

ATTACHMENT F

Received After 6/21/23 PHO Hearing

Chase Hales

From: Dianne Langmade <eagleii@cox.net>
Sent: Monday, June 26, 2023 10:07 AM
To: PDD PHO
Subject: PHO-1-23--Z-SP-2-19 Communication or lack of

Regarding the PHO-1-23--Z-SP-2-19 Planning Hearing on 21 June, 2023, there was one comment I neglected to make. Mr. Gilbert emphasized the communication between the Madison Pioneers Coalition (MPC), Neighbors and individuals living or having property within the proximity of the HSC, and the HSC, City of Phoenix and others during the HSC Quarterly Meetings hosted via Zoom by the HSC. Please note the MPC, individuals most impacted by the chaos on the streets surrounding the HSC, are given only 5-minutes for this, "community outreach meetings to discuss compliance with the zoning stipulations, ..., and issues/concerns from the community, and how those concerns could be addressed by the shelter providers or the City." (stip #15 a-f)

The allocated five minutes is hardly enough time for the MPC to address issues/concerns. Instead what the Quarterly meetings have become is an infomercial by the HSC and other service providers to highlight what they do, and not address problems from the crime and chaos created by those on the street seeking services at the HSC. Because of the ineffectiveness of the Quarterly meeting to address the MPC concerns, many of the neighbors within "The Zone" have stopped attending. The number of people Mr Gilbert quoted as attending as being in the 60's are actually in the mid-30's, with most of those attending are associated with the HSC and service providers. The reason for the lack of MPC attendance is the neighbors find these meetings ineffective. We need solutions, not an infomercial.

<https://hsc-az.org/community/#feb7> [hsc-az.org]

FYI, This is a link for reference to these meetings. Thank you for your attention to the manner surrounding the streets of the HSC

Dianne Langmade
1345 W. McKinley St

Planning and Development Department
200 West Washington 2nd Floor
Phoenix, AZ 85003

29 May 2023

CITY OF PHOENIX

JUN 06 2023

**Planning & Development
Department**

RE: PHO-1-23—Z-SP-2-19

To Whom it May Concern,

Please help us to with the Central City Village Planning Committee to vote NO on the Human Services Campus (HSC) Application PHO-1-23--Z-SP-2-19 . Please read the attached for the comments by Councilmember Nowakowski (Attach 1), by Michael Langley and others (Attach 2), plus public comments (Attach 3) regarding the initial debate regarding case Z-SP-2-19-7.

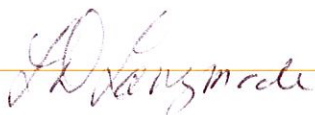
The HSC wants to drop the Stipulation #17 for the review process of the Special Permit. This is one of the ONLY places we affected by the increase in homeless can speak and hold the HSC accountable. The HSC should view this two year review as forum to have constructive dialogue on what is working and what is not working due to the conditions created surrounding the HSC. Please do not allow Stipulation #17 for a two year review to be deleted.

Regarding Stipulation #3 for the number of beds, no change should be made here. It should be obvious to anyone who goes into the area, or talk to those in the area surrounding the HSC, that the increase of shelter beds is too much for the HSC and their service providers to handle. See the attached chart for Service Calls in the area at the HSC and calls for the Fire Department to handle calls for sick and injured persons just outside the gates to the HSC. (Attach 4 & 5). These charts indicate an area that is out of control and too much for the HSC to handle.

Please note the initial reasoning on increasing the number of beds was to allow the City of Phoenix time to create more shelter services in other neighborhoods, and work with other municipalities to also increase shelter services. There is a clear need to shelter the homeless and provide services to those in need. No one neighborhood should bear the brunt of providing sheltering services for individuals experiencing homelessness.

Please help us to with the Central City Village Planning Committee to vote NO on the Human Services Campus (HSC) Application PHO-1-23--Z-SP-2-19. The public and the City must continue the reviews and do all they can to reduce the number of beds at the HSC to a more manageable number.

Sincerely,



Laurel Dianne Langmade
1345 W. McKinley St

Attach 1: Councilmember Nowakowski comments

Attach 2: Discussion regarding ordinance change

Attach 3: Public Comments

Attach 4: Service Calls BA26 regarding Crime

Attach 5: Service Calls for Injured/Sick Person

Councilmember Nowakowski thanked the members of the committee for volunteering their time to listen to the community on this issue. Councilmember Nowakowski added that the work CASS does is incredible, should be spread out across Maricopa County and there shouldn't be only one center, there should be 13 centers across the county per the plan that should have been implemented 20 years ago. Councilmember Nowakowski continued that the City of Phoenix was the only city to implement the plan and it is sad there is only one CASS and other cities are sending their homeless individuals to Phoenix. Councilmember Nowakowski shared that his concern is for the City of Phoenix to take care of its residents, and that this Hispanic and African American neighborhood is being taken over by individuals that don't live in the neighborhood, citing an example of residents that are awakened at night by individuals using their water hose to take a shower or get a drink of water, and students at Capitol School that have seen individuals expose themselves. Councilmember Nowakowski continued that the area doesn't have grocery stores or restaurants due to the stereotype of the neighborhood and the applicant has a requirement for 425 beds and they are asking to bring more individuals into the community that will worsen the stereotype. Councilmember Nowakowski continued that city has spent millions of dollars in upgrading the Central City Village Planning Committee October 12, 2020 – Meeting Minutes Page 19 of 21 affordable housing in the city such as at 7th Avenue and Buckeye Road and in revitalizing the area, and has spent around 26 million dollars on an annual basis on police, streets, public works and neighborhood services to take care of the area around the CASS center. Councilmember Nowakowski continued that some residents in the area step in feces on their way to their cars and the area is a working-class neighborhood where individuals have two jobs to support their families, some of whom are afraid to call the police. Councilmember Nowakowski continued that those residents call his office asking for help and support and asked the committee to drive around CASS, see what is going on and if they would want that in their backyard. Councilmember Nowakowski continued that they should have a regional approach where other cities have shelters, and that other cities should take their share of the responsibility for caring for those experiencing homelessness and that would make a big impact on those experiencing homelessness in the area. Councilmember Nowakowski added that he hears the cry of the community in the area and a city park had to be fenced because a child was molested by an individual from CASS, and it is wrong to not feel safe at a city park. Councilmember Nowakowski asked the committee to do the right thing and ensure that they represent the whole village, and this part of the Central City Village is hurting right now and asked for the support of the community to go out to other cities and asking them to take their share of the issue. Councilmember Nowakowski continued that putting 1,000 beds in central Phoenix will not end homelessness, but when other cities take their fair share of the issue it will make the most impact, and that the nonprofits do great work but can bring negative impacts to the community. Councilmember Nowakowski concluded by asking the committee to recommend denial and to support a regional approach to homelessness where other cities take their fair share of the beds. Councilmember Nowakowski added that the community is looking at a couple of attorneys to do pro bono work to ask the Justice Department to come in because this is an environmental justice issues because of the low-income area and the individuals that live in the area, and this would never happen in any other part of the city except for South Phoenix or Maryvale. Councilmember Nowakowski concluded by asking the committee to do the right thing.

