand the project goals and requested services from this RFP, and believe our team’s project history of successfully working on similar projects provides the best team for this effort.

Our project manager and key personnel identified in this proposal have successfully taken on proactive project management roles; lead effective public and project meetings and work sessions; and also have completed presentations at public meetings, hearings, and community design charrettes. The examples provided in this proposal only touch the surface of our team’s history of working with local municipalities and working on projects that relate to Form Based Code, Arizona Planning, Zoning and Subdivision, and best practices.

CONCLUSION

The Planning Center appreciates the opportunity to submit this proposal for the City of Maricopa’s RFP for Subdivision Zoning Ordinance. Our team is well-suited for this project as it is directly in line with several of our existing projects and recent work. We realize the critical importance of this project to the City and its residents, and we wish to reiterate our desire and capabilities to perform the requisite work. We have adequate and flexible resources to respond to this project with the City of Maricopa, and are ready to begin work immediately

upon receiving Notice to Proceed. We can ensure the City that The Planning Center’s team will provide the required services in a manner that exceed the City’s expectations. Please contact Jessica Sarkissian, Principal/ Project Manager, at 480.750.7300 with any questions concerning The Planning Center or the preceding proposal.



TAB 5: REFERENCES & CONTACT INFO



REFERENCES

The Planning Center has provided the following references for this proposal, where similar services were provided since January of 2012.

TPC References:

Gabriel Yazzie, Town Manager - Navajo Nation, AZ

P.O. Box 1490, Kayenta, AZ 86033

P: 928.697.8451

E: gyazzie@kayentatownship-nsn.gov

Project: Kayenta Township Zoning Ordinance, Comprehensive Plan and Design Concepts.

Bruce Wright, Assoc. Vice President - Tech Parks

Arizona / U of A

9070 S. Rita Road, Suite 1750, Tucson, AZ 85747

P: 520.621.4930

E: wrightb@u.arizon.edu

Project University of Arizona Tech Park Master Plan and Development Guidelines

Jan Zobel, Director of Development

Wild Horse Pass Development Authority

5350 N. 48th Street, Suite 210, Chandler, AZ

P: 480.796.5389 ext: 203

E: jzobel@wildhorsepass.com

Project: Wild Horse Pass Development Authority Design Guidelines

Patrick Hartley, Sustainable Coordinator/ Sr.

Transportation Planner - City of Tucson

1 E. Broadway Blvd, Suite 401, Tucson, AZ 85701

P: 520.792.1093

E: phartley@pagnet.org

Project City of Tucson Modern Streetcar Land Use and Development Implementation Plan

Nicole Ewing-Gavin, Former City of Tucson Planning

Director - City of Tucson

2877 E. Racquet Ct, Tucson, AZ 85716

P: 520.861-8893

E: tucsongavins@gmail.com

Project: Tucson Urban Streetscape Design Manual

TAB 6: EXAMPLES OF WORK



EXAMPLES OF WORK

The following project examples of subdivision regulation updates and/or similar work are provided below. Included with the examples are reference contact information, statement of adoption, project status at completion of services, and member involvement .

Kayenta Township Zoning Ordinance, Comprehensive Plan and Design Concepts;

Kayenta, Navajo Nation, AZ. Recipient of the Arizona American Planning Association (AzAPA) 2014 Award for Best Comprehensive Plan and Zoning Ordinance in the state of Arizona, the Kayenta Township Zoning Ordinance includes all development standards and regulatory framework needed to implement the vision, goals, policies, sustainability kit, and design parameters adopted in the Kayenta Comprehensive Plan. The Zoning Ordinance defines and provides development standards and guidelines for agriculture, residential, mixed-use, Transit Oriented Development (TOD), commercial, employment, industrial, mobile home, and planned recreation districts and two overlay zones, the Recreational Vehicle and the Planned Area Development (PAD). The Zoning ordinance also includes regulations for non-conforming uses, buildings and parcels, water harvesting, and regulatory language ensuring that development will proceed in a sustainable manner in accordance with the heritage, character, identity and traditions of the Navajo Nation. The Kayenta Township Zoning Ordinance, an example of work, is available at: http://kayentatownship-nsn.gov/Home/PDF/zo_final.pdf

References: Gabriel Yazzie, Town Manager - Navajo Nation, AZ; P.O. Box 1490, Kayenta, AZ 86033; P: 928.697.8451; E: gyazzie@kayentatownship-nsn.gov

Adopted: 2012. **Completion/Budget Statement:**

Completed on time and within budget. **Relevant Team Members:** Maria Masque - Principal-in-Charge, Project Manager/Urban Designer, Design Charrette Coordinator/Facilitator, Code Writer.

