Updates on SW corner of Central & Camelback

**ZONING:** The current request for a time extension by the owners is tied to stipulations that were put in place by the City of Phoenix when the property was purchased in December 2006. The owners had 5 years to answer all of the stipulations/variances and received a 5-year extension in 2007 that expires this month. The owners are currently asking for additional time to address all of the issues.

* The property was originally zoned (1985) C-2 for office use similar to the “BMO” bank site
* The current owners (Wayne Howard, Marty Aronson, Reid Butler) bought the site with stipulations the use would be mixed use Hi-Rise instead of office
* The stipulations are based on design criteria for the new use vs. the original office use. Zoning remains C-2 for mixed use development

**New purchase of City of Phoenix Bus Stop site at the light rail station:** The owners of the corner site bought through auction the site adjacent to the E end of the light rail station to tie into their existing site. (Transferred in May 2017) Important stipulations are:

* Owners are under mandate to build a project that would combine the “bus” site and a parcel of their existing lot (one pad) within 5 years if the entire site is not developed. A tentative plan is for a 5+ story condo and/or apartment complex
* Owners are required to enhance the entire site’s appearance within 12 months of purchase. Enhancements will include the fence being removed, property graded to one level, landscaping, walkways and shade devices installed etc. The City is rebating a portion of the purchase price back to the owners/developers for this enhancement project. Owner representative Reid Butler will be ready to share a rendering/plan for the enhancement project by August 2017.

**Billboard:** The property was purchased by the current owners from CBS outdoor advertising in 2007. The billboard was “grandfathered” and must stay at that site unless:

1. The owners find a more valuable site to transfer it to such as a freeways location. There is currently some activity on new sites but the reality is the billboard won’t move for years.
2. If the billboard is not moved, it has to be designed into the new site development which could mean an electronic/digital billboard.

**Ground/groundwater contamination at the SW corner of Central/Camelback:** Two ongoing remediation projects are involved:

1. A “soil vapor extraction” in the area that was behind the original Moroney’s Cleaners removing TCE from the actual soil where they dumped cleaning solvents over time. This remediation project could be completed within the next 12 months
2. A ground water remediation project that extracts/treats/returns water to the aquifer under the site. This project is not slated to end any time soon, no accurate status of the “plume” is known. The contamination from the original site use of gas station/carwash radiates out from the site and is in the 30-50 foot depth.

* If the owners move ahead with a development plan before ADEQ completes the remediation the owners will have to pay for a new underground collection/piping system (could cost in the $millions)
* If development starts before remediation is completed, all soil would have to be removed from the site to the depth of disturbance, paid for by the owner.
* Current cost is paid by previous owners, ADEQ et.al.