

# **TOWN OF PARADISE VALLEY**

## **Mountain Shadows Resort Infrastructure Improvement Agreement**

**Town Council  
Work Study Session  
June 11, 2020**



# BRIEF HISTORY

- 2013 – Mountain Shadows’ SUP No. 12-5 Approved
  - Westernmost main entry receives only eastbound (right in) Lincoln Dr. traffic
  - Westbound traffic designed to enter from Mountain Shadows Dr.
  - Traffic Experience: westbound traffic “misses” entrance at Mountain Shadows Dr. and then makes U-turn at first median break just west of property or at Desert Fairways resulting in resident complaints and traffic disruption



# EXISTING CONDITION





# CURRENT STATUS

- 2/5/20 - Mountain Shadows applied for a SUP amendment to add an approved new left turn movement off Lincoln Drive with no left out (Minor SUP Amendment; SUP-20-01)
- 5/19/20 – Planning Commission approved the Minor SUP amendment to allow new left-in access
  - No other changes to original SUP—no additional entitlements
- New left turn access will improve traffic movements and increase safety by minimizing U-turn movements
- Mountain Shadows requested that the Town include new left turn in configuration in its Lincoln Drive Median Improvements Project





# INFRASTRUCTURE IMPROVEMENT AGREEMENT

## TOWN OBLIGATIONS (with LMDI Project)

- Design and construct median and decel lane for left turn
- Provide plan review by MTS
- Collect deposit from MTS before construction for left turn design costs and construction costs
- Draw from the deposit to pay Town actual costs for left turn
- Reimburse MTS for amount of deposit not needed; or bill MTS for any shortfall in the deposit



# INFRASTRUCTURE IMPROVEMENT AGREEMENT (CONT'D)

## MTS' OBLIGATIONS (with LDMI Project)

- Reasonably review plans
- Deposit funds to pay for the actual design and estimated construction costs prior to start of construction upon invoice from Town
- If deposit doesn't cover all costs, MTS to pay overages



# INFRASTRUCTURE IMPROVEMENT AGREEMENT (CONT'D)

**If Town does not construct left turn improvements by 2/1/21:**

- MTS has option to construct

## MTS OBLIGATIONS

- Construct consistent with Town design or other approved plans
- Pay Town's incurred design costs prior to Town issuing a ROW permit
- Construct consistent with Town's normal construction standards and requirements (insurance, performance bonds, etc.) and prior to any mill and overlay on Lincoln Drive





# INFRASTRUCTURE IMPROVEMENT AGREEMENT (CONT'D)

## TOWN'S OBLIGATIONS (independent MTS construction)

- Inspect median construction for “acceptance” as public infrastructure



# NEXT STEPS

- 6/25 – Council Action on Infrastructure Improvement Agreement



# QUESTIONS?

