

**PLEASE RESPOND ELECTRONICALLY TO BRAD WYLAM 2ND FLOOR, 602-256-3322**



**City of Phoenix**  
PLANNING & DEVELOPMENT DEPARTMENT

**To:** Departments Concerned **Date:** June 17, 2022  
**From:** Alan Stephenson  
Planning & Development Department Director  
**Subject:** **P.H.O. APPLICATION NO. PHO-1-22--Z-146-06-8** – Notice of Pending Actions  
by the **Planning Hearing Officer**

1. Your attention is called to the fact that the **Planning Hearing Officer** will consider the following case at a public hearing on **July 20, 2022**.
2. Information about this case is available for review at the Zoning Counter in the Planning and Development Department on the 2nd Floor of Phoenix City Hall, telephone 602-262-7131, Option 6.
3. Staff, please indicate your comments and respond electronically to [pdd.pho@phoenix.gov](mailto:pdd.pho@phoenix.gov) or you may provide hard copies at the Zoning Counter in the Planning and Development Department on the second floor of Phoenix City Hall by **June 24, 2022**.

**DISTRIBUTION**

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Planning Hearing Officer (Tricia Gomes, Adam Stranieri, Brad Wylam), 2nd Floor  
Village Planner (Anthony Grande, Central City Village)  
Village Planning Committee Chair (Rachel Frazier Johnson, Central City Village)



# City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

## APPLICATION FOR PLANNING HEARING OFFICER ACTION

APPLICATION NO: PHO-1-22--Z-146-06

Council District: 8

Request For: Stipulation Modification

**Reason for Request:** Modification of Stipulation 1 regarding general conformance with the site plan and elevations date stamped October 26, 2006. Modification of Stipulation 3 regarding townhome architecture fronting Polk Street. Deletion of Stipulation 6 regarding exterior planters on balconies. Modification of Stipulation 8 regarding a plaza at grade level along Van Buren Street. Technical corrections for Stipulations 2, 4, 5, and 7.

Owner	Applicant	Representative
Dharam Ahir Investments of Arizona Inc 5251 East McDonald Drive Paradise Valley AZ 85253 (602) 382-6824 ngriemsmann@swlaw.com	Ian Swiergol, Alliance Residential 7135 East Camelback Road, #360 Scottsdale AZ 85251 (602) 778-2807 iswiergol@allresco.com	Nick Wood, Snell and Wilmer LLP 400 East Van Buren Street Phoenix AZ 85004 P: (602) 382-6824 F: (602) 382-6070 ngriemsmann@swlaw.com

**Property Location:** Approximately 200 feet west of the northwest corner of 11th Street and Van Buren Street

Zoning Map: F-8 Quarter Section: 11-29 APN: 116-57-029 Acreage: 4.30

Village: Central City

Last Hearing: CC RATIFICATION

Previous Opposition: No

Date of Original City Council Action: 03/07/2007

Previous PHO Actions:

Zoning Vested: C-2HGT/WVR(AppC-2HR)

Supplemental Map No.:

Planning Staff: 078321

An applicant may receive a clarification from the city of its interpretation or application of a statute, ordinance, code or authorized substantive policy statement. To request clarification or to obtain further information on the application process and applicable review time frames, please call 602-262-7131 (option 6), email [zoning.mailbox@phoenix.gov](mailto:zoning.mailbox@phoenix.gov) or visit our website at <http://phoenix.gov/pdd/licensetimes.html>.

A Filing Fee had been paid to the City Treasurer to cover the cost of processing this application. The fee will be retained to cover the cost whether or not the request is granted

Fee	Fee Waived	Fee Date	Receipt	Purpose
\$1,725.00	\$0.00	06/02/2022	22-0054911	Original Filing Fee

Signature of Applicant: \_\_\_\_\_ DATE: \_\_\_\_\_

### Hearing Results

Planning Hearing Officer	Planning Commission	City Council
Date: <u>07/20/2022 1000 AM</u>	Date: _____	Date: _____
Appealed?: _____	Appealed?: _____	
Action: _____	Action: _____	Action: _____

# Snell & Wilmer

ONE ARIZONA CENTER  
400 E. VAN BUREN, SUITE 1900  
PHOENIX, AZ 85004-2202  
602.382.6000 P  
602.382.6070 F

Noel J. Griemsmann AICP  
(602) 382-6824  
ngriemsmann@swlaw.com

June 2, 2022

## BY HAND DELIVERY

Planning Hearing Officer  
Planning & Development Department  
City of Phoenix  
200 W Washington St  
Phoenix, AZ 85003

Re: Stipulation Modification Request for Z-146-06-8

Dear Planning Hearing Officer:

On behalf of Alliance Residential we are pleased to submit this request for Planning Hearing Officer (“PHO”) approval of proposed modifications of the stipulations of approval associated with Case Z-146-06-8, approved by the City Council on March 7, 2007.

The 2007 approval of C-2/HR was for a proposed high-rise residential and hotel complex with two (2) towers up to 250 feet in height (23 stories), including 390 dwelling units and 260 hotel rooms with restaurant and bar uses. To address the impacts that the significant size of this complex would impose on the surrounding community (focused on existing single-family homes to the north within the historic Garfield neighborhood), a number of specific design solutions were included in the plan, and subsequently codified in the approval. The key one being a requirement to include townhomes along the northern edge of the project to provide a buffer for the tower elements.



While the 2007 project was a grand vision, it reflected the time in which it was proposed. As evidenced by the project not being constructed, this vision does not reflect today’s market realities. Since there has been a number of new hotels constructed in Downtown combined with changes in leisure and business travel due to the COVID pandemic and resulting use of electronic

Planning Hearing Officer  
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meetings, this is no longer a location for a hotel use. Without the hotel, the concept of a mixed-use development where residents would have access and proximity to hotel amenities (such as restaurant and bar on site) does not work and a high-rise tower does not make market sense at this time.

Today, the site is a great location for a residential development of a more neighborhood scale. The Broadstone Van Buren is a “podium” design, with the internalized parking garage underneath residential units and hidden by ground floor residential units and/or leasing and amenity spaces. This design does result in a more uniform building mass, but lowers total height from 250 feet down to 70 feet. It also lowers density to 336 units and eliminates the intensive hotel use from the site. Other improvements to the design include removal of driveway access to Polk Street (keeping traffic out of the neighborhood) and the ability to utilize ground floor units that engage the street with direct access and patios, acting as a transition to the neighborhood beyond.

As shown in the attached site plan and conceptual elevations, the reimagined project is of a more neighborhood scale, similar to other recent development in the area along Washington, Jefferson and Van Buren Streets.

In order to facilitate this new design and construction type, specific conditions of the approval must be modified, with each discussed in detail below.

## **Stipulation Review**

*1. That the development shall be in general conformance with the site plan and elevations date stamped ~~October 26, 2006~~ **JUNE 6, 2022**, as approved or modified by the Development Services Department, with the following specific provisions, all as approved by the Development Services Department.*

- *That all pedestrian routes shall have appropriate lighting and shading created either by landscaping and exterior building design.*
- *That the roof top pool and jacuzzi area, **IF PROVIDED**, shall be provided with a minimum of four ramadas and landscaping to shade 25% of the deck.*
- ~~*That the townhomes on the west and north part of the site shall be limited to 56' in height.*~~
- ***THAT THE GROUND FLOOR UNITS ALONG POLK STREET PROVIDE PATIOS AND DIRECT ACCESS TO THE STREET FOR RESIDENT USE.***

**REQUEST:** These changes will update the plans to reflect the contemporary design that transitions from a 250 foot tall dual tower design to a seven (7) story podium design. With this reduction in height, the transition from the neighborhood to the project is best provided by a focus on the “20/20” area, the first 20 feet of height and the 20 feet around the sidewalk. This pedestrian focused design will encourage eyes on the street, as well as a more neighborly feel as residents will be more likely to interact with neighbors as they utilize Polk. The proposed modifications to

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this stipulation will allow for an update to the site plan and elevations to reflect the current design and project, while allowing (but not requiring) a roof top pool and allows for a design change from a “townhouse” to a “flat” style units along the north part of the site. With the change in design to lower overall project height, there is no longer a need for transitional townhome style units, nor is there a way to provide such units with the podium plan. Furthermore, the removal of the Polk Street driveway will eliminate traffic from Polk and support a more pedestrian environment on this neighborhood street, a major shift in the site plan that will benefit the neighborhood.

