



Village Planning Committee Meeting Summary

Z-TA-1-20-8

INFORMATION ONLY

Date of VPC Meeting	June 8, 2020
Request	Amend Section 1202.D. (Regulating Maps, Density Map) of the Phoenix Zoning Ordinance to replace the Downtown Code Density Map to amend density provisions from 218 maximum dwelling units per acre to No Density Limit at the southeast corner of 6th Street and Garfield Street and amend Section 1214.B. (Evans Churchill East, Development Standards) to allow for a height bonus up to ten percent and to increase the maximum lot coverage south of Garfield Street from 50 percent to 90 percent.

VPC DISCUSSION & RECOMMENDED STIPULATIONS:

Four speaker cards were submitted in favor, wishing to speak.

Nick Wood, representing the applicant, with Snell and Wilmer, LLP introduced himself and the proposed project. Mr. Wood displayed aerial images to review the surrounding area and renderings of the proposed building. Mr. Wood ended his presentation by showing the proposed changes to the text of the Downtown Code.

Shannon Dubasik asked if the project will be under-parked. **Mr. Wood** replied that the project will provide parking at a ratio that is adequate for developments in downtown Phoenix.

Chair Rachel Frazier-Johnson asked about the parking ratio, as it did not appear to be 1:1 with the proposed number of units. **Mr. Wood** responded that most projects in Downtown Phoenix do not use a 1:1 parking ratio, as not all residents need a parking spot.

Darlene Martinez asked if there would be visitor parking at the site. **Mr. Wood** replied that visitor parking was included in the total parking calculation, 201 spaces.

Wayne Rainey shared that in many major cities, projects are not parked at a 1:1 ratio and the committee should encourage less parking in applicant's proposals. Mr. Rainey

added that this project is proposing art on the exterior and is in the Arts District. He added that in some Arts Districts, the area gets taken over and changes to become something different than what the neighborhood used to be.

Eva Olivas asked for the applicant's slides, what outreach the applicant has done to their neighbors next door, if they had an overflow parking plan, where all the parking would be located, and if the on-street parking was metered. **Mr. Wood** responded that they had spoken with representatives of Tonatierra Community Development to the southeast, their neighbors directly to the east, the Garfield Neighborhood, Arizona State University, Downtown Phoenix Inc, and Phoenix Community Alliance. Mr. Wood continued that all parking would be within the structure onsite, they did not anticipate any overflow parking on the street or invading the nearby neighborhoods, and that he believed the on-street parking was metered.

Sean Sweat echoed Mr. Rainey's sentiments about parking and shared that the committee should treat parking in an urban way. Mr. Sweat asked for clarification on the request to amend the height map and allow for a height bonus. **Mr. Wood** clarified that the request is to amend the text for a height bonus, not to amend the height map.

Chair Rachel Frazier-Johnson expressed to the applicant that she hoped they did not feel that they were being questioned repeatedly over parking, and that we have all had the trouble of going to a place without adequate parking.

Eva Olivas asked if there would be a possibility to make the art a public art piece and if members of the public could contribute ideas. **Mr. Wood** replied that they would welcome all ideas or thoughts on the art component.

Chair Rachel Frazier-Johnson asked if the applicant had spoken with the Office of Arts and Culture with the City of Phoenix. **Mr. Wood** replied that they had not, but it was an excellent idea.