Michael Langley thanked everyone for participating in the robust debate and asked if the request is approved, if the applicant does not meet stipulations if there is a fine, sanction or penalty that can be placed on the applicant for not meeting their stipulations. Ms. Stockham responded that per the stipulations, this request is reviewed annually through a public hearing process and through that process the Planning Hearing Officer can impose more stipulations and more reviews. Mr. Stephenson added that the review process is built in to ensure that the applicant continues to do what they are supposed to do and as this moves forward in time, there is a continued dialogue with the neighbors and as part of that review in the future if there is noncompliance there could be a recommendation to pursue revocation. Mr. Stephenson continued that one of the complicated factors with this case is that the campus was owned and operated by Maricopa County for many years and legally the City of Phoenix is a lower governmental authority than Maricopa County and therefore the City of Phoenix cannot tell Maricopa County how to run things even though the buildings may be located in the City of Phoenix. Mr. Stephenson stated that they recognize the concerns of the community and that is why the stipulations require continual dialogue with the community and annual reviews that go up to the City Council to ensure that the promises that are made are pursued and met.

Attach 2

PUBLIC COMMENT:

Angela Ojile shared that she is against the proposal, the applicants have not reached out and the neighborhood has not been included, the cleaning around the area is bad, the neighborhood can't afford any more beds since many businesses have closed down, there were feces and urine in her driveway, and mega shelters do not work.

John Westerdale shared that he is opposed to the proposal, there are a lot of schools in the area and there are many sex offenders, the largest shelter in California has 500 beds, and that the City should not congregate uses. Ian Frances shared that he is a business owner and the area is the worst it has ever been, the applicant is not in communication with the community, a lowbarrier shelter accepts people who are intoxicated, the Madison Pioneers Coalition has been trying to make the neighborhood better, and that the campus is in violation of the City Code due to the health hazards associated with urination and defecation on the street.

Jessica Bueno states that she is concerned with the increase for the number of beds, the community's quality of life is impacted and they don't feel safe, alleys are being used as toilets, and the Capitol Mall Overlay was intended to add economic vitality in the area and have positive impacts on the neighborhood.

Michael Godbehere shared that when he worked in the area there was an immediate increase of theft, burglaries and public defecation, he has personally been a victim of robbery and assault, and healthy businesses have closed in the area.

Freddy Brown invited everyone to walk the area, shared that at his company they escort the female employees to their cars at the end of the day, the applicant cannot manage the 425 beds they have now and many people have been banned from the shelter, and when people give them goods, they throw the trash on the ground.

Joanne Lowney shared that they cannot operate their own business in their building, the streets are used as toilets, and all cities must take part in housing the homeless.

Katherine Roxlo shared that in 1984 the shelter was opened with a use permit for 220 beds, in 1990 the facility expanded to 400 beds, the shelter has been a magnet for all other homeless populations in Arizona, nowhere else in the City are so many health and safety violations allowed, there are 138 sex offenders who list their primary residence within a quarter mile of CASS, and asked staff to document the health and safety violations in the area, research the number of fines and the number of people in the area not seeking shelter, and the impacts on zoning and mitigation of negative impacts.

Joel Coplin stated that he lives half a block from the campus, there are many people on the street, and that many of them have been kicked out of the campus. Lori Thompson shared that she is opposed to the expansion, everyone should have a seat at the table and the shelter should not be the dominant force in the area.

Laurel Dianne Langmade shared that she is against the special permit request, there is an increase in economic hardship for businesses, and a RV company had tires slashed and urination on their property.

Grace Salinas shared that governments have failed to address this issue and the community hasn't been invited to provide input.

Vicki Anderson shared that she deals with the homeless population daily and an increase in the number of beds will allow for less rehousing.

Ray Garcia quoted “if you build it, they will come”, shared that there were many people living in the park which recently got cleared out due to a knifing, the community feels the negative effects of the shelter such as human waste on the street.

Twila Lake stated that she lived and worked in the Woodland Historic District and participated in street cleanups and late-night street survey, they asked people why they chose to sleep on the street instead of the campus and shared that respondents replied they were fearful of being beat up on the campus.

Jay Minich stated he is one of the directors at Andre House, he can see the change in people when they get a bed, that the proposal will help with their overflow capacity, and that there have been 12 deaths in two weeks due to extreme heat.

Brent Downs shared that he works on the campus, experienced homelessness 20 years ago, his journey began when he got a bed and he hasn’t experienced homelessness since, and this is an opportunity to give people a chance.