*3. That the architecture of the ~~townhome~~ buildings fronting on Polk Street shall provide design features and architectural embellishments consistent with the character of the neighborhood, as approved by the Development Services Department.*

REQUEST: Remove the reference to townhome as the units are “flats” and are not of a townhome design, as discussed above.

*~~6. That the applicant shall provide exterior planters with appropriate watering systems on at least 50 percent of the balconies facing the streets, on the first eight floors, as approved by the Development Services Department.~~*

REQUEST: With the revised design and changes in construction type, as well as reduction in overall building height, it is both impractical as well as unnecessary to provide “hanging gardens” on the building façade. On façade planters are notorious for leaking, causing damage to the structure, including interior to the units. As noted above, the design of the building will focus on providing a quality pedestrian experience along Polk and Van Buren; by removing on-building vegetation requirements the design team can focus on providing a quality streetscape to better benefit the neighborhood with shade, street trees and a walkable perimeter.

*~~8. That a plaza shall be provided at grade level at a location along Van Buren Street adjacent to the façade. The plaza shall have a minimum size of 1000 square feet, with one side at least 20 feet in length, as approved by the Development Services Department. The following amenities shall be provided within the street level plaza:~~*

- ~~• decorative paving~~*
- ~~• 50% afternoon shade stationary seating to include a minimum of five benches and other planter or low wall ledge seating as deemed appropriate~~*
- ~~• trash receptacles as appropriate~~*
- ~~• artistic elements which can be incorporated into the design and furnishings of the plaza~~*

**8. THAT THE PROJECT SHALL INCLUDE ENHANCED PEDESTRIAN FEATURES, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT. REQUIRES A MINIMUM OF:**

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- **DECORATIVE PAVING OF ALL ON SITE PEDESTRIAN PATHS**
- **FIVE (5) SEATING NODES**
- **SHADE TRELLIS AND/OR TREES TO PROVIDE 100% SHADING OF SEATING NODES**
- **SEATING NODES TO INCLUDE (I) SEATING FOR TWO (2), (II) LIGHTING, AND (III) A UNIQUE ART ELEMENT OR FEATURE**
- **SEATING NODES TO BE ADJACENT AND/OR ACCESSIBLE FROM PUBLIC RIGHT-OF-WAY**

REQUEST: Because this development will no longer be as imposing along Van Buren as the original concept and is of a more uniform and lower massing/height, the requirement to provide a Van Buren specific “plaza” is no longer appropriate. This development will be of a more standard scale with other development and no longer includes a semi-public element by removing the hotel. Rather than a single space requirement for gathering, which makes sense with a hotel, the updated proposal will move the pedestrian elements contemplated by this stipulation to at least five (5) parts of the overall site, allowing for both residents and pedestrians to enjoy a comfortable and unique outdoor seating area for resting, talking, or checking their phones. We believe this approach will offer more value to the community while ensuring design flexibility.

Summary. This is a request to approve several minor changes to the 2007 rezoning stipulations to reflect the modern concept for this site. The new plan is an improvement to the neighborhood both in its reduction of height, as well as its improved traffic circulation. Furthermore, activation of this site, with its visibility to Verde Park, will support the larger neighborhood by removing a vacant site, putting “eyes on the park” as well as along abutting streets and will support transit use and commercial uses along the Van Buren corridor.

We look forward to discussing this request at our hearing. In the interim, if you need any additional information, please advise.

Respectfully submitted,

Snell & Wilmer



Noel J. Griemsmann AICP  
Sr Urban Planner





# City of Phoenix

PLANNING DEPARTMENT

March 8, 2007

Snell and Wilmer, LLC  
One Arizona Center  
Phoenix, AZ 85004-2202

Dear Applicant:

**RE: Z-146-06-8** Approximately 200 feet west of the northwest corner of Van Buren and 11th Streets

Please be advised that the Phoenix City Council, in accordance with the provisions of Section 506.B.4 of the Zoning Ordinance, as amended, has on March 7, 2007, concurred with the recommendation of the Planning Commission and has ratified application Z-146-06-8 to C-2 HR on approximately 4.3 acres, subject to the following stipulations:

## STIPULATIONS

1. That the development shall be in general conformance with the site plan and elevations date stamped October 26, 2006, as approved or modified by the Development Services Department, with the following specific provisions, all as approved by the Development Services Department.
  - That all pedestrian routes shall have appropriate lighting and shading created either by landscaping and exterior building design.
  - That the roof top pool and jacuzzi area shall be provided with a minimum of four ramadas and landscaping to shade 25% of the deck.
  - That the townhomes on the west and north part of the site shall be limited to 56' in height

- TC
2. That the architectural treatment of all buildings in this development shall utilize a consistent architectural theme, and harmonious building materials and exterior colors, as approved by the Development Services Department.
  3. That the architecture of the townhome buildings fronting on Polk Street shall provide design features and architectural embellishments consistent with the character of the neighborhood, as approved by the Development Services Department.

- TC 4. That building materials shall not exceed a reflectivity rating greater than 20 percent, as approved by the Development Services Department.
- TC 5. That a minimum of 75% of the sidewalk along the Polk Street and Van Buren Street frontages shall be shaded by a combination of awnings, arcades and trees (measured at maturity). Shading shall be positioned to shade the sidewalk from April 15th through September 30th, as approved by the Development Services Department.
6. That the applicant shall provide exterior planters with appropriate watering systems on at least 50 percent of the balconies facing the streets, on the first eight floors, as approved by the Development Services Department.
- TC 7. That the applicant shall construct a 6-foot high masonry wall along the east, and where provided on the west side of the site. The wall shall be decorative wherever visible both on site and off site, as approved by Development Services Department.
8. That a plaza shall be provided at grade level at a location along Van Buren Street adjacent to the facade. The plaza shall have a minimum size of 1000 square feet, with one side at least 20 feet in length, as approved by the Development Services Department. The following amenities shall be provided within the street level plaza:
- decorative paving
  - 50% afternoon shade stationary seating to include a minimum of five benches and other planter or low wall ledge seating as deemed appropriate
  - trash receptacles as appropriate
  - artistic elements which can be incorporated into the design and furnishings of the plaza
9. That the developer shall construct all streets within and adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, landscaping, and other incidentals as per plans approved by the City. All improvements shall comply with all ADA accessibility standards.
10. That the property owner shall record documents that disclose the existence and operational characteristics of Sky Harbor International Airport to future owners or tenants of the property. The form and content of such documents shall be according to the templates and instructions provided, which have been reviewed and approved by the City Attorney.



Development and use of the site is subject to compliance with all applicable codes and ordinances.

