



## Village Planning Committee Meeting Summary

### Z-18-20-8

<b>Date of VPC Meeting</b>	July 13, 2020
<b>Request From</b>	C-1 TOD-1, C-3 TOD-1
<b>Request To</b>	WU Code T5:6 EG
<b>Proposed Use</b>	Multifamily residential with ground floor retail
<b>Location</b>	Northwest corner of 12th Street and Washington Street
<b>VPC Recommendation</b>	Approval, per the staff recommendation
<b>VPC Vote</b>	11-3

#### **VPC DISCUSSION & RECOMMENDED STIPULATIONS:**

*Eva Olivas and Michael Langley joined the meeting during this item, bringing the quorum to 14.*

**Sarah Stockham**, staff, presented an overview of the request by displaying an aerial map, proposed site plan, and proposed elevations and reviewing the proposed stipulations.

**Jason Morris**, representing the applicant with Withey Morris, PLC, presented an overview of the request, displaying aerial images of existing site conditions, renderings of the proposed project and project highlights.

**Chair Rachel Frazier Johnson** asked Mr. Morris to elaborate on the Ragsdale name for which the proposed project is named after. **Mr. Morris** responded that Lincoln Ragsdale was a pilot, entrepreneur who owned the first black-owned funeral business in Phoenix, and a civil rights leader.

**Vice Chair Janey Pearl Starks** asked if the units will be market rate or affordable. **Mr. Morris** responded that they will be market rate, not at the highest end of the spectrum but will target young professionals working downtown. Mr. Morris continued that in discussion with Cindy Stotler, the director of the City of Phoenix Housing Department, the area needed private investment since the Housing Department has made a tremendous investment in the area for affordable housing.

**Shannon Dubasik** asked if the units will be rental or for sale, and at what price point. **Mr. Morris** responded that the units will be rental and a one-bedroom might be priced in the range of \$900-\$1200 monthly.

**Eva Olivas** asked why the applicant did not consider including affordable units at the low or very low area median income range. **Mr. Morris** responded that the site is immediately south of an affordable housing development and there are many affordable housing developments nearby.

**Chair Rachel Frazier Johnson** asked the applicant to take the request to include affordable units in this proposed development back to his client.

**Vice Chair Janey Pearl Starks** agreed with Chair Johnson's request given that the committee has expressed the need for affordable units in the area.

**Cindy Stotler**, City of Phoenix Housing Department Director, commented that the Phoenix City Council approved the Housing Phoenix Plan, which stated a need for over 163,000 new housing units, some of which are market rate. Ms. Stotler continued that are affordable housing developments nearby such as Monroe Gardens, Frank Luke and A.L. Krohn and they do not want to concentrate affordable housing in one area.

**Public Comment:**

None.

**Motion:**

**Patrick Panetta** motioned to recommend approval per the staff recommendation. **Zach Burns** seconded the motion.

**Discussion:**

None.

**Vote:**

**11-3**, Motion to approve passed, with Committee Members R. Johnson, Burns, Colyer, Gaona, Johnson, Langley, Lockhart, Panetta, Sonoskey, Sweat and Uss in favor and Dubasik, Olivas and Starks in opposition.

**STAFF COMMENTS REGARDING VPC RECOMMENDATION & STIPULATIONS:**

None.