Jonathan Koppell stated he is president of the HSC Board, agreed that the situation on the street is bad, we need to call on the City and County to do better and this is a social justice issue.

Raquel Dennis stated she lived and worked in the neighborhood and supports the proposal, the homeless population are people too, it is their neighborhood too, not just for those who own property.

Kyle Foxcroft stated that the campus has not helped with the street cleanup and asked for clarification on the definition of extreme weather conditions for the proposed 200 beds.

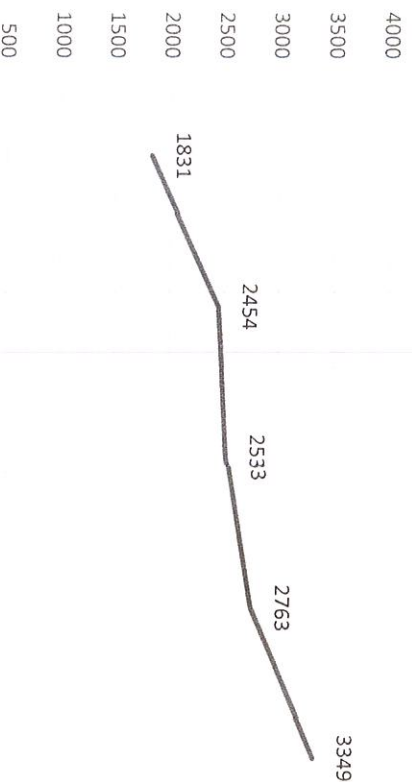
Alex Stratton shared that he is not supportive of the request, it does not meet the intent of the Capitol Mall Overlay, there are unintended consequences of conglomerating the homeless population and there are other ways to shelter people.

Attach 3

Citizen Generated Calls for Service in Grid BA26 for Police

Year	Jan	Feb	Mar	April	May	June	July	Aug	Sep	Oct	Nov	Dec	Total	AV/Day
2018	178	167	190	189	189	142	136	122	142	124	132	120	1831	5
2019	126	161	216	230	209	187	234	209	193	245	232	212	2454	7
2020	251	228	255	214	213	225	167	195	183	200	184	218	2533	7
2021	230	250	273	260	229	215	184	248	174	220	232	248	2763	8
2022	255	235	332	451	313	282	280	256	246	253	233	213	3349	9+
2023**	255	205	292										752	8+

Total Service Calls 2016 to 2022



Summary Crime Data				Jan-Mar	Jan-Dec	Jan-Dec
Crime	Code	Qty	Qty	2023	2022	2021
Armed Robbery	210 & 211	4	32	17		
Fight or Assault	239 & 240	153	661	515		
Aggravated Assault	245	18	58	44		
Sexual assault	261	0?	14	13		
Theft	487	42	157	92		
Injured/Sick Person	901	32	1117	99**		
Insane	918	12	39	44		
Shots Fired	415G	5	30	8		
Trespassing	418T	83	261	347		
Dead body	901H	8	15*	9		

** Per Cmndr Freudenthal "901" code not used until March 2022 and it appears code (901) is not being used for 2023

Source: <https://www.phoenixopendata.com/dataset/calls-for-service>

23-Apr-23

Qty	Call for Services Fire Dept non-fire Jan - Mar 2023 for "2xx S. 12th Ave" (HSC)
18	abdominal pain
3	adult medical code (non-drowning, non-trauma)
2	allergic reaction
17	altered level of consciousness
2	animal bite
19	assault
3	back injury
2	check welfare
48	chest pain
4	code
1	cutting
1	debris fire
14	diabetic problem
50	difficulty breathing
1	eye injury
12	fall injury
1	gunshot wound
2	headache
8	heart problems
59	ill person
26	injured person
3	internal bleeding
1	lockout
2	maternity problem
1	medical alarm
2	nosebleed
10	overdose
1	poison ingestion
1	police crisis care
13	seizure
1	service call
1	stabbing
2	stroke
1	taser application
1	TLO operations
5	unconscious person
1	unknown medical
339	Total number of calls responded to

Note this list is only for 2xx S. 12th Ave, and not the complete BA26 area for the Zone.
What use to be listed as Code 901, Injured/Sick Person

<https://www.phoenixopendata.com/dataset/calls-for-service-fire/resource/e832854c-6537-4223-ba26-674a7b799f49>

Attach 5

Adam Stranieri

From: Anthony M Grande
Sent: Friday, June 9, 2023 3:45 PM
To: PDD PHO
Subject: FW: Central City Planning/HSC meeting PHO-1-23--Z-SP-2-19
Attachments: HSC stipulation hearing.doc

Please see the written comment related to the PHO case.

Thanks,

Anthony Grande

Planner II – Village Planner
City of Phoenix
Planning & Development Department
Long Range Planning
Office: 602-256-5648
200 West Washington Street
Phoenix, AZ 85003



From: Jo-Ann Lowney <jolow999@msn.com>
Sent: Friday, June 9, 2023 3:20 PM
To: Anthony M Grande <anthony.grande@phoenix.gov>
Subject: Central City Planning/HSC meeting PHO-1-23--Z-SP-2-19

Dear Anthony Grande,

Please include this letter in packet for consideration of

PHO-1-23--Z-SP-2-19

CENTRAL CITY VILLAGE PLANNING COMMITTEE
Phoenix City Hall
200 W. Washington St., Phoenix, Arizona

June 9, 2023

RE: PHO-1-23--Z-SP-2-19

HSC wants the important stipulation of a required 3-year review to be dismissed, allowing them to have 600 beds plus the extra 300 for ever.

We cannot let this happen.

HSC has not lived up to their agreement to keep our neighborhood clean because although they have cleaners doing the job daily, they cannot keep up with the refuse and human waste due to the huge and growing homeless population living in semi-permanent shacks and tents on the rights of way and sidewalks of our neighborhood, drawn there by the open campus policies of the HSC. There is no way to keep things clean in such conditions.