Sincerely,



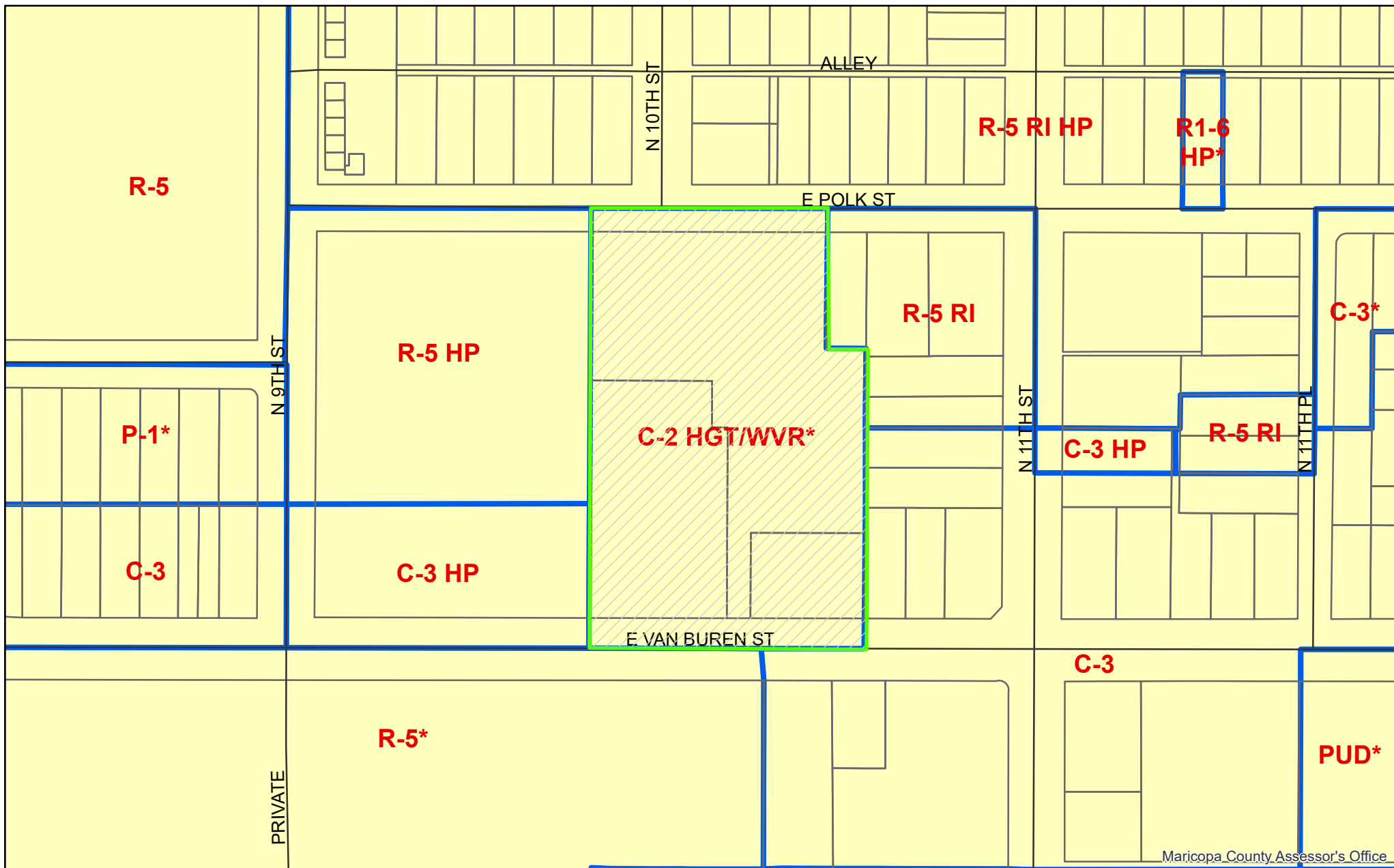
Carol Johnson, AICP  
Principal Planner

cc: Book, File  
Dharam Ahir Investments of Arizona, Inc., 2180 East Thomas Rd, Suite 301, Phoenix, AZ, 85016  
Nick Wood - Snell and Wilmer, LLC, One Arizona Center, Phoenix, AZ, 85004-2202  
*Sent electronically:* Annie Alvarado/NSD, Aubrey Anaya/PLN, David Barrier/DSD, David Ebeling/PLN, Frank Dancil/DSD, Jay Neville/PLN, Kelly Kvetko/DSD, Kelly P Walker/PLN, Lilia Olivarez/PLN, Mark Melnychenko/PTD, Michael Cook/PFD, Racelle Escobar/PLN, Shawn Pierce/NSD, Teresa Hillner/DSD



PHO-1-22--Z-146-06-8

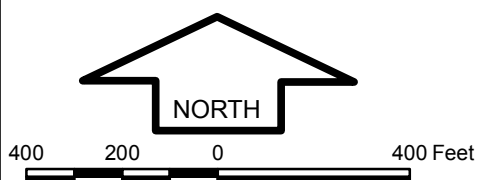
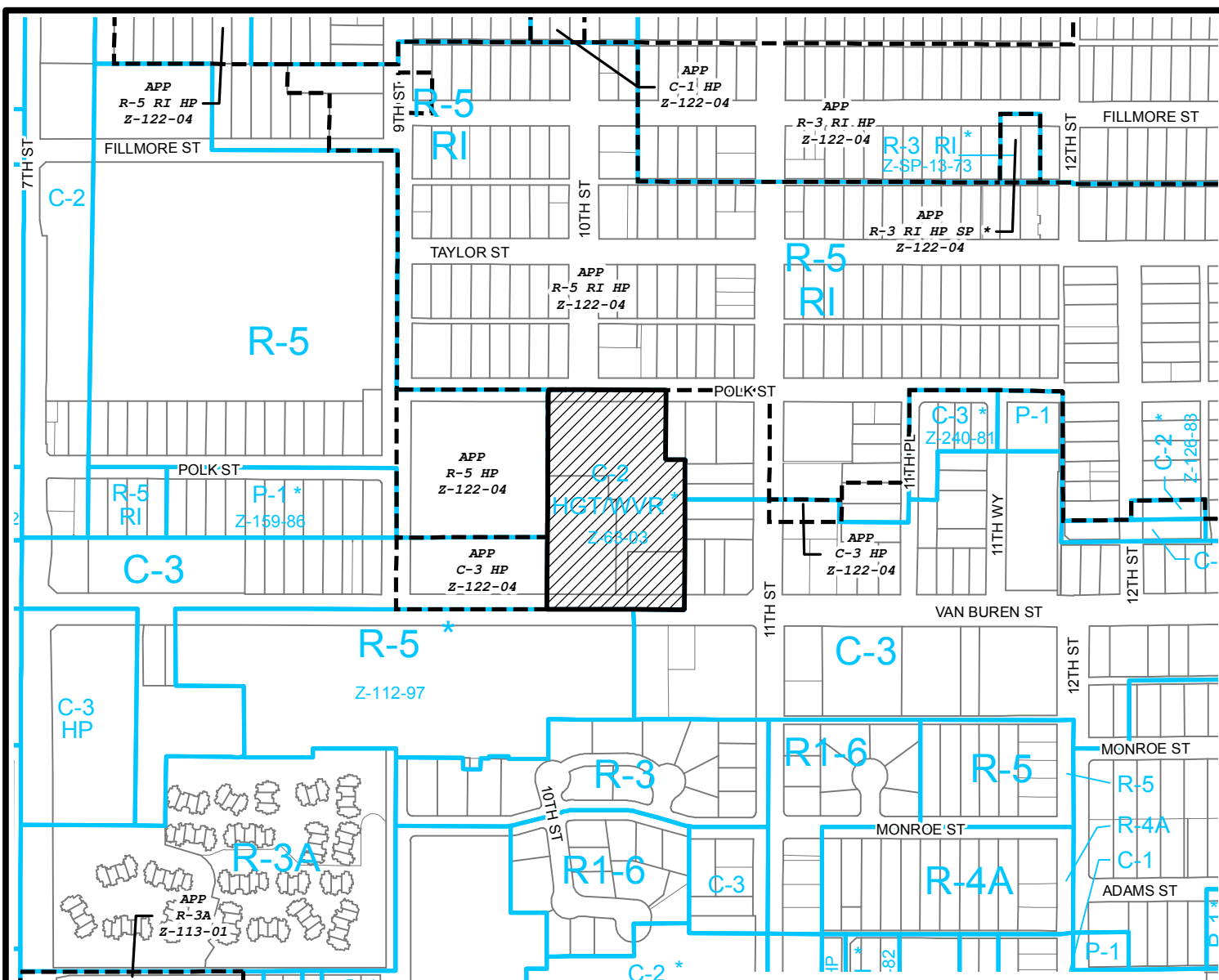
**Property Location: Approximately 200 feet west of the northwest corner of 11th Street and Van Buren Street**



