



## Village Planning Committee Meeting Summary

### Z-70-23-5

<b>Date of VPC Meeting</b>	November 28, 2023
<b>Request From</b>	R1-6
<b>Request To</b>	PUD
<b>Proposal</b>	PUD to allow a senior housing development
<b>Location</b>	Approximately 315 feet south of the southwest corner of 27th Avenue and Belmont Avenue
<b>VPC Recommendation</b>	Approval, per the staff recommendation
<b>VPC Vote</b>	10-1

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

*Two members of the public registered to speak on this item, one in support.*

#### **STAFF PRESENTATION**

**Samuel Rogers**, staff, provided a presentation regarding the rezoning request, the subject site, the surrounding land uses, surrounding zoning designations, and site's policy context. Mr. Rogers displayed the proposed site plan, phasing plan, elevations, recommended stipulations, community correspondence, and staff findings.

**Committee Member Jim DeGraffenreid** asked about the site's ingress and egress. **Mr. Rogers** explained the site has one point of ingress and egress on 27th Avenue.

**Committee Member Jak Keyser** asked if the road between the fire station and the subject site is for emergency use only. **Mr. Rogers** stated that the applicant would be better suited to answer the question.

**Committee Member Alexander Malkoon** asked if a detached sidewalk is required on 27th Avenue. **Mr. Rogers** stated that a detached sidewalk would be required as a part of the Phase Two development.

**Committee Member DeGraffenreid** asked if the project would come back in front of the committee for Phase Two. **Mr. Rogers** stated that the PUD will not come back for Phase Two and explained that the narrative regulates both Phase One and Phase Two.

#### APPLICANT PRESENTATION

**Joseph MacEwan**, with the City of Phoenix Housing Department, explained his team is tasked with implementing the Housing Phoenix Plan which includes nine policy initiatives for the City to explore and stated one of those policies is to develop city owned land for affordable and mixed income housing. Mr. MacEwan explained that the Helen Drake Senior Center site was one of the locations the City Council identified on a set aside list of City owned parcels for the development of affordable and mixed income housing. Mr. MacEwan described the subject site, the Request for Proposal (RFP), and the collaboration with the development team.

**Mike Maerowitz**, with Snell & Wilmer, LLP, presented the subject site, surrounding land uses, the RFP, the Richman Group, the surrounding zoning, the project proposal, the site plan, the landscape plan, the shade plan, the open space and amenity plan, the phasing plan, the renderings, and the public outreach.

#### QUESTIONS FROM THE COMMITTEE

**Committee Member David Krietor** asked if the land will be sold or a long-term lease. **Mr. MacEwan** stated that the land will be leased and explained that the minimum lease per the RFP is 40 years, but the lease could end up being much longer. Committee Member Krietor asked if ownership of the land would revert back to the City at the end of the lease. Mr. MacEwan confirmed that the ownership would revert to the City at the end of the lease and explained that the Human Services Department owns and manages the property. Committee Member Krietor asked if the project is using subsidies to be affordable. **Mr. Maerowitz** explained that this is a tax credit project. Committee Member Krietor asked if the project is dependent on receiving the tax credits. Mr. Maerowitz confirmed that the project is dependent on receiving the tax credits.

**Committee Member Maurita Harris** stated she thinks this is a great project, asked about the location of the solar array, asked about the area between the housing development and the recreation fields, and asked where people will park once Phase Two is built on the existing parking area. **Mr. Maerowitz** stated that he is not sure where the solar array will be but explained that the buildings will be LEED certified to silver standards, stated that the area between the housing development and the recreation fields is a drive aisle, and explained the project is over parked and the Phase Two development will potentially incorporate a parking podium design. Committee Member Harris asked if the applicant is asking for a parking reduction. Mr. Maerowitz stated the development is not seeking a parking reduction and stated the PUD narrative has its own parking requirements.

**Committee Member Malkoon** asked about the anticipated timeline for the second phase. **Mr. Maerowitz** stated that Phase Two depends on the City's timeline. Committee Member Malkoon asked if it reasonable assume Phase Two is five years out. **Mr. MacEwan** explained that the Phase Two development would be at least five years out as the City Council set aside over 140 city-owned parcels for the development of affordable and mixed income housing.