The state of decline for the last many years has continued since HSC got their way with this. The people on the street are in most cases resistant to services. Nor do they want to go into dormitory shelters. We need to find an answer to shelter offering something the homeless population will prefer over the street. Structured camping sites have worked well in locations all over the country, we need to add them to the mix of approaches to helping the unhoused population out of a miserable and dangerous situation.

They need an alternative to shelters and there is no hope to ever be able to offer 'Housing First' to everyone. We need safe, structured campgrounds on city or state property, where people can go with their pets and friends, have their tents, but have access to services when they are ready for them, and most of all, have toilets, showers, water and shade and some measure of security. One city using this model is Denver, Colorado.

The HSC model is ineffective and self serving. It ill serves their 'clients' and it does not seem to want to take into consideration the wellbeing of the city or neighborhood within which it operates. At the very least, HSC should not be expanded and should continue to cooperate with all stipulations, including the 3 year review.

Thank You,

Jo-Ann Lowney
www.jo-annlowney.com [jo-annlowney.com]

Gallery 119
119 S 11th Ave
Phoenix, AZ 85007

PHO-1-23—Z-SP-2-19-7

Central City Village Planning Committee



June 12th, 2023

Human Services Campus - NON-COMPLIANCE of Agreed Stipulations; & DENY REQUEST to Delete Stipulations.

The Applicant HSC has NOT complied with or neglected to report on the Following stipulations.

Stipulation Number:

4.) HSC Failed to Comply with this Stipulation. Insufficient plan for Trash & Recycling in the permitted area. Dumpsters are set on fire almost Daily. Homeless individuals use Dumpsters to scavenge for items to build their encampments. Dumpster have also been used to Murder people by burning them alive.

5.) Unknown

6.) HSC Failed to Comply with this stipulation: HSC has NOT Maintained its adjacent Right-of-Way including sidewalks, easements, and streets from Hazards, and accumulation of garbage, debris, rubble, litter, rubbish, and Hazardous waste Material. The HSC is also NOT Cleaning the area defined in the special use permit area, twice a day, seven days a week as promised.

6.a.) HSC has Failed to operate a "Clean Zone" to be cleaned twice a week, in cooperation with Neighborhood Associations, & NSD.

7.) Unknown

9.) Unknown

10.) Unknown

11.) Unknown

12.) Unknown

13.) Unknown

14.) Failed to Comply with this Stipulation.

15.) Grossly Failed to Comply with this Stipulation.

15.b.) Failed to comply with this Stipulation.

15.e.1) Failed to comply with this Stipulation.

15.e.2) Failed to comply with this Stipulation.

15.e.3) Failed to comply with this Stipulation.

15.e.5) GROSSLY Failed to comply with this Stipulation.

15.f.4) Failed to comply with this Stipulation.

16.a-e) Unknown

18.) Failed to comply with this Stipulation. Streets sidewalks, gutters, curb ramps, in special permit area are NOT ADA COMPLIANT.

20.) Unknown – The HSC knowingly constructed a Sprung Structure atop of an existing Indian burial plot, where human remains have previously been found.

21.) Unknown

22.) Unknown

25.) Failed to comply with this Stipulation.

28.) GROSSLY Failed to comply with this Stipulation.

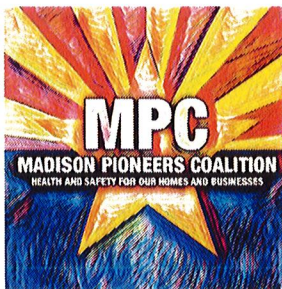
29.) Unknown

The MPC Requests that the CCVPC Deny the HSC's request to Delete or Omit ANY of the current stipulations in place.

These Stipulations have been carefully set by the Community members, Neighbors, and City of Phoenix Planning and zoning department, and are in place to protect the health and safety of the residents and community in this neighborhood.

All Members,

Madison Pioneers Coalition



ORDINANCE G-6799

AN ORDINANCE AMENDING THE ZONING DISTRICT MAP ADOPTED PURSUANT TO SECTION 601 OF THE CITY OF PHOENIX ORDINANCE BY CHANGING THE ZONING DISTRICT CLASSIFICATION FOR THE PARCEL DESCRIBED HEREIN (CASE Z-SP-2-19-7) FROM A-1 SP CMOD (LIGHT INDUSTRIAL DISTRICT, SPECIAL PERMIT, CAPITOL MALL OVERLAY DISTRICT), A-1 CMOD (LIGHT INDUSTRIAL DISTRICT, CAPITOL MALL OVERLAY DISTRICT), A-1 HP-L CMOD (LIGHT INDUSTRIAL DISTRICT, HISTORIC PRESERVATION LANDMARK, CAPITOL MALL OVERLAY DISTRICT) AND C-3 HP-L CMOD (GENERAL COMMERCIAL DISTRICT, HISTORIC PRESERVATION LANDMARK, CAPITOL MALL OVERLAY DISTRICT) TO A-1 SP CMOD (LIGHT INDUSTRIAL DISTRICT, SPECIAL PERMIT, CAPITOL MALL OVERLAY DISTRICT).

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF PHOENIX, as follows:

SECTION 1. The zoning of a 14.53 acre site located at the southeast corner of 13th Avenue and Madison Street in a portion of Section 7, Township 1 North, Range 3 East, as described more specifically in Exhibit "A," is hereby changed from 12.55 acres of "A-1 SP CMOD" (Light Industrial District, Special Permit, Capitol Mall Overlay District), 1.25 acres of "A-1 CMOD" (Light Industrial District, Capitol Mall Overlay District), 0.55-acres of "A-1 HP-L CMOD" (Light Industrial District, Historic Preservation Landmark, Capitol Mall Overlay District), and 0.18-acres of "C-3 HP-L

CMOD" (General Commercial, Historic Preservation Landmark, Capitol Mall Overlay District) to 14.53 acres of "A-1 SP CMOD" (Light Industrial District, Special Permit, Capitol Mall Overlay District) to allow a Special Permit for a homeless shelter, charitable dining hall and food service uses.