PHO-1-22--Z-146-06-8

**Property Location: Approximately 200 feet west of the northwest corner of 11th Street and Van Buren Street**

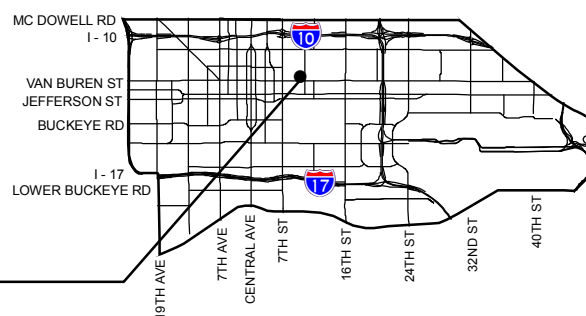




CITY OF PHOENIX PLANNING DEPARTMENT

## CENTRAL CITY VILLAGE

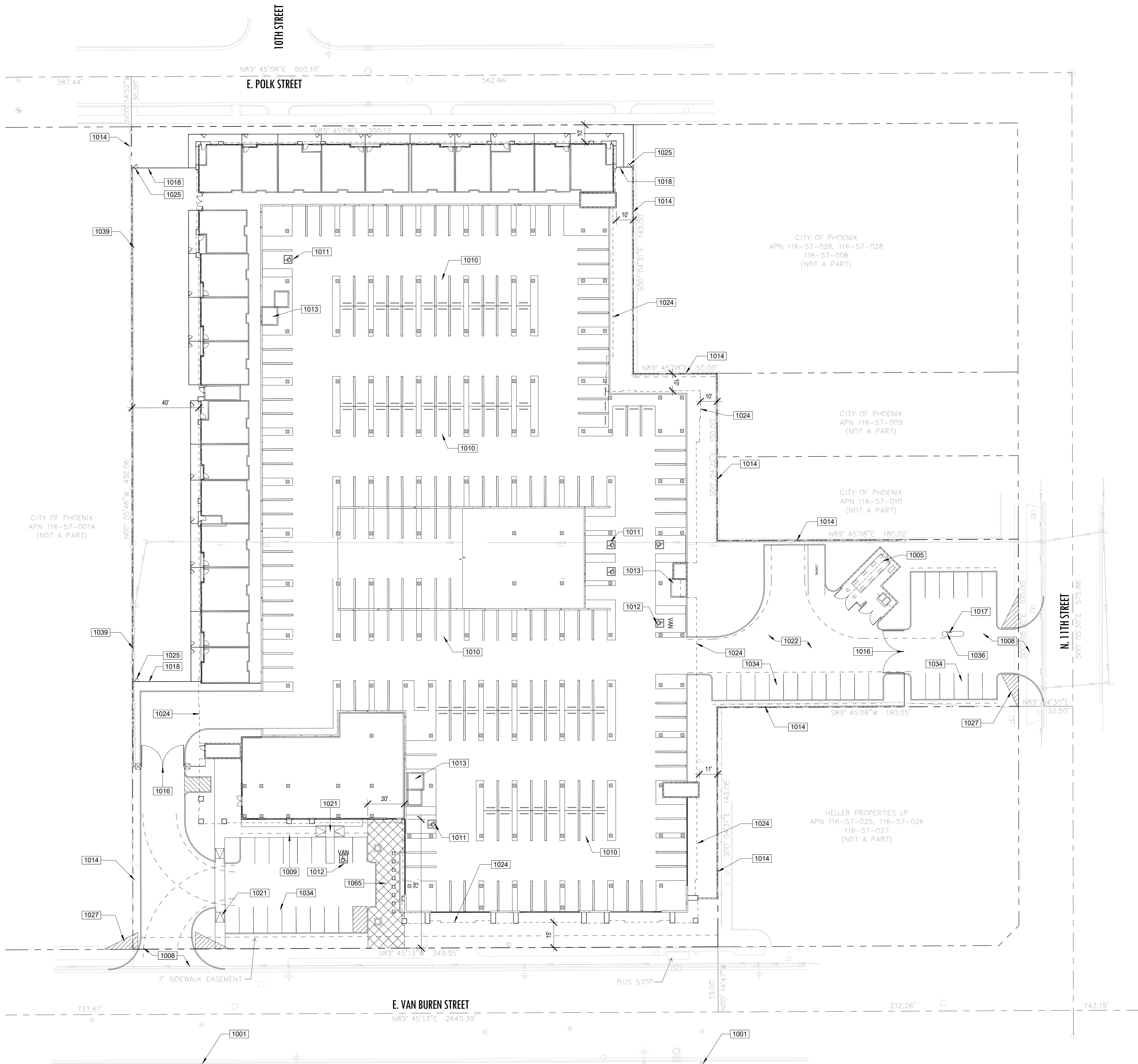
CITY COUNCIL DISTRICT: 8



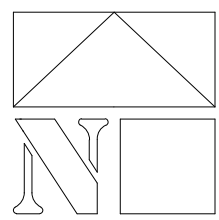
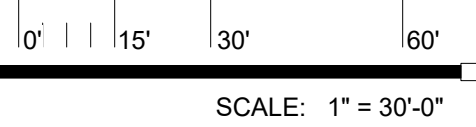
Z-146-06

<b>APPLICANT'S NAME:</b> SNELL AND WILMER, LLC		<b>REQUESTED CHANGE:</b> FROM: C-2 HGT/WVR, (4.30 ac) TO: C-2 HR, (4.30 ac)	
<b>APPLICATION NO.</b> Z-146-06	<b>DATE:</b> 11-2-2006	<b>REVISION DATES:</b>	
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. <b>4.30 Acres</b>	<b>AERIAL PHOTO &amp;          QUARTER SEC. NO.</b> Q11-29	<b>ZONING MAP</b> F8	
<b>MULTIPLES PERMITTED</b> C-2 HGT/WVR C-2 HR	<b>CONVENTIONAL OPTION</b> 62 416		<b>* UNITS P.R.D. OPTION</b> 75 416