**Committee Member Malkoon** stated concerns about pedestrian safety if there is no detached sidewalk provided for the years before Phase Two is developed. **Mr. MacEwan** stated that the provision of a detached sidewalk is ultimately going to be up to the Richman Group.

**Committee Member DeGraffenreid** asked if there is an emergency access location. **Mr. Maerowitz** pointed out the location of the emergency access point and explained the City will need to approve the emergency access point. Committee Member DeGraffenreid asked about examples of other city owned parcels for similar uses and about property values in the area around the potential housing developments. **Mr. MacEwan** explained that there are two or three parcels at Glendale and the I-17, a parcel at Broadway and Central Avenue, and a parcel at Central and Columbus that are being looked at for affordable housing projects and explained that he is not aware of the housing values. Committee Member DeGraffenreid asked if it was considered that the subject site is in the middle of a food desert. Mr. MacEwan stated that his team has heard similar concerns, explained that colocation of affordable housing with services and amenities that can complement each other is a goal of the Housing Department, and explained that the Council District identified this location as a suitable location for affordable housing. **Mr. Maerowitz** added that more density in the area make it more likely for a grocery store to consider locating in the area.

**Committee Member Keyser** stated that there is a nearby location that has middle eastern food, discussed how grocery stores choose to locate in an area, spoke about the Safeway that burned down, echoed Committee Member Malkoon's concerns about not having a detached sidewalk, and asked the applicant if they would be open to a stipulation requiring a detached sidewalk. **Mr. Maerowitz** explained that the RFP that the Richmond Group responded to was just for the west side of the property, stated that the cost figures were all based off developing only the west side of the property, and explained that he could not say if the project will work financially if detached sidewalks are required as a part of phase one. Committee Keyser asked way to incentivize detached sidewalks. **Mr. MacEwan** explained that he is not aware of any funding to pay for the detached sidewalk. Mr. Maerowitz stated that the development team would commit working with the City to see if there are any incentives available for the development team to build detached sidewalks. **Committee Member Malkoon** stated that it is unfortunate that the City is not providing funds to put in a detached sidewalk.

**Committee Member DeGraffenreid** stated that the City should give incentives to grocery stores near affordable housing developments.

## PUBLIC COMMENT

**Debra LaPlante** explained that she is a part of the North Glen Square Neighborhood Association (NGSNA), stated that the development team had attended several NGSNA meetings and had altered the project in response to the group's concerns. Ms. LaPlante explained that the area has a diversity of lot sizes with some large lots having large animals such as cow, horses, chickens, and goats, discussed an experience working with a developer on a project at 31st and Northern, and stated that the project will benefit the area. **Committee Member Malkoon** asked how far away the Baiz Market is. Ms. LaPlante stated that Baiz Market is no more than half a mile away, stated there is also a nearby Dairy Queen, explained the senior center also has a dial-a-ride program, and stated there is also the Jerusalem Market on 35th and Northern.

**Michael-Charles Aust** voiced a concern that the Helen Drake Senior Center was not going to be preserved as a senior center, summarized his attempts to find information on the development, stated he is disappointed that this development is a high-rise housing development, stated concerns about the loss of trees to build a sidewalk, and stated concerns about individuals experiencing homeless loitering in the area.

## APPLICANT RESPONSE

**Mr. Maerowitz** thanked Debra LePlante and the NGSNA for their support and spoke about the collaborative effort between the community, the Richmond Group, the development team, the City's Housing Department, and the Council District 5 office.

## FLOOR/PUBLIC DISCUSSION CLOSED: MOTION, DUSCUSSION, AND VOTE

### MOTION

**Committee Member Keyser** made a motion to recommend approval of Z-70-23-5 per the staff recommendation. **Committee Member Ender** seconded the motion.

### VOTE

**10-1**, motion to recommend approval of Z-70-23-5 per the staff recommendation passes with Committee Members Adams, Camp, Ender, Farina, Fitzgerald, Harris, Keyser, Krietor, Malkoon, and Bryck in favor and Committee Member DeGraffenreid opposed.

## STAFF COMMENTS REGARDING VPC RECOMMENDATION:

Staff has no comment.