City of Tucson Streetcar Land Use and Development Implementation Plan (SLUP) (2014)

Tucson, AZ. Integral to the SLUP, this process produced recommendations to extend the boundaries of the Greater Infill District (GIID) and amend the GIID and the Zoning Code to intensify development and create opportunities for TOD and urban mix use along the streetcar corridor. **References:** Patrick Hartley, Sustainable Coordinator/ Sr. Transportation Planner - City of Tucson; 1 E. Broadway Blvd, Suite 401, Tucson, AZ 85701; P: 520.792.1093; E: phartley@pagnet.org

Adopted: 2014. **Completion/Budget Statement:**

Completed on time. **Relevant Team Members:** Linda

Morales - Principal-in-Charge, Project Manager, Facilitator; Maria Masque - Land Planner, Analyst, Design Charrette Coordinator/Facilitator; Brian Underwood - GIS Mapping.

Wild Horse Pass Development Authority Design Guidelines.

The Gila River Indian Community Wild Horse Pass Development Authority retained the services of The Planning Center to prepare the Wild Horse Pass Development Guidelines Update. These guidelines include design standards for ensure consistent high quality, culturally sensitive design and development within Wild Horse Pass. They guide development designers, architects, landscape architects, developers and builders through the design process by identifying the parameters within which development can occur. These guidelines protect the Gila River Indian Community from undesirable design and development, while assuring aesthetically consistent and appropriate development. These Development Guidelines expand on their 2007 predecessor by including additional development objective, site design, architectural, and landscape architecture guidelines and standards for mixed-use, hospitality/resort/conference center, and several types of timeshare development. The new guidelines also update the existing ones in a sustainable manner with focus on connectivity among all uses. The Wild Horse Pass Development Guidelines document is included in PDF format as an example of work. **References:** Jan Zobel, Director of Development - Wild Horse Pass Development Authority; 5350 N. 48th Street, Suite 210, Chandler, AZ; P: 480.796.5389 ext: 203; E: jzobel@wildhorsepass.com.

Adopted: 2017. **Completion/Budget Statement:** On time and within budget. **Relevant Team Members:** Maria Masque - Principal-in-Charge, Project Manager, Design Guideline Writer.

City of Tucson Urban Streetscape Design Manual; Tucson, AZ.

The purpose of the Tucson Urban Streetscape Design Manual (Design Manual) is to establish standards for streetscape improvements within the public-ROW (ROW) for the creation of a comfortable pedestrian environment along the 3.9-mile Tucson Streetcar corridor. The corridor is not homogeneous. It includes historic neighborhoods, central business district, the Historic 4th Avenue, the cultural center and the University of Arizona. Such diversification requires the application unifying features while sustaining a cohesive overall character. The Design Manual provides an easy to follow program and a clear and concise mechanism for approval and maintenance of improvements by which consultants and City staff can review proposed improvements. Such improvements intend to provide



PROPOSAL

efficient, functional, and aesthetic use of space within the public ROW. These guidelines apply to both public and private improvements within the public ROW inside the Greater Infill Incentive District (GIID) boundaries. The manual includes guidelines for Temporary Revocable Easements (TRES) and Parklets as well as water harvesting methods and techniques for an urban environment. **References:** Nicole Ewing-Gavin, Former City of Tucson Planning Director - City of Tucson; 2877 E. Racquet Ct, Tucson, AZ 85716; P: 520.861-8893; E: tucsongavins@gmail.com. **Adopted:** 2014. **Completion/Budget Statement:** Completed on time and within budget. **Relevant Team Members:** Linda Morales - Principal-in-Charge, Project Manager, Code Reviewer; Maria Masque - Land Planner and Code Reviewer.