\* Maximum Units Allowed with P.R.D. Bonus



PRELIMINARY SITE PLAN



Proposed Site Plan

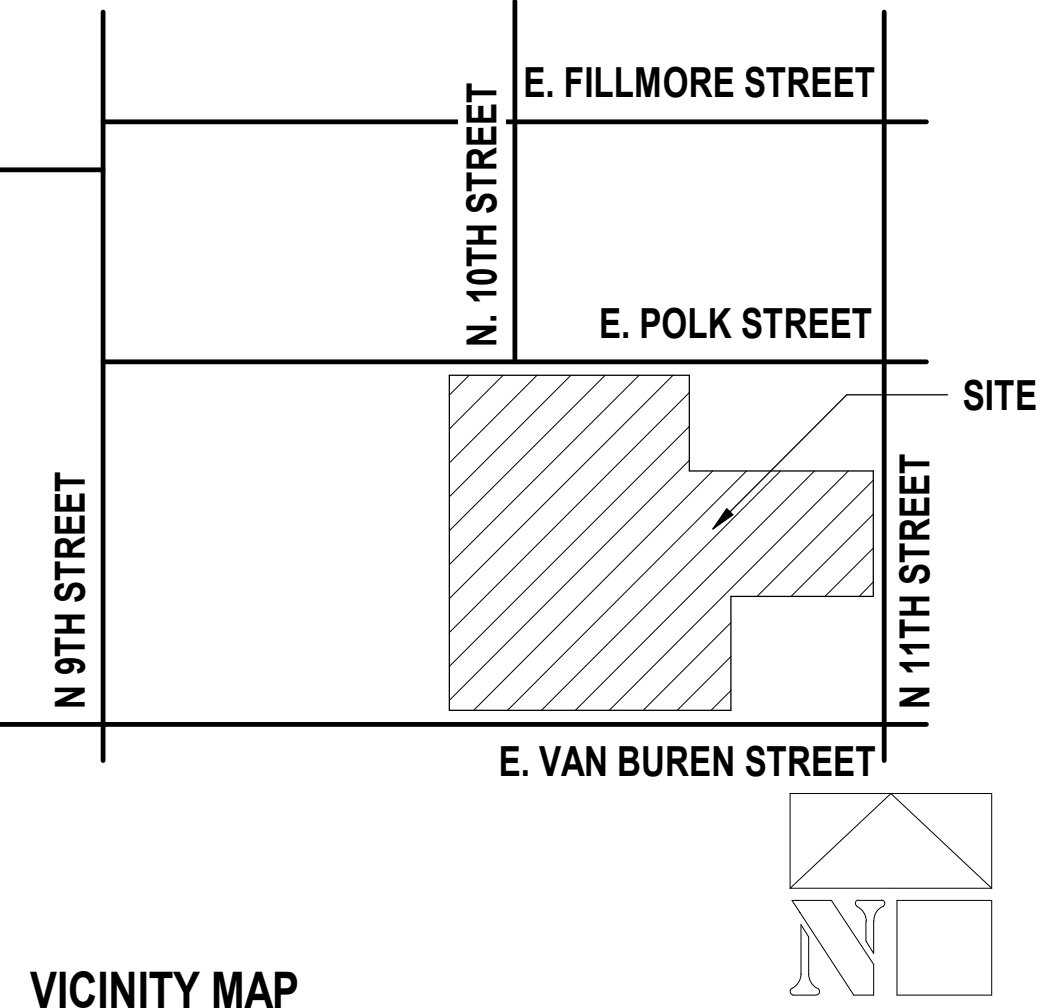
KEYNOTES

- 1001 EXISTING FIRE HYDRANT.
- 1005 TRASH COMPACTOR YARD ENCLOSURE
- 1008 NEW DRIVEWAY.
- 1009 CONCRETE SIDEWALK W/ CONTROL JOINT
- 1010 8.5'x18' PARKING STALL, TYP.
- 1011 11'x18' ACCESSIBLE PARKING STALL.
- 1012 11'x18' VAN ACCESSIBLE PARKING STALL.
- 1013 TRASH TERMINATION ROOM.
- 1014 EXISTING PERIMETER WALL TO REMAIN.
- 1016 VEHICULAR GATES
- 1017 CALL BOX AND COMMUNITY DIRECTORY, SEE LANDSCAPE DRAWING FOR DETAILS.
- 1018 WROUGHT IRON FENCE.
- 1021 ACCESSIBLE CURB RAMP.
- 1022 FIRE TRUCK ACCESS LANE, 35' INSIDE RADIUS, 55' OUTSIDE RADIUS.
- 1024 LINE OF BUILDING ABOVE.
- 1025 PEDESTRIAN GATE
- 1027 10'x20' VISIBILITY CLEARANCE TRIANGLE.
- 1034 8.5' X 15.5' PARKING STALL WITH 2.5' OVERHANG.
- 1036 KNOX BOX KEY CABINET.
- 1039 NEW PERIMETER WALL & SITE FENCE 6'-2" HIGH OF PAINTED CMU BLOCKS
- 1065 PEDESTRIAN PLAZA

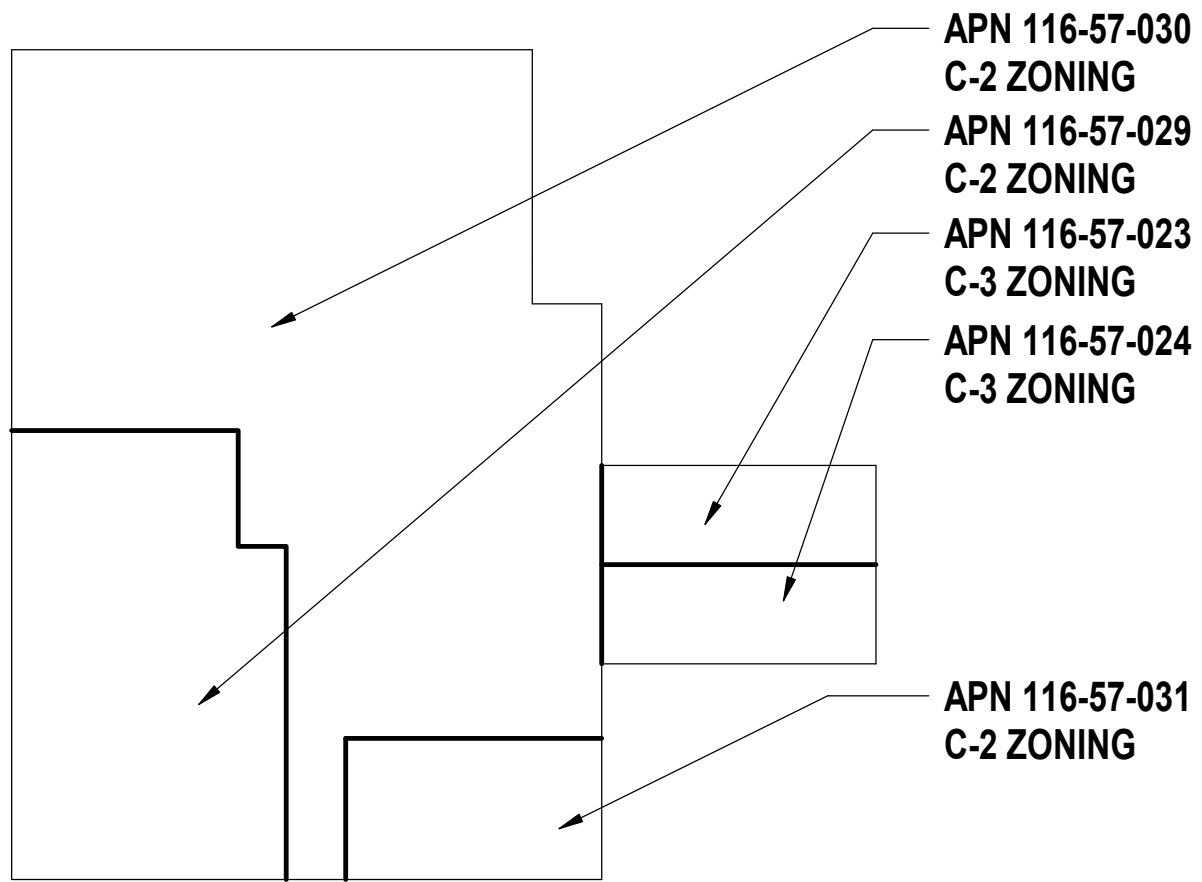
LEGEND

- DENOTES PROPERTY LINE
- DENOTES ACCESSIBLE PARKING
- # OF TYPICAL PARKING SPACES
- # OF ACCESSIBLE PARKING SPACES
- FIRE HYDRANT
- DENOTES ACCESSIBLE ROUTE
- FIRE TRUCK TURNING LANE
- FIRE APPARATUS ACCESS ROAD, MINIMUM OF 26' WIDE (EXCLUSIVE OF SHOULDERS) PROVIDED HEIGHT CLEARANCE OF 13'-6"

VICINITY MAP



PARCEL/ZONING MAP



UNIT MIX

UNIT TYPE	# OF UNITS	PERCENT
STUDIO	40	12%
1 BEDROOM	169	50%
2 BEDROOM	127	38%
TOTAL	336	100%

UNIT NAME	BED/BATH	# OF UNITS	UNIT LIVABLE	UNIT BALCONY	UNIT TOTAL	PROJECT LIVABLE	PROJECT BALCONY	PROJECT TOTAL
UNIT S1	0/1	34	595 SF	30 SF	625 SF	20,229 SF	1,036 SF	21,264 SF
UNIT S1m1	0/1	6	605 SF	13 SF	618 SF	3,631 SF	78 SF	3,709 SF
		40				23,860 SF	1,114 SF	24,973 SF

1 BEDROOM	UNIT A1	1/1	1	734 SF	63 SF	797 SF	63 SF	797 SF
	UNIT A2	1/1	40	714 SF	40 SF	754 SF	1,615 SF	30,166 SF
	UNIT A2m1	1/1	8	741 SF	13 SF	754 SF	5,929 SF	104 SF
	UNIT A3	1/1	82	771 SF	62 SF	833 SF	63,196 SF	5,114 SF
	UNIT A3m1	1/1	5	897 SF	0 SF	897 SF	4,483 SF	0 SF
	UNIT A3m2	1/1	26	892 SF	62 SF	954 SF	23,119 SF	1,821 SF
	UNIT A5	1/1	3	692 SF	92 SF	783 SF	2,075 SF	275 SF
	UNIT A6	1/1	4	696 SF	51 SF	747 SF	2,784 SF	204 SF
			169				130,930 SF	8,966 SF

2 BEDROOM	UNIT B1	2/2	3	979 SF	63 SF	1,042 SF	2,936 SF	190 SF
	UNIT B1m1	2/2	6	1,044 SF	63 SF	1,108 SF	6,266 SF	379 SF
	UNIT B2	2/2	48	991 SF	51 SF	1,042 SF	47,555 SF	2,448 SF
	UNIT B4	2/2	40	1,026 SF	92 SF	1,118 SF	41,056 SF	3,660 SF
	UNIT B5	2/2	30	1,099 SF	51 SF	1,150 SF	32,977 SF	1,530 SF
			127				130,789 SF	8,207 SF
			127				285,578 SF	18,316 SF
			336				849.93 SF	54.51 SF

AVERAGE AREAS	849.93 SF	54.51 SF	904.45 SF
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PARKING

PARKING REQUIRED						
UNIT TYPE	# OF UNITS	PARKING UNIT RATIO	GUEST PARKING RATIO	PARKING REQUIRED	BICYCLE PARKING RATIO	REQUIRED BICYCLE PARKING
STUDIO	40	1	0.2	48	0.25	10
1 BEDROOM	169	1	0.2	203	0.25	42
2 BEDROOM	127	1	0.2	152	0.25	31
TOTAL	336			403		84

LIGHT RAIL PARKING REDUCTION = 10%

TOTAL PARKING REQUIRED = 363 P.S.