SECTION 2. The Planning and Development Director is instructed to modify the Zoning Map of the City of Phoenix to reflect this use district classification change as shown in Exhibit "B."

SECTION 3. Due to the site's specific physical conditions and the use district applied for by the applicant, this rezoning is subject to the following stipulations, violation of which shall be treated in the same manner as a violation of the City of Phoenix Zoning Ordinance:

Special Permit Areas:

Area A = The area known as the Human Services Campus.

Area B = The area north of Jackson Street and east of 11th Avenue, depicted as Andre House Hospitality and Andre House Shelter on the site plan date stamped November 4, 2019.

1. The development shall be in general conformance to the site plan date stamped November 4, 2019, as modified by the following stipulations and approved by the Planning and Development Department.
2. Permanent Shelter Beds
Area A is permitted to have a total of 700 beds with a three-year review.
 - a. No low barrier shelter services (defined as servicing those individuals with prior sex offense convictions, those actively utilizing drugs and/or those with weapons in their possession) shall be provided in Area A and Area B. In addition, no services shall be provided in Area A that are not part of the standard Central Arizona Shelter Services ("CASS") operates at today as outlined below, with the exception of people with pets and service animals under the discretion of the Human Services Campus or service provider/s located in Area A.

- The CASS shelter that operates within the subject site serves adults ages 18 and older, operates 24/7, 365 days a year, and delivers services in a trauma informed care model.
 - All of the following are part of the current model of services:
 - 24/7 temporary emergency shelter.
 - 24/7 security.
 - Case management services for both those staying at the shelter and those referred to CASS for housing assistance from CASS housing programs.
 - Clients with mental health and behavioral health issues are offered intensive case management, and the case managers also coordinate with other providers to help meet the client's mental health needs.
 - Indoor programming for up to 250 people who are not required to leave the shelter during the daytime. Note: all clients can utilize the case management services during the daytime, even if they are not allowed to stay indoors all day.
 - Housing support and resources, including rapid rehousing and short-term financial assistance.
 - Follows the Housing First model.
 - Supports clients to have all their needs met, with an integrated model of collaboration and care with partners both on and off the Human Services Campus.
 - Participates in coordinated entry and all client information is entered into the HMIS system.
 - Cass has minimum barriers to enter the adult shelter:
 - Clients do not need to be clean or sober, but they may not bring drugs or alcohol into the shelter.
 - Clients do not have to have an income.
 - Clients do not have to accept services; however, service engagement is core to the model and clients are encouraged to enroll in case management.
 - Clients do not have to have identification, other than a campus identification.
 - No weapons are allowed in the shelter and clients go through a metal detector.
 - Currently sex offenders are not allowed.
- b. The shelter operator shall not enter into contract to sell or reserve bed space unless:
- (1) The Planning and Development Department Director determines, in his or her sole discretion, that the agreement will significantly

reduce the homeless population within a 10-mile radius of the site.

- (2) The Police Chief determines, in his or her sole discretion, that the agreement will not reduce the accessibility of homeless shelter space within a 10-mile radius of the site.
- (3) This excludes a maximum of 14 beds utilized for hospital drop off from hospitals located within a 10-mile radius which are needed in situations where a former hospital patient is in need of short-term bed rest and would otherwise be dropped off on the street without a place to stay.

3. Temporary Shelter Beds

For a maximum of three years beginning 30 days from the approval of this Special Permit, and in addition to the maximum bed space permitted in Stipulation No. 2, the PDD Director may approve up to 200 additional temporary beds to be located within permanent or temporary structures within Areas A or B for use during extreme weather conditions.

For the purposes of this Special Permit, extreme weather conditions is defined as periods of forecasted excessive heat warnings, freeze warnings, and chance of precipitation over 50% overnight.

- a. At the end of the three-year period, Area A is permitted to have 75 temporary beds to be located within permanent or temporary structures for use during extreme weather conditions.

- 4. Trash/recycling receptacles shall be provided within the property boundaries of the Special Permit area and accessible to the public 7:00 a.m. to 11:00 p.m. A waste receptacle plan demonstrating sufficient quantities and locations of receptacles located within Special Permit area shall be submitted to the Planning and Development Department within 90 days of City Council approval of the Special Permit and shall be administratively approved by the Planning Hearing Officer. The Planning Hearing Officer will work directly with the Public Works Department Director's Office to determine if the plans are sufficient.
- 5. A minimum of two permanently constructed toilet facilities connected to the city's water and sewer systems, accessible to the public from 7:00 a.m. to 11:00 p.m., shall be provided within the Special Permit area. The toilet facilities shall be fully accessible (ADA compliant). Directional signs shall be provided to identify the location(s). The toilet facilities shall comply with the Phoenix Building Construction Code and shall be approved and permitted by the Planning and Development Department.