University of Arizona Tech Park Development Guidelines Update; Tucson, AZ. The Planning Center prepared the University of Arizona Tech Park (UA Tech Park) Master Plan and Development Guidelines in 2000. The project encompassed an ongoing planning process aimed at preparing detailed development standards and design guidelines to guide the development of the University of Arizona Tech Park (UA Tech Park) as a sustainable “green” or “smart” university research park. Updated regularly to adhere to the latest industry standards, the 2015 update of the Development Guidelines includes development standards, performance standards, design guidelines and best sustainable practices compliant with LEED® Green Building Rating System for New Construction and Major Renovation. The Development Guidelines implement the UA Tech Park Master Plan also prepared by The Planning Center. It includes specific guidelines for research and development (laboratory and office) as defined by the Arizona Revised Statutes, assembly/manufacturing (clean industry), green industry/eco-industrial park (industry clusters), residential, commercial, destination hotel/resort, high-end regional retail, mixed-use, and business development for corporate headquarters. The University of Arizona is an autonomous jurisdiction governed by the Arizona Board of Regents. The UA Tech Park Development Guidelines guide all residential and non-residential development within the UA Tech Park. Currently, the UA Tech Park supports 6000 employees, making it one of the largest employers in the region. The Planning Center has provided ongoing planning and design services to the UA Tech Park for the past 17 years also functioning as the reviewing staff for all development projects at the Tech Park. The UA Tech Park Development Guidelines document is included in PDF format as an example of work. **References:** Bruce Wright, Assoc. Vice President - Tech Parks Arizona / U of Arizona;

9070 S. Rita Road, Suite 1750, Tucson, AZ 85747; P: 520.621.4930; E: wrightb@u.arizona.edu. **Adopted:** 2015. **Completion/Budget Statement:** Completed on time and within budget. **Relevant Team Members:** Maria Masque - Project Manager/Urban Designer, Guideline Writer, Public Engagement; Linda Morales - Principal-in-Charge, Public Engagement, Quality Control; Brian Underwood - GIS Mapping.

ADDITIONAL PROJECTS SINCE 2012:

City of Safford General Plan (2016)
City of Sahuarita General Plan (2014)
Southeastern Sahuarita Conceptual Area Plan (2014)
Pima Prospers - Pima County Comprehensive Plan (2015)

SIMILAR PROJECTS PRIOR TO 2012:

City of Douglas Historic District Overlay Zone
Pima County ZATA
Tohono O’Odham Nation Development Review Process Manual for San Xavier District
Pascua Yaqui Zoning Code
Pascua Yaqui Development Guidelines
La Estancia Development Guidelines
Saguaro Springs Development Guidelines
Sky Ranch Development Guidelines

Additional project information available upon request.



**TAB 7: DISCLOSURE OF CONFLICT
OF INTEREST**



DISCLOSURE OF CONFLICT OF INTEREST

With regards to The Planning Center Project Team, there are no conflicts of interest exist as defined by Arizona Revised Statutes, Title 38, Chapter 3, Article 8. In the event any professional or personal financial interest, does exist the nature of the relationship shall be disclosed to the City and examined by the City of the material facts of the disclosure. The above reference statute shall govern the actions of the city in the event a conflict exists.



TAB 8: ATTACHMENT FORMS



**SUBSTITUTE W-9 FORM
 ATTACHMENT A**

PART I: Company Information:

1. Name (as shown on Income Tax Return): TPC Group Inc.
2. Business Name (if different than above): DBA The Planning Center
3. DUNS #: 01-636-3991
4. Federal employer identification number (or SSN): 86-1000076
5. Type of organization (check one):

Individual/Sole Proprietor <input checked="" type="radio"/> Corporation <input type="radio"/> Partnership Other: _____	Limited Liability Company* *Choose the tax classification <input type="radio"/> Disregarded Entity <input type="radio"/> Corporation <input type="radio"/> Partnership
---	---
6. Order Address: 2701 W. Broadway Road, Suite 203, Tempe, AZ 85282
 (Order address) (City) (State) (Zip code)
7. Remittance address (if different than above):
 (same as above)
 (Remittance address) (City) (State) (Zip code)
8. Contact person for bid invitations: Jessica Sarkissian
9. Phone Number: 480.750.7300 Fax Number: 520.622.1950
10. Email address of contact person: jessica@azplanningcenter.com
11. Applicant is a (check one):

<input type="radio"/> Factory Representative <input type="radio"/> Manufacturer <input type="radio"/> Retail dealer <input checked="" type="radio"/> Consultant	<input type="radio"/> Jobber <input type="radio"/> Authorized distributor <input type="radio"/> Contractor Other: _____
--	--
12. Indicate if the business is registered as a minority or woman-owned company.