PARKING PROVIDED

GARAGE P1	239
GARAGE P2	241
SITE OPEN	42
TOTAL PROVIDED	522

PARKING RATIO = 522/336 = 1.56 P.S./D.U.

PROJECT INFORMATION

<b>PROJECT DESCRIPTION:</b> THE PROPOSED BUILDING IS COMPOSED OF 336 RENTAL UNITS. THE MAJORITY OF THE UNITS ARE SPREAD ACROSS FOUR LEVELS ABOVE A PODIUM, WITH SOME TOWNHOME UNITS AT GRADE ON E. POLK ST. TO THE NORTH AND FACING THE PARK TO THE WEST. OTHER USES UNDER THE PODIUM INCLUDE PUBLIC AND PRIVATE PARKING AND A RESIDENTIAL LOBBY. THERE WILL BE TWO LEVELS OF PUBLIC AND PRIVATE PARKING UNDER THE PODIUM.		
<b>OWNER:</b> ALLIANCE RESIDENTIAL COMPANY 7135 E. CAMELBACK ROAD SUITE 360 SCOTTSDALE, AZ 85251 602-778-2807 CONTACT: IAN SWIERGOL	<b>APN #S:</b> 116-57-023, 116-57-024, 116-57-025, 116-57-029, 116-57-030 AND 116-57-031	
<b>PROJECT ARCHITECT:</b> ORB ARCHITECTURE, LLC 2944 N. 44TH STREET, SUITE 101 PHOENIX, AZ 85018 602-957-4530 ARCHITECT: RICH BARBER	<b>JURISDICTION:</b> CITY OF PHOENIX <b>ZONING:</b> C-2 HR & C3 <b>OCCUPANCY:</b> R <b>CONSTRUCTION TYPE:</b> IA & VA	<b>LOT SIZE:</b> 121,446 S.F. (67%) <b>LOT COVERAGE:</b> 5% REQ. (8,116 SF) PROVIDED 19,000 S.F. (10%)
	<b>SITE AREA:</b> 182,264 S.F. (4.18 AC) GROSS <b>COMMON AREA:</b> 5% REQ. (8,116 SF) PROVIDED 19,000 S.F. (10%)	<b>PARKING REQUIRED:</b> 336 Spaces 521 Spaces
	<b>BUILDING HEIGHT ALLOWABLE:</b> 25' MAX <b>BUILDING HEIGHT PROVIDED:</b> 70'-0"	<b>DENSITY ALLOWABLE:</b> 96.8 du/acre <b>PROVIDED:</b> 90.6 du/acre
	<b>SETBACKS:</b> POLK STREET 10' PROVIDED E. VAN BUREN 15' PROVIDED WEST 40' PROVIDED 11TH STREET NA	

CITY OF PHOENIX

JUN 17 2022

Planning & Development  
Department

Hearing Date: July 20, 2022

BROADSTONE  
VAN BUREN

NWC OF VAN BUREN AND 11TH STREET  
PHOENIX, ARIZONA

Office of Rich Barber  
ORB  
Architecture, LLC

WorldHQ@ORBArch.com

PRELIMINARY  
NOT FOR  
CONSTRUCTION

ALLIANCE  
RESIDENTIAL COMPANY

PROGRESS SET  
DATE: APRIL 21, 2022 ORB #: 21-235

A1.10

PRELIMINARY SITE PLAN





1 SOUTH ELEVATION

0' 10' 20' 40'

SCALE: 1" = 20'-0"



2 WEST ELEVATION

0' 10' 20' 40'

SCALE: 1" = 20'-0"



3 NORTH ELEVATION

0' 10' 20' 40'

SCALE: 1" = 20'-0"



4 EAST ELEVATION

0' 10' 20' 40'

SCALE: 1" = 20'-0"

Proposed Elevations

# BROADSTONE VAN BUREN

NWC OF VAN BUREN AND 11TH STREET  
PHOENIX, ARIZONA



WorldHQ@ORBArch.com

PRELIMINARY  
NOT FOR  
CONSTRUCTION



KIVA NUMBER:  
SDEV NUMBER:  
PAPP NUMBER:  
LPRN NUMBER:  
PRELIM NUMBER:  
SCM NUMBER:  
QS NUMBER:

CITY OF PHOENIX

JUN 02 2022

Planning & Development  
Department

PROGRESS SET

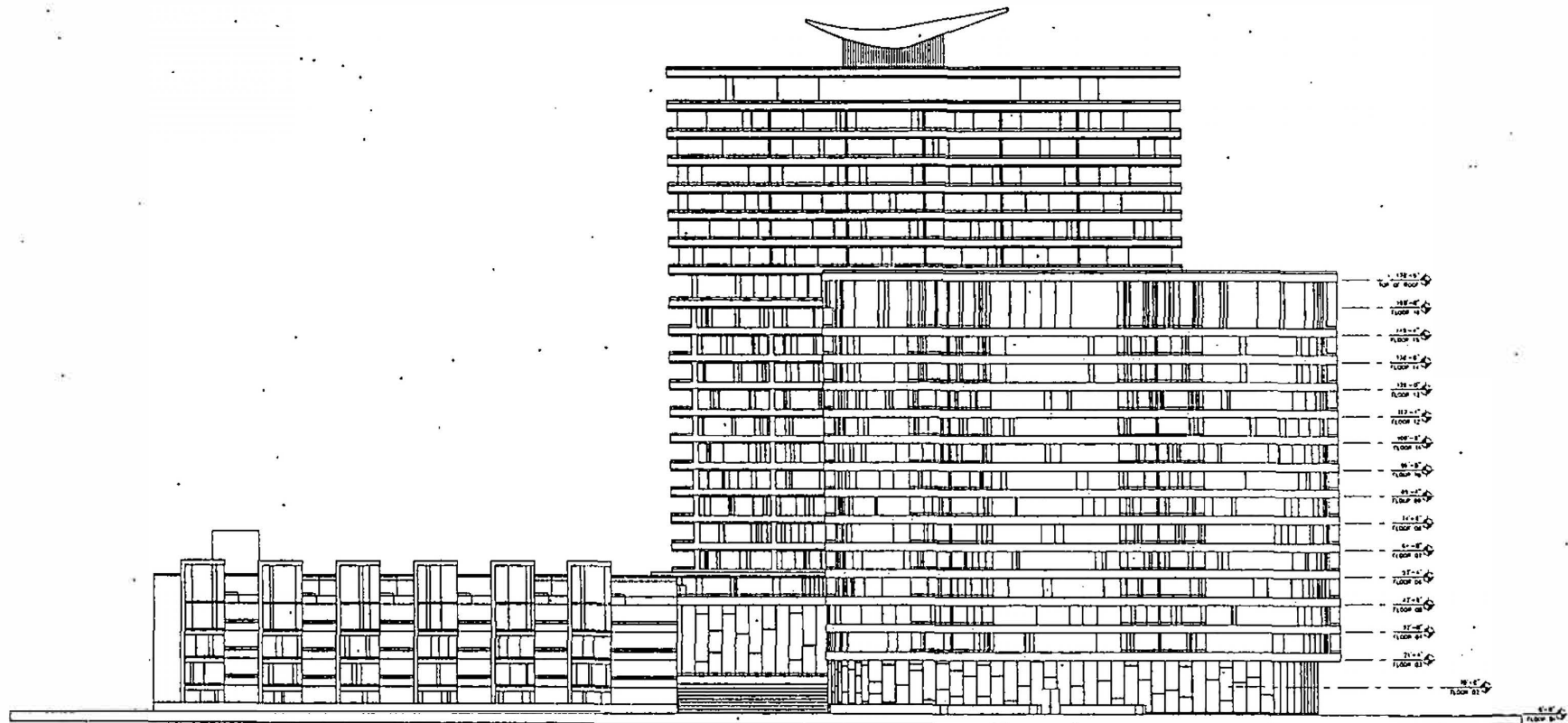
DATE: APRIL 21, 2022 ORB #: 21-235

A3.40

BUILDING ELEVATIONS

Hearing Date: July 20, 2022





CITY OF PHOENIX

OCT 26 2006

ELEVATION A

PLANNING DEPT  
RECEPTION

9TH AND VAN BUREN DESIGN STUDY  
Phoenix, AZ

05284  
09.OCT.06

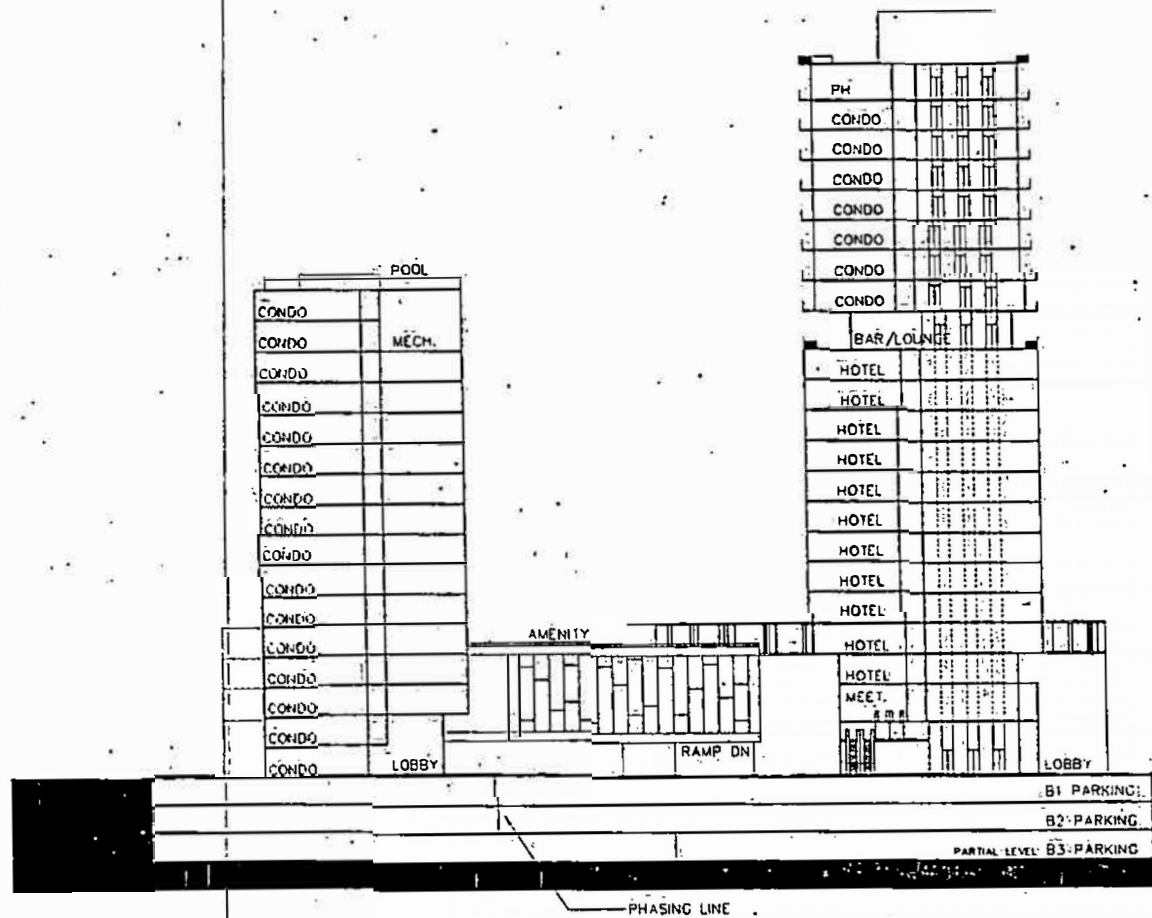
CFD Computerized

APPROVED FOR  
SPECIAL ARCHITECTURE  
SPECIAL PLANNING  
SPECIAL MANAGEMENT  
SPECIAL DESIGN  
SPECIAL CONSTRUCTION  
SPECIAL FINISH

0' 30' 45' 60' 80' 100' 120' 140' 160' 180' 200' 220' 240' 260' 280' 300' 320' 340' 360' 380' 400' 420' 440' 460' 480' 500' 520' 540' 560' 580' 600' 620' 640' 660' 680' 700' 720' 740' 760' 780' 800' 820' 840' 860' 880' 900' 920' 940' 960' 980' 1000'

1/8" = 1' SCALE





SECTION E

CITY OF PHOENIX

OCT 26 2006

PLANNING DEPT.  
RECEPTION

9TH AND VAN BUREN DESIGN STUDY  
Phoenix, AZ

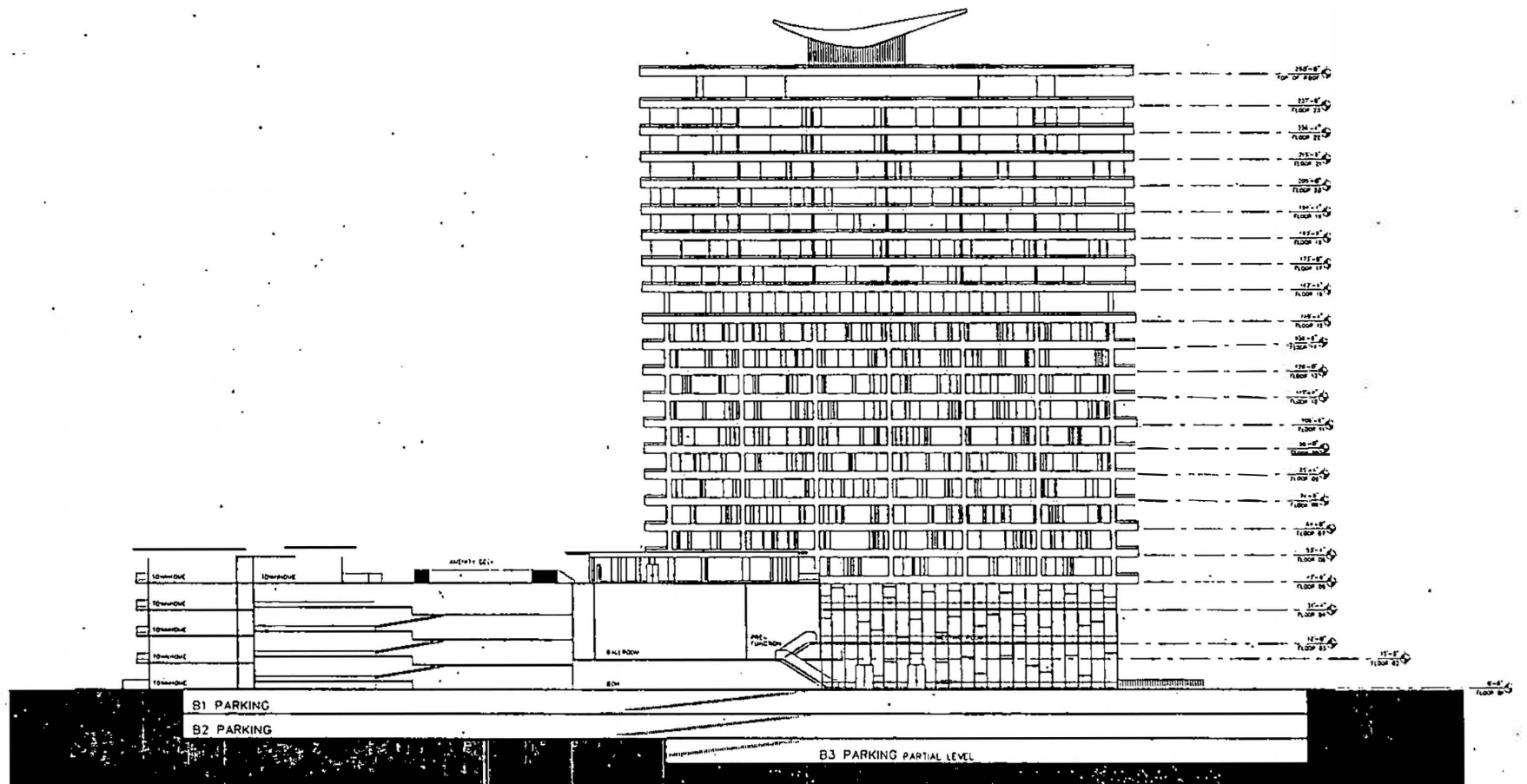
05784  
09 OCT 06

Stipulated Elevations

Hearing Date: July 20, 2022

PHO-1-22-Z-146-06-8





SECTION A

CITY OF PHOENIX

OCT 26 2006

PLANNING  
RECEIVED

9TH AND VAN BUREN DESIGN STUDY  
Phoenix, AZ

01284  
09.OCT.06



March 7, 2007

The Council heard request to approve recommendations made on the following zoning matters which were heard by the Planning Commission on Wednesday, February 14, 2007.

