



Village Planning Committee Meeting Summary
Z-67-20-4

Date of VPC Meeting	March 1, 2021
Request From	C-O TOD-1
Request To	WU Code T6:15 MT
Proposed Use	Multifamily residential
Location	Northwest corner of 2nd Street and Catalina Road
VPC Recommendation	Approve per staff recommendation.
VPC Vote	10-1-0

VPC DISCUSSION & RECOMMENDED STIPULATIONS:

No speaker cards were received on this item.

At this time, Benjamin departed the meeting reducing the quorum to 11 members (8 being needed for a quorum)

STAFF PRESENTATION

Klimek, staff, provided an overview of the case as detailed in the published staff report including background, the proposal for horizontal mixed use with the retention of the existing building and parking structure with the addition of a multifamily building atop the parking structure, and the policy analysis completed by staff.

Staff is recommending approval subject to 7 stipulations focusing on traffic calming at the sidewalks and bicycle parking, and in addition to standard street, aviation, and archaeology requirements. Other priorities for staff such as detached sidewalks, trees and shade, and sidewalk interface will be implemented through the provisions of the Walkable Urban Code.

APPLICANT PRESENTATION

Taylor Earl, Earl, Curley, and Legarde, introduced himself as the representative for Blueprint which is a company formed in Seattle and he then provided an

overview of the project including a series of conceptual renderings. He stated that the request presented by staff is consistent with the proposed zoning contained in the TOD Strategic Policy Framework and will reposition an underutilized and overparked site for additional intensity as envisioned by city policy plans.

The site will include detached sidewalks, porch and patio frontages oriented to 2nd Street and interesting architecture which incorporates detailing, recesses, multiple materials to contribute to the vision for Midtown Phoenix. The conceptual renderings for the multifamily building include steel elements including façade cladding and entry structures.

The existing office building will be retained on site but that the applicant is in the early stage of planning architectural changes to the exterior of the building to integrate steel and other design enhancements to add additional character to the building. He added that a patio is planned as an extension of the office building that will function as an open space amenity for both employees and residents of the site.

QUESTIONS FROM THE COMMITTEE

Vice Chair Bryck asked if the parking calculation which shows sufficient parking includes both the office building and the proposed multifamily and if there are plans to split the parcel.

- **Earl** responded that the parking calculation includes both uses and still has approximately 10 spaces surplus based on the Walkable Urban Code. He added that the horizontal mixed use will also create a parking synergy where the office workers will be leaving as the residents are returning from work. Additionally, he noted that the project is also designed to leverage light rail as an amenity. He added that there are no current plans to split the parcel but the exact approach still needs to be determined.

Jewett stated that he likes the creative use of the site and the addition of intensity on an underutilized site but expressed concern that the aesthetic is somewhat anonymous with the exception of some interesting detailing such as the steel elements. He noted that the area has rich architectural character and asked how the project fits, expands upon, and contributes to the area aesthetically.

- **Earl** responded that the mature palms along 2nd Street are a major character element and were a priority for the development team but unfortunately exist in the way of where the detached sidewalk would be located. The development team is planning to replant palm trees to help reestablish the palm aesthetic along 2nd Street. The steel corner element is unique and will be carried forward through the build-out of the entire site.

Searles asked if there is an opportunity to include a mixed-use component. **Earl** responded that the site is horizontal mixed-use with employment and potentially a coffee shop in the existing building and multifamily atop the parking structure.

Procaccini stated that this is a good infill project, expressed a desire that removed palms be replaced onsite or be relocated elsewhere in Phoenix, and that the site preserve the green grass elements which are a character element for the Encanto Village. He concluded by asking for a conceptual timetable for development.

- **Earl** responded that the landscape plan and palette is still conceptual but that the site will be converted to a low water use palette and that the site will likely be replanted with new date palm trees. He added that the schedule depends on the City of Phoenix and the review process but that a project like this would anticipate a 2021 / 2022 groundbreaking.

Cothron echoed the Procaccini's comments regarding the desire for mature landscaping and the preservation of the palm character element. She asked what LEED standard will be pursued.

- **Earl** responded that the architect signed-off but that the development team plans to aggressively pursue sustainability and efficiency improvements such as racked tankless water heaters, ductless VRF heating-cooling, and a cool roof. He indicated that he is not sure if the applicant will pursue 3rd party certification through LEED but that they intent to incorporate many green elements.

Wagner stated that palms are decorative and that she would prefer a functional shade tree. She asked what input they received from the community.

- **Earl** responded that the plan is to accomplish the 75 percent shade requirement for public sidewalks with canopy shade trees with palms planted interstitially. He stated that the neighborhood meeting was attended by one neighbor who lives and works at the southeast corner of 2nd Street and Catalina Drive and that all questions were resolved.

Rodriguez echoed Cothron's question about LEED certification and Wagner's comments about palms not offering reliable shade or other function.

- **Earl** responded that the development is considering rooftop solar and plans to be aggressive about green elements noting that the developer is from Seattle where these elements are standard. He added that the palms are proposed as mature date palms and are not included in the shade calculation.

PUBLIC COMMENTS

None.

APPLICANT RESPONSE

None.

FLOOR/PUBLIC DISCUSSION CLOSED: MOTION, DISCUSSION, AND VOTE.

Vice Chair Bryck asked how palm trees are sized. **Rodriguez** responded that they are sized by height.

Procaccini asked if it makes sense to retain the existing palms on site or if they can be replanted. **Rodriguez** responded that she would prefer the decision be left to the developer's landscape architect.

George opined that the removal of the mirrored glass on the existing building as depicted in the rendering would make the building hotter and then asked Earl to respond. **Earl** responded that the proposed clear glass will exist only near the building entrance and that the steel wrap on the building will function to shade the glass to a net positive impact.

Motion

Vice Chair Bryck motioned to approve the request per staff recommendation. **George** seconded.

Vote

10-1-0; motion passed with Cothron, Coates, Mahrle, Benjamin, George, Jewett, Matthews, Procaccini, Rodriguez, Wagner, Vice Chair Bryck, and Chair Kleinman in favor; Searles in dissent; and none in abstention.

STAFF COMMENTS

None.