6. Property owners and operators within the Special Permit area shall maintain all public rights-of-way including sidewalks, alleys, easements and streets from any hazards or accumulation of garbage, debris, rubble, hazardous waste, litter, rubbish, refuse, waste material, or blight within the following boundaries around the Special Permit area from 7th Avenue to 15th Avenue, between Madison Street to Harrison Street, and the areas from 11th Avenue to 12th Avenue, between Jefferson Street to Madison Street. This area will be cleaned a minimum of twice a day, seven days a week (in the morning after breakfast is served, prior to 10:00 a.m.; and in the evening after dinner is served, prior to 8:00 p.m.). Cleaned shall be defined as removal of any trash, waste, debris or other objects, liquids or hazards.
 - a. In addition, the Human Services Campus shall operate a Clean Zone program that shall clean a minimum of two days per week and will collaborate with the Neighborhood Services Department, Parks and Recreation Department, and nearby neighborhood associations to identify particular locations needing cleaning.
7. At a minimum, all temporary shelter facilities with vacancies, shall be open and accepting temporary shelter clients until 11:00 p.m.
8. The provider of beds in the shelter that is currently operated by Central Arizona Shelter Services ("CASS") shall exercise its best efforts to always maintain up to five percent excess bed capacity until 4:00 p.m. so as to accommodate emergencies, police needs or special situations in which available bed capacity needs to be held in reserve for the good of the public or the individual.
 - a. The total beds for the purpose of calculating the five percent excess bed capacity, excludes a maximum of 20 beds utilized for hospital drop off from hospitals located within a 10-mile radius which are needed in situations where a former hospital patient is in need of short-term bed rest and would otherwise be dropped off on the street without a place to stay.
 - b. The total beds for the purpose of calculating the five percent excess bed capacity, excludes other special medical or mental health beds which are needed in situations where critical health or crisis needs must be accommodated for the benefit of the individual or the community at large.
9. A minimum of 20 beds shall be reserved within Area A until 11:00 p.m. each night for emergency use by the Police Department. This is in addition to the best efforts as required in Stipulation No. 8.
10. An "authority to arrest" agreement shall be completed and maintained for all property owners and organizations operating within the Special Permit area.

The agreements shall be signed and delivered to the Phoenix Police Department.

11. Security, certified by the Department of Public Safety, shall be on the site daily to ensure the security of the site, and coordinate with the Phoenix Police Department for criminal activity or crime related issues.
12. Security cameras (or other monitoring devices, as approved by the Police Department) shall be provided, in perpetuity, to continually capture images of activities along the street frontages. Videos/Images shall be preserved for a minimum of 90 days. Property owners within the Special Permit area shall enroll in the City's Virtual Block Watch Program.
13. A Security Master Plan shall be submitted to the Phoenix Police Department on an annual basis for review and recommendations, to ensure a safe environment and coordination with the Police Department. The plan shall include, at minimum, the following elements:
 - a. A central point of contact for security matters.
 - b. Coordination of security personnel with the Police Department.
 - c. Required number of security personnel.
 - d. Provisions for security cameras and lighting.
 - e. Procedures for storing and handling the disposal of controlled substances and weapons.
 - f. Procedures for screening and monitoring of clients.
14. The Human Service Campus will make a concerted effort to identify, pursue and implement strategies to address homelessness at a regional level that will reduce service demands on providers and facilities within and near the Special Permit boundaries. The Human Services Campus will include a summary of their efforts in an annual report to the Human Services Department and the Planning and Development Department.
15. The Human Services Campus and other shelter providers within the Special Permit area shall work collaboratively with the City of Phoenix as well as adjacent property owners and associations on reducing any negative impacts or concerns stemming from those experiencing homelessness in the area surrounding the Human Services Campus and Special Permit area.
 - a. The City of Phoenix and all neighborhood associations listed with the Neighborhood Services Department within one mile of the site shall be

provided with a designated contact person for the Special Permit area to communicate any issues/concerns.

- b. With the help of Council Districts 7 and 8, the Mayor, and city staff, the Human Services Campus and other shelter providers within the Special Permit area shall facilitate community outreach meetings to discuss compliance with the zoning stipulations, future development of the campus, any issues/concerns from the community, and how those concerns could be addressed by the shelter providers or the City if possible.
- c. The community outreach meetings shall be held quarterly for the first three years following approval and then semiannually thereafter, unless the Planning and Development Department Director requests that additional meetings are necessary during any particular calendar year.
- d. The notification for the community meeting shall be sent to all property owners within a half mile; all neighborhood associations listed with the Neighborhood Services Department within one mile; any individuals or organizations who attended previous meetings; and staff designated by each respective department director from the Human Services Department, Neighborhood Services Department, Planning and Development Department, Street Transportation Department, Public Works Department and Police Department.
- e. Topics of discussion shall include, but not be limited to how the shelter providers and the surrounding community can:
 - (1) Encourage street maintenance;
 - (2) Organize rubbish clean-ups;
 - (3) Discourage street feeding, or donations of other items, in the area surrounding the Special Permit area;
 - (4) Coordination of holiday events to be consolidated in appropriate locations; and
 - (5) Prevention of crime.
- f. A summary of the community meetings and any notes from the public shall be submitted to the Planning and Development Department. The community meeting summaries shall include the following meeting details:
 - (1) Date, time, and location;

- (2) Number of participants;
 - (3) Questions or concerns that arose; and
 - (4) How the questions or concerns were addressed.
- 16. An annual report shall be provided to the Planning and Development Department, to include the following items:
 - a. Number of people served by each organization.
 - b. Number of positive exits for each organization.
 - c. If permitted, number of beds contracted to entities other than the City of Phoenix.
 - d. Meeting summaries as detailed above.
 - e. Summary of efforts to identify, pursue and implement regional solutions to homelessness that will reduce the service demand on providers and facilities within and near the Special Permit boundaries.
- 17. The Special Permit shall be reviewed two years after City Council approval of the Special Permit. The review is for the entire Special Permit area and shall be through the Planning Hearing Officer public hearing process where additional stipulations may be imposed. This is a legislative review. Specific development standards and requirements may be determined by the Planning Hearing Officer and the Planning and Development Department. As part of the two-year review, additional reviews or stipulations may be added by the Planning Hearing Officer or City Council.
- 18. The developer shall construct all streets within and adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping and other incidentals, as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.
- 19. The developer shall record a Notice to Prospective Purchasers of Proximity to Airport in order to disclose the existence and operational characteristics of Phoenix Sky Harbor Airport (PHX) to future owners or tenants of the property.
- 20. If determined necessary by the Phoenix Archaeology Office, the applicant shall conduct Phase I data testing and submit an archaeological survey report of the development area for review and approval by the City Archaeologist prior to clearing and grubbing, landscape salvage, and/or grading approval.