<input type="radio"/> Minority-owned	<input checked="" type="radio"/> Woman-owned	<input type="radio"/> Not Applicable
--------------------------------------	--	--------------------------------------
13. How long has the company been in business? 32 Years
14. Does applicant currently hold a valid business license issued by the City of Maricopa?
 Yes No

PART II: COMMODITY OR SERVICE DESCRIPTION

1. Commodity/Service description (this section must be completed):

Land Planning, Landscape Architecture, Visual Communication, and Public Participation

PART III: APPLICANT TERMS AND CERTIFICATION

Terms:

The City of Maricopa may take up to thirty (30) calendar days after the receipt of vendor's invoice to render payment unless other arrangements are made through a written contract. Applicant's signature below signifies acceptance of those terms.

Under Penalties of perjury, I certify that:

1. The number shown on this form is my correct federal employer identification number.
2. I am not subject to backup withholding because of failure to report interest and dividend income.
3. I am a U.S. person (including a U.S. resident alien).
 (NOTE: You must cross out item 2. above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return).
4. The following business ownership classifications are applicable:
 Disadvantaged Business Enterprise Ownership Classification (Select One Only):

- | | |
|--|--|
| <input type="checkbox"/> 1 Non-Small/Non-Minority/Non-Disabled | <input type="checkbox"/> 8 Small Business/Disabled Owner |
| <input type="checkbox"/> 2 Small Business (Per ARS §41-1001(20)) | <input type="checkbox"/> 9 Minority Woman Owned Business |
| <input type="checkbox"/> 3 Minority Owned Business [Per 15 CFR §1400.1(a)] | <input type="checkbox"/> 10 Disabled-Minority Owned Business |
| <input type="checkbox"/> 4 Woman Owned Business | <input type="checkbox"/> 11 Disabled-Woman Owned Business |
| <input type="checkbox"/> 5 Owned By Disabled Individual (Per ARS §41-1492.5) | <input type="checkbox"/> 12 Small Business/Minority-Woman Owned |
| <input type="checkbox"/> 6 Small Business/Minority Owned | <input type="checkbox"/> 13 Small Business/Disabled-Minority Owned |
| <input checked="" type="checkbox"/> 7 Small Business/Woman Owned | <input type="checkbox"/> 14 Small Business/Disabled-Minority-Woman Owned |

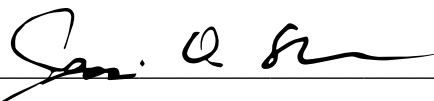
"The Internal Revenue Service does not require your consent to any provision of this document other than the certifications required to avoid backup withholding."

Jessica Sarkissian

Name (Please print)

Principal

Title (Please print)




Signature

May 18, 2017

Date

<u>INTERNAL USE ONLY</u>	
CC# _____	AUTHORIZATION: _____
FAX: _____	EMAIL: _____ PRINT: _____
REQUESTED BY: _____	

ATTACHMENT C
PARTICIPATION IF BOYCOTT OF ISRAEL

	Participation if Boycott of Israel		State of Arizona State Procurement Office 100 N. 15th Ave., Suite 201 Phoenix, AZ 85007
	Description: Transaction Privilege Tax (TPT) Auditor Services for the City of Maricopa	PAGE 1 OF 1	

All materials submitted as part of a response to a solicitation are subject to Arizona public records law and will be disclosed if there is an appropriate public records request at the time of or after the award of the contract. Recently legislation has been enacted to prohibit the state from contracting with companies currently engaged in a boycott of Israel. To ensure compliance with A.R.S. §35-393.01 This form must be completed and returned with the response to the solicitation and any supporting information to assist the State in making its determination of compliance.

