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

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EXISTING CONDITION



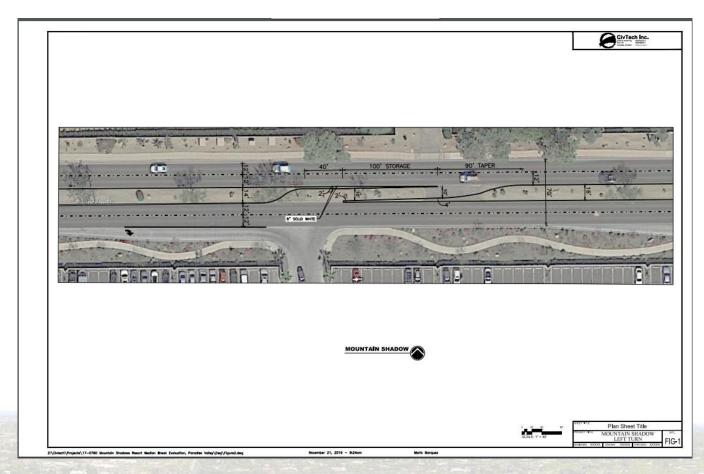


CURRENT STATUS

- 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



SUP MINOR AMENDMENT CONFIGURATION





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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 <u>option</u> 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)

<u>TOWN'S OBLIGATIONS (independent MTS construction)</u>

 Inspect median construction for "acceptance" as public infrastructure



NEXT STEPS

• 6/25 – Council Action on Infrastructure Improvement Agreement



QUESTIONS?