21. If Phase I data testing is required, and if, upon review of the results from the Phase I data testing, the City Archaeologist, in consultation with a qualified archaeologist, determines such data recovery excavations are necessary, the applicant shall conduct Phase II archaeological data recovery excavations.
22. In the event archaeological materials are encountered during construction, the developer shall immediately cease all ground-disturbing activities within a 33-foot radius of the discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.
23. Prior to any future permit issuance, the landowner shall execute a Proposition 207 Waiver of Claims form. The Waiver shall be recorded with the Maricopa County Recorder's Office and delivered to the City to be included in the rezoning application file for record.
24. For use separation purposes, by operating under this Special Permit Area A agrees to not own, operate or participate in the operation of a low barrier shelter within 1.5 miles of the subject site.
25. Designated areas shall be provided within Area A for those waiting for services that shall accommodate each facility's maximum capacity/occupancy in such a way that those waiting for services do not congregate on the public rights-of-way or within the public streets. If queuing areas spill into the public right-of-way the queuing shall be in an orderly fashion to minimize the use of the public right-of-way. This stipulation does not apply to Area B, as they have legal authority to operate a charitable dining hall without this Special Permit.
26. The Special Permit may be revoked by the City Council per Section 504.1 C.6. of the zoning ordinance upon finding that there has been material noncompliance with any condition prescribed in conjunction with the issuance of the Special Permit or approval of the site plan or that the use covered by the permit or the manner of conducting the same is a safety hazard or is in any way detrimental to persons residing or working in the vicinity, to adjacent property, to the neighborhood, or to the public welfare in general.
27. All meals shall be served on the properties within the Special Permit area. No meal services are permitted off-campus within public rights-of-way.
28. The service providers within the Special Permit area will discourage homeless persons from occupying abutting public rights-of-way by communicating to those persons that services and goods provided by the campus are available within the campus. Communication may be via posted notice, individual dialog by staff or other means.

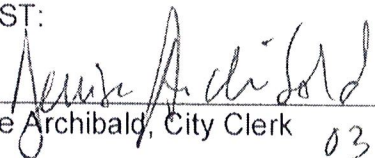
29. The Human Services Campus, within 60 days of approval of this Special Permit, will produce a written plan identifying how they will support efforts of the city's adopted strategies to address homelessness plan to regionalize efforts to combat homelessness and will provide a copy to the Planning and Development Department for review.

SECTION 4. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions hereof.

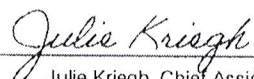
PASSED by the Council of the City of Phoenix this 3rd day of February, 2021.


MAYOR

ATTEST:


Denise Archibald, City Clerk 03.01.2021

APPROVED AS TO FORM:
Cris Meyer, City Attorney

By: 
Julie Kriegh, Chief Assistant City Attorney DRL

REVIEWED BY:


Ed Zuercher, City Manager

Exhibits:

- A – Legal Description (1 Page)
- B – Ordinance Location Map (1 Page)

EXHIBIT A

LEGAL DESCRIPTION FOR Z-SP-2-19-7

A PORTION OF SECTION 7, TOWNSHIP 1 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

PARCEL 1

LOT 1, HUMAN SERVICES CAMPUS, ACCORDING TO THE PLAT THEREOF RECORDED ON APRIL 19, 2005, IN BOOK 742, PAGE 25 RECORDS OF MARICOPA COUNTY, ARIZONA

PARCEL 2

GRAY STREET AS SHOWN ON PLAT RECORDED IN BOOK 2 OF MAPS, PAGE 61, LYING SOUTH OF AND IMMEDIATELY ADJACENT TO LOT 31 OF SAID NEAHR'S ADDITION; EXCEPT THE SOUTH 25 FEET THEREOF; EXCEPT ANY PORTION LYING IN PLAT RECORDED IN BOOK 810 OF MAPS, PAGE 49 AND RECORDED IN BOOK 742 OF MAPS PAGE 25; EXCEPT ANY PORTION LYING IN 9TH AVENUE AS IT CURRENTLY EXISTS

PARCEL 3

LOT 1, ANDRE HOUSE OF ARIZONA, ACCORDING TO THE PLAT RECORDED IN BOOK 446, PAGE 45 RECORDS OF MARICOPA COUNTY, ARIZONA

PARCEL 4

LOTS TWENTY-NINE (29) AND THIRTY (30) AND THE EAST 8.68 FEET OF LOT TWENTY-EIGHT (28) IN THE SUBDIVISION OF LOTS ONE (1), TWO (2), THREE (3), FOUR (4), SIX (6), SEVEN (7) AND EIGHT (8), BLOCK THIRTY (30), NEAHR'S ADDITION, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 2 OF MAPS, PAGE 28.