As defined by A.R.S. §35-393.01:


1. "Boycott" means engaging in a refusal to deal, terminating business activities or performing other actions that are intended to limit commercial relations with Israel or with persons or entities doing business in Israel or in territories controlled by Israel, if those actions are taken either:
 - (a) In compliance with or adherence to calls for a boycott of Israel other than those boycotts to which 50 United States Code section 4607(c) applies.
 - (b) In a manner that discriminates on the basis of nationality, national origin or religion and that is not based on a valid business reason.
2. "Company" means a sole proprietorship, organization, association, corporation, partnership, joint venture, limited partnership, limited liability partnership, limited liability company or other entity or business association, and includes a wholly owned subsidiary, majority-owned subsidiary, parent company or affiliate.
3. "Direct holdings" means all publicly traded securities of a company that are held directly by the state treasurer or a retirement system in an actively managed account or fund in which the retirement system owns all shares or interests.
4. "Indirect holdings" means all securities of a company that are held in an account or fund, including a mutual fund, that is managed by one or more persons who are not employed by the state treasurer or a retirement system, if the state treasurer or retirement system owns shares or interests either:
 - (a) together with other investors that are not subject to this section.
 - (b) that are held in an index fund.
5. "Public entity" means this State, a political subdivision of this STATE or an agency, board, commission or department of this state or a political subdivision of this state.
6. "Public fund" means the state treasurer or a retirement system.
7. "Restricted companies" means companies that boycott Israel.
8. "Retirement system" means a retirement plan or system that is established by or pursuant to title 38.

All offerors must select one of the following:

- My company **does not** participate in, and agrees not to participate in during the term of the contract a boycott of Israel in accordance with A.R.S. §35-393.01. I understand that my entire response will become public record in accordance with A.A.C. R2-7-C317.
- My company **does** participate in a boycott of Israel as defined by A.R.S. §35-393.01. :

By submitting this response, proposer agrees to indemnify and hold the State, its agents and employees, harmless from any claims or causes of action relating to the State's action based upon reliance on the above representations, including the payment of all costs and attorney fees incurred by the State in defending such an action.

 TPC Group Inc.
Company Name
 1270 E. Broadway Road, Suite 203
Address
 Tempe , AZ 85282
City State Zip



Signature of Person Authorized to Sign
 Jessica Sarkissian
Printed Name
 Principal
Title

**VENDOR QUESTIONNAIRE
 (ATTACHMENT D)**

Name of Firm: TPC Group Inc., dba The Planning Center	
Years in Business providing similar services: 32 Years	
License No(s) and Type: (Submit a copy with the proposal) #1124108 City of Tucson Business License #12948-0 Arizona Board of Technical Registration - Landscape Architecture	
Number of employees servicing this contract: 15 Employees	
Verifiable References: Include the name, contact person, address and telephone number of five (5) firms or government organizations for whom similar services have been provided. References must be current, and should be relevant to the required services. Provide description of services provided and dates of service.	
Firm/Government Agency Name: Navajo Nation	
Contact Person: Gabriel Yazzie	Phone: 928.697.8451
Address: PO Box 1490 Kayenta, AZ 86033	E-Mail Address: gyazzie@kayentatownship-nsn.us
Dates provided: 2012	
Description of services provided: Land Planning, Landscape Architecture, and Public Involvement services for the Kayenta Township Zoning Ordinance, Comprehensive Plan, and Design Concepts.	
Firm/Government Agency Name: Wild Horse Pass Development Authority	
Contact Person: Jan Zobel	Phone: 480.796.5389, ext 203
Address: 5350 N. 48th Street, Suite 210 Chandler, AZ 85048	E-Mail Address: jzobel@wildhorsepass.com
Dollar value of work: N/A	Dates provided: 2017

