



Village Planning Committee Meeting Summary

PHO-3-18--Z-35-06-7(4)

Date of VPC Meeting	December 3, 2018
Planning Hearing Officer	December 19, 2018
Date	
Request	Request to modify Stipulation No. 1.
Location	Approximately 200 feet east of the southeast corner of Central Avenue and Thomas Road (approximately 4.04 acres)
VPC Recommendation	Approved
VPC Vote	Vote: 11-2 (1)

VPC DISCUSSION & RECOMMENDED STIPULATIONS:

At this point in the meeting Mr. Aaron Searles arrived, bringing the quorum to 13 members.

Maja Brkovic provided an overview of the subject site, surrounding uses, previous PHO requests and the current PHO request before the Committee.

Wendy Riddell, Berry Riddell, LLC, representing the applicant, Toll Brothers, provided an overview of the request. She explained that the site had gone through two previous PHO requests with the most recent one being in 2017, also requested by Toll Brothers. She expressed that Toll Brothers have done multi-family projects in other cities and noted the awards they have received. She indicated that the PHO request the committee saw in 2017 was for a 65-foot tall building with 256 dwelling units. She indicated that the current request was for a 100-foot tall building with 320 dwelling units. She noted that market research has indicated a need for smaller units which is why the applicant was seeking a new site plan with additional height. She explained that the development would have a similar contemporary design previously presented to the committee with a wrapped garage. She provided an overview of the planned amenities and noted that the development would implement a recycling program. She stated that the project would include public art but that the final design had not been chosen.

Chairman Abraham James opened up the floor for committee questions.

Steve Procaccini indicated that he had concerns in regard to the amount of parking being provided on the site. He noted that the parking seemed to be excessive especially because the site was located at an intersection where alternative modes of

transportation were offered. **Ms. Riddell** noted that the parking ratio was 1.61 which was only slightly over the City of Phoenix parking requirement.

Mr. Procaccini asked what the parking ratio was for the previous proposal on the site. **Ms. Riddell** noted that it was 1.54.

Mr. Procaccini noted that the parking increase seemed unnecessary and asked if the developer was planning on selling parking spaces to offices to the north. **Ms. Riddell** noted that there was no intention of selling parking spaces to any office buildings.

Matthew Jewett asked if the garage would be visible at street level and for examples of other projects that have a wrapped garage design. He also asked if the building material would be different for the proposal of a taller building. **Ms. Riddell** noted that the garage would not be visible at the street level. She indicated that a wrapped garage design could be found at 3rd Street and Willetta. She stated that the building would be a stick frame and would include various exterior materials such as brick, faux wood and stucco siding.

Mr. Jewett asked what the cut off limit was for wood frame buildings. **Ms. Riddell** noted that 5-stories was the cut-off limit for wood-frame structures.

Nicole Rodriguez asked staff if applicants could seek variances to reduce the parking standards. **Ms. Brkovic** noted that variances to reduce parking standards could be requested.

Ms. Rodriguez asked about unit sizes and anticipated rental prices. **Evan Bilton**, Toll Brothers, project manager, noted that the unit sizes vary from 560 square feet for studios to 2-bedroom units that are 1,100 square feet. He indicated that the anticipated price range for a studio apartment would be 1,300 dollars.

G.G. George asked for a breakdown of the number of studios versus one-bedroom and two-bedroom apartments. **Ms. Riddell** noted that there would be approximately 40 studios, 175 1-bedroom units and 107 2-bedroom units.

Aaron Searles noted concern in regard to traffic on Thomas and the addition of a HAWK. **Ms. Riddell** noted that the HAWK was a City of Phoenix project. **Ms. George** noted that a HAWK would be a good addition for pedestrians.

Drew Bryck indicated his support for additional height adjacent to light rail and asked for clarification in regard to the streetscape treatment and the pedestrian realm. **Ms. Riddell** indicated that TOD required developments to be as close as possible to the street. She noted that the site faced some challenges due to power lines being located along the front. She indicated that while they are working through those issues, there would certainly be trees, sidewalk, awnings and two access points along the frontage for easy access to the transit lines. She noted that no variances would be requested for the TOD standards as part of the proposal except for the driveway configuration which was already approved.

Mr. Procaccini noted concern with the narrative indicating that the site was located in downtown instead of midtown. He also expressed concern with the parking garage being visible from Central Avenue. He noted that the proposed surface parking at the

northeast corner of the site seemed suburban in nature and wanted clarification as to why that area was chosen for the parking. **Ms. Riddell** noted that the parking area would be utilized by potential tenants. **Steve Procaccini** asked what type of entry would be located near the bus stop. **Mr. Bilton** noted that it would be resident access and egress. **Mr. Procaccini** indicated that the northern elevation should have enhanced architecture to add a decorative element and mentioned the Muse project as an example. **Ann Cothron** noted that the Muse mirrored the Heard Museum across the street.

Celina Brun asked if subterranean parking could be provided. **Ms. Riddell** noted that it was cost prohibitive for the project to provide subterranean parking. **Ms. Brun** noted that the application narrative indicated that the project was mixed use and asked what the mixed use component was. **Ms. Riddell** noted that there might have been a typo in the narrative and that the project was only proposing multi-family.

At this point in the meeting Ms. Andrea del Galdo arrived, bringing the quorum to 14 members.

Chairman James asked if the project was planning on incorporating sustainable elements. **Mr. Bilton** noted that Toll Brothers was always looking ahead and making sure that their buildings were as adaptable as possible to future changes. He indicated that adequate shade would be provided on the site and that other sustainable elements were considered such as photovoltaics but that it did not fit into the budget.

Mr. Procaccini asked staff why an archaeology stipulation was not added as part of the original rezoning approval. **Ms. Brkovic** noted that it was more than likely determined that a stipulation was not needed.

Ms. George asked when the applicant anticipated breaking ground. **Mr. Bilton** noted that they were expecting to start at the first part of next year.

Jake Adams asked for clarification in regard to the research that took place when considering renewables and photovoltaics and how close it came to fitting into the budget. **Mr. Bilton** noted that he did not have a specific number and indicated that Toll Brothers spends money on items that have the most value while balancing rental prices.

Nicole Rodriguez expressed her concern in regard to the lack of affordable housing and noted that she was disappointed that the development was not providing any affordable units.

Chairman James also expressed his concern with the lack of affordable housing and noted the need for more affordable housing in the village.

Motion:

G.G. George made a motion to approve PHO-3-18 (Z-35-06-7(4)) as requested by the applicant.

Steve Procaccini made a friendly amendment to the motion to stipulate that the archeology department be considered as part of the review.

Maja Brkovic indicated that the Archeology Department would review the site during the site planning process.

G.G. George did not accept the friendly amendment. Motion was seconded by **Drew Bryck**.

Vote:

The motion was approved, Vote: 11-2 (1)

Roll Call:

Yes - Abraham James, Jake Adams, Paul Benjamin, Celina Brun, Drew Bryck, Ann Cothron, G.G. George, Matthew Jewett, Brent Kleinman, Jayson Matthews and Aaron Searles.

No - Steve Procaccini, Nicole Rodriguez

Abstained – Andrea del Galdo

STAFF COMMENTS REGARDING VPC RECOMMENDATION & STIPULATIONS:

No comments.