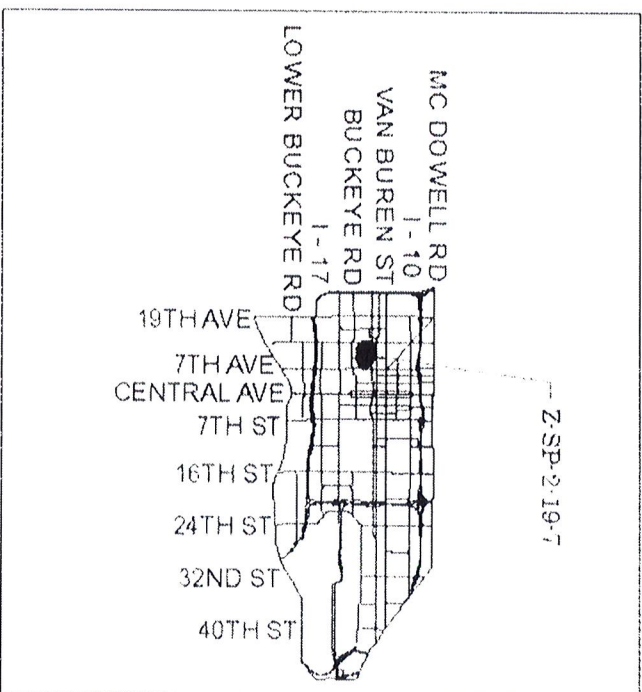
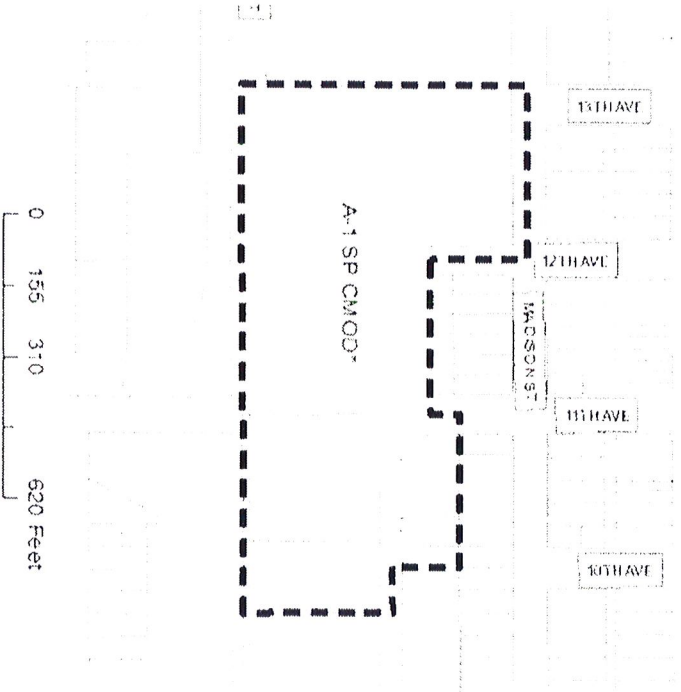
TOGETHER WITH THAT PORTION OF JACKSON STREET AS QUITCLAIMED BY CITY OF PHOENIX, BY INSTRUMENT RECORDED IN DOCKET 2787, PAGE 432, LYING BETWEEN THE EAST LINE OF LOT 30 PROLONGATED TO THE SOUTH AND WEST LINE OF EAST 8.68 FEET OF LOT 28 PROLONGATED TO THE SOUTH IN THE SUBDIVISION OF LOTS 1, 2, 3, 4, 6, 7 AND 8, BLOCK 30, NEAHR'S ADDITION, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 2 OF MAPS, PAGE 28.

ORDINANCE LOCATION MAP

EXHIBIT B

ZONING SUBJECT TO STIPULATIONS *
SUBJECT AREA - - - - -

Zoning Case Number: Z-SP-2-19-7
Zoning Overlay: Capital Mall Overlay District
Planning Village: Central City



NOT TO SCALE



Drawn Date: 10/30/2020

Project Saved Data Street View Information Systems PL GIS US Town Core_Fort Collins Zoning Support GIS_Oct 14 2020 10:20:20 AM

To THE village Planning Committee,

I am in strong opposition of HSC having their review removed. They have not lived up to their end of the agreement and should in fact be put back to their original capacity limit of 425 which was actually not being managed effectively.

My property and my neighbors is not cleaned and kept safe as agreed and is such a disaster from violence, drugs and mental health issues. It is an environmental disaster making my property unusable.

This neighborhood was duped by the last agreement. We trusted them and felt that all of our concessions were a Good Neighborhood Agreement of sorts only have our properties, businesses and lives decimated by what transpired following making this agreement.

This removal of review should not be removed. HSC should be held accountable now and the agreement from two years ago should be revoked and at best got back to the limit of four hundred and twenty five beds.

What is happening in this area is hurting (and in too many cases killing) more people than helping. There is a better solution. This is not it.

Angela Ojile

Madison Pioneers Coalition

602-501-3802

AngieOProperties@gmail.com

Adam Stranieri

From: Anthony M Grande
Sent: Monday, June 12, 2023 7:43 AM
To: PDD PHO
Cc: Adam Stranieri
Subject: FW: PHO-1-23—Z-SP-2-19-7

Please see the comment on this case below.

Anthony Grande

Planner II – Village Planner
City of Phoenix
Planning & Development Department
Long Range Planning
Office: 602-256-5648
200 West Washington Street
Phoenix, AZ 85003



From: Jeff Spellman <jeff.spellman@cox.net>
Sent: Saturday, June 10, 2023 12:19 PM
To: Anthony M Grande <anthony.grande@phoenix.gov>
Cc: Bill Morlan <bmorlan@electricssupply.com>; Michael R Angulo <michael.angulo@phoenix.gov>; Angela Ojile <angieoproperties@gmail.com>
Subject: PHO-1-23—Z-SP-2-19-7

Anthony -

I served, along with several other neighborhood leaders, on the City's Task Force to address Homeless Services. The plan approved by City Council called for smaller specialized shelters for specialized populations. We are making progress on that strategy. My neighborhood was the first to support one of these specialized shelters known as The Haven. I believe the 3-year review of stipulations was intended to allow a greater number of beds at the HSC while the City pursued this new strategy for smaller shelters.

I realize this review is not about reducing beds but rather how the campus is performing on the stipulations. I'll leave that assessment to the neighbors and businesses that are dealing with this crisis each and every day to comment.

The 3 year review was stipulated as a way to assess progress. In support of the City's approved Strategies, I am absolutely opposed to removing this stipulation.

Thank you,

Jeff Spellman

602-499-2038

Sent from my Verizon, Samsung Galaxy smartphone