Description of services provided: Land Planning, Landscape Architecture, and Public Involvement services for the Kayenta Township Zoning Ordinance, Comprehensive Plan, and Design Concepts.	
Firm/Government Agency Name: University of Arizona - Tech Park	
Contact Person: Bruce Wright	Phone: 520.621.4930
Address: 9070 S. Rita Road, Suite 1750 Tucson, AZ 85747	E-Mail Address: wrightb@u.arizona.edu
Dollar value of work: N/A	Dates provided: 2015
Description of services provided: Land Planning and Landscape Architecture services for the University of Arizona Tech Park Master Plan and Development Guidelines	
Firm/Government Agency Name: City of Tucson	
Contact Person: Patrick Hartley	Phone: 520.792.1093
Address: 1 East Broadway Blvd, Ste 401 Tucson, AZ 85701	E-Mail Address: phartley@pagnet.org
Dates provided: 2014	
Description of services provided: Land Planning services for the City of Tucson Modern Street Land Use and Development Implementation Plan.	
Firm/Government Agency Name: City of Tucson	
Contact Person: Nicole Ewing-Gavin (retired)	Phone: 520.861.8893
Address: 2877 E. Racquet Court Tucson, AZ 85716	E-Mail Address: tucsongavin@gmail.com
Dates provided: 2014	
Description of services provided: Land Planning services for the City of Tucson Urban Streetscapes Design Manual.	
Subcontractors: List subcontractor(s) that will participate in carrying out the obligations of any resulting contract. N/A	

Subcontractor Contact Name:	Phone:
Subcontractor Address:	Email:
Category of Work:	
Contractor License Type:	Type/Number:
Subcontractor Contact Name:	Phone:
Subcontractor Address:	Email:
Category of Work:	
Contractor License Type:	Type/Number:
List any other information which may be helpful in determining your qualifications for this contract:	
The Planning Center is a full service land planning, landscape architecture, public outreach, and graphic visualization firm, with offices in both Tucson and Tempe, Arizona. We are a DBE/SBE/SBC certified firm. Our website is www.azplanningcenter.com .	
Debarment/Suspension Information: Has firm or any of its principals been debarred or suspended from contracting with any public entity?: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If "Yes", provide in an attachment to this form the contact information for the public entity and state the reason for debarment or suspension, including the period of time for such debarment or suspension.	
Does your firm accept electronic payments through: Electronic Funds Transfer (EFT): <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Automated Clearing House (ACH): <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No List any additional discounts that may result from paying electronically: <u>N/A</u> % Discount	
Insurance: Provide name of insurance carriers that provide coverage for your company.	
Automobile: Hartford Casualty Insurance Co.	
General/Contractor Liability: Hartford Casualty Insurance Co.	
Bonding: Hartford Casualty Insurance Co.	



City of Tucson

License Certificate

Business Name and Tucson Mailing Address:

THE PLANNING CENTER
2 E CONGRESS STE 600
TUCSON AZ 85701

License Number: 1124108

Type: Architectural Services

Issue Date: December 29, 2016

Expiration Date: December 31, 2017

Owner:

TPC GROUP INC

This license / permit is **non-transferable** and must be posted in a conspicuous place at the business location.

THE ISSUANCE OF THIS LICENSE / PERMIT SHALL NOT BE CONSTRUED AS PERMISSION TO OPERATE IN VIOLATION OF ANY LAW OR REGULATION.

FOLD HERE

CITY OF TUCSON, ARIZONA

FINANCE DEPARTMENT

REVENUE DIVISION - LICENSE

Expiration Date: December 31, 2017



Non-Transferable

1124108

MUST BE DISPLAYED IN
A CONSPICUOUS PLACE

Business License

For the payment of the license fee, the person or firm below is hereby licensed to conduct business in the City of Tucson.

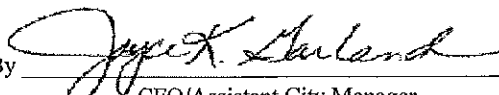
Tax accruing to the City of Tucson shall be paid under provisions of Ch. 19, Tucson City Code. This license is subject to revocation for violation of Ch. 7 or Ch. 19 of the Tucson City Code.

Issued To: THE PLANNING CENTER

Located At: 110 S CHURCH AV STE 6320, TUCSON, AZ
85701

Effective: January 01, 2017

Please refer to license number in all correspondence.

By 
CFO/Assistant City Manager

**STATE OF ARIZONA
BOARD OF TECHNICAL REGISTRATION**

■ FIRM REGISTRATION ■

FIRM NAME
TPC Group, Inc.

FIRM REGISTRATION NO.: 12948-0

FIRM ADDRESS
2 East Congress
Suite 600
Tucson, Arizona 85701

EXPIRES:

4/30/2018

SERVICES OFFERED
Landscape Architecture


**MELISSA CORNELIUS
EXECUTIVE DIRECTOR
FOR THE BOARD**

