



## Village Planning Committee Meeting Summary

### Z-15-20-8

### INFORMATION ONLY

<b>Date of VPC Meeting</b>	August 10, 2020
<b>Request From</b>	R1-6 (1.44 acres), C-2 (1.42 acres)
<b>Request To</b>	PUD (2.86 acres)
<b>Proposed Use</b>	A mix of commercial and multifamily residential development
<b>Location</b>	Approximately 370 feet west of the southwest corner of 18th Street and McDowell Road

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

**Wendy Riddell**, with Berry Riddell LLC located at 6750 E Camelback Rd, representing Moderne, reviewed the history of the site and displayed an aerial map. Ms. Riddell shared that the proposal is for a mixed-use multifamily project along the McDowell Corridor, is consistent with the General Plan, and will celebrate local art. Ms. Riddell displayed a site plan and explained that there will be access along McDowell Road and the existing Sears building will be adapted with new windows to have a storefront frontage. Ms. Riddell displayed elevations and gave an example of a similar project near a historic district, the Artisan Lofts on Central.

**Darlene Martinez** asked for clarification on the location of the parking for the proposed project, and where the bicycle lanes on McDowell Road will be. Ms. Riddell responded that parking will be self-contained within the site and that the City of Phoenix will be improving McDowell Road, and that a HAWK will improve pedestrian conditions.

**Chair Rachel Frazier Johnson** asked for clarification on the density, noting that the narrative calls out a maximum of 200 dwelling units per acre but the site plan states there will be 172, how many bicycle parking spots will be included on the site, how large the commercial space will be, if they are looking to have local businesses as tenants, and who they are working with to locate artists. Ms. Riddell responded that they are asking for a maximum of 200 dwelling units per acre to give them flexibility as the design is still conceptual, there will be 44 bicycle spaces and approximately 6,000 square feet for commercial space, they are interested in local businesses and they will have more information on artists when they return to the Village for recommendation.

**Eva Olivas** asked if the parking for the commercial area will be in the same place as the resident parking, where will visitors and employees park, and if a left turn on McDowell will be allowed, given that traffic can back up around 16th Street to Highway 51. Ms. Riddell responded that all commercial parking will be on site, and that they will have full access onto McDowell, meaning right and left turns.

**Shannon Dubasik** inquired about the dog park. Ms. Riddell replied that it is a shaded area on site where dogs can play.

**Chair Rachel Frazier Johnson** asked if any of the units will be affordable. Ms. Riddell responded that they would not be affordable per the City's definition of affordable housing, however the units will be workforce housing and will be priced to that they will be affordable, and they will return with more information on pricing.