**ITEM 1N**

**DISTRICT 2**

**Z-117-05-2 –  
CAREFREE HIGHWAY AND  
THE NORTH VALLEY  
PARKWAY ALIGNMENT  
APPLICANT: CITY OF  
PHOENIX PLANNING  
COMMISSION  
OWNER: ARIZONA STATE  
LAND DEPARTMENT  
REPRESENTATIVE: STEPHEN  
ANDERSON – GAMMAGE AND  
BURNHAM, PLLC**

Application: Z-117-05-2  
From: Flood Hazard PCD NBCOD, S-1  
To: C-2 PCD NBCOD, FH PCD NBCOD  
Acreage: 35.78  
Location: Approximately 630 feet east of the southeast corner of  
Carefree Highway and the North Valley Parkway alignment  
Proposal: Extension of Commercial Site  
Staff: Approved, subject to stipulations.  
VPC Action: North Gateway - January 23, 2007 - Item not heard due to  
lack of a quorum.  
PC Action: February 14, 2007 - Approved, subject to staff stipulations.  
Vote 7-0

**ITEM 1P**

**DISTRICT 8**

**Z-146-06-8 –  
VAN BUREN STREET AND  
11TH STREET  
APPLICANT: SNELL AND  
WILMER, LLC  
OWNER: DHARAM AHIR  
INVESTMENTS OF  
ARIZONA, INC.  
REPRESENTATIVE: NICK  
WOOD – SNELL AND  
WILMER, LLC**

Application: Z-146-06-8

March 7, 2007

From: C-2 HGT/WVR  
To: C-2 HR  
Acreage: 4.30  
Location: Approximately 200 feet west of the northwest corner of Van Buren and 11th Streets  
Proposal: Hotel and Condominium Development  
Staff: Approved, subject to stipulations.  
VPC Action: Central City – January 8, 2007 – Approved, subject to stipulations. Vote 13-1  
PC Action: February 14, 2007 – Approved, subject to modified and deleted stipulations. Vote 7-0

**ITEM 10**

**DISTRICT 7**

**Z-119-06-7 –  
67TH AVENUE AND  
INTERSTATE 10  
APPLICANT: K. KOWALSKY –  
EARL, CURLEY AND LAGARDE  
OWNER: NAMWEST, LLC C/O  
DAV MCBRIDE  
REPRESENTATIVE: MIKE  
CURLEY– EARL, CURLEY AND  
LAGARDE**

---

Application: Z-119-06-7  
From: CP/GCP  
To: C-2, R-2, R-3A  
Acreage: 70.22  
Location: Southeast corner of 67th Avenue and Interstate 10  
Proposal: Commercial, Multi-Residential, and Single-Family Residential  
Staff: Approved, subject to stipulations.  
VPC Action: Estrella – January 9, 2007 – Approved, subject to staff stipulations. Vote 6-0  
PC Action: February 14, 2007 – Approved, subject to modified and additional stipulation. Vote 7-0

**MOTION** was made by Mr. Lingner, **SECONDED** by Mr. Siebert, that Item 10 be continued to the April 4, 2007 recessed meeting. **MOTION CARRIED UNANIMOUSLY.**

March 7, 2007

Noting there was no one present wishing to speak, **MOTION** was made by Mr. Siebert, **SECONDED** by Ms. Neely, that Items 1B through 1P be granted per Planning Commission's recommendation, except Item 1O: **MOTION CARRIED UNANIMOUSLY.**

**ITEM 1B**

**DISTRICT 4**

**Z-SP-26-06-4 -**

**15TH AVENUE AND COLTER STREET**

**APPLICANT: JOE MURRAY**

**OWNER: CITY OF PHOENIX**

**REPRESENTATIVE: ANTHONY STEVENSON**

Application: Z-SP-26-06-4  
From: R-3 SP, R-2  
To: R-3 SP, R-2 SP  
Acreage: 4.87  
Location: Approximately 450 feet west of the northwest corner of 15th Avenue and Colter Street  
Proposal: Athletic Fields  
Staff: Approved, subject to stipulations.  
VPC Action: Alhambra - December 19, 2006 - Approved, subject to staff stipulations with a modification to Stipulation 3. Vote 14-0  
ZHO Action: January 8, 2007 - Approved, subject to staff stipulations with modifications.  
PC Action: February 14, 2007 - Ratified - Approved, subject to stipulations with modifications and an additional stipulation. Vote 7-0

**ITEM 1C**

**DISTRICT 7**

**Z-142-06-7 -**

**59TH AVENUE AND SOUTHERN AVENUE**

**APPLICANT: WITHEY, ANDERSON AND MORRIS, PLC**

**OWNER: REXCO, LLC C/O**

**JOHN VANDERWEY**

**REPRESENTATIVE: WITHEY, ANDERSON AND MORRIS, PLC**

Application: Z-142-06-7  
From: S-1 (Approved CP/GCP, R1-18, R1-8), Pending C-2  
To: C-2 with Height Waiver

REPORT OF PLANNING COMMISSION ACTION  
February 14, 2007

ITEM NO: 9

DISTRICT NO.: 8

SUBJECT:

Application #: Z-146-06-8  
Location: Approximately 200 feet west of the northwest corner of Van Buren and 11th streets  
Request: C-2 HGT/WVR To: C-2 HR Acreage: 4.30  
Proposal: Hotel and Condominium Development  
Applicant: Snell and Wilmer, LLC  
Owner: Dharam Ahir Investments of Arizona, Inc  
Representative: Nick Wood - Snell and Wilmer, LLC

**ACTIONS:**

Planning Commission Recommendation: It is recommended the request be approved on consent with modified and deleted stipulations.

Village Planning Committee (VPC) Recommendation:  
Central City 1/8/2007 Approved, subject to stipulations. 13-1-0 vote.

Staff Recommendation: Approval with stipulations

**Stipulations**

1. That the development shall be in general conformance with the site plan and elevations date stamped October 26, 2006, as approved or modified by the Development Services Department, with the following specific provisions, all as approved by the Development Services Department.
  - That all pedestrian routes shall have appropriate lighting and shading created either by landscaping and exterior building design,
  - That the roof top pool and jacuzzi area shall be provided with a minimum of four ramadas and landscaping to shade 25% of the deck.
  - That the townhomes on the west and north part of the site shall be limited to 56' in height
2. That the architectural treatment of all buildings in this development shall utilize a consistent architectural theme, and harmonious building materials and exterior colors, as approved by the Development Services Department.
3. That the architecture of the TOWNHOME buildings FRONTING ON POLK STREET shall provide design features and architectural embellishments consistent with the character of the neighborhood, AS APPROVED BY THE DEVELOPMENT SERVICES DEPARTMENT.

4. That building materials shall not exceed a reflectivity rating greater than 20 percent, as approved by the Development Services Department.
5. That a minimum of ~~75%~~ 50% of the SIDEWALK ALONG THE POLK STREET AND VAN BUREN STREET FRONTAGES ~~length of the building along all street frontage shall be shaded BY A COMBINATION OF with methods such as awnings, and arcades AND TREES (MEASURED AT MATURITY). The remaining sidewalk shall be shaded with structures or other methods including landscaping.~~ Shading shall be positioned to shade the sidewalk from April 15th through September 30<sup>th</sup>, AS APPROVED BY THE DEVELOPMENT SERVICES DEPARTMENT.
6. That the applicant shall provide exterior planters with appropriate watering systems on at least 50 percent of the balconies facing the streets, on the first eight floors, as approved by the Development Services Department.
7. That the applicant shall construct a 6-foot high masonry wall along the east, and where provided on the west side of the site. The wall shall be decorative wherever visible both on site and off site, as approved by Development Services Department.
8. That a plaza shall be provided at grade level at a location along Van Buren Street adjacent to the facade. The plaza shall have a minimum size of 1000 square feet, with one side at least 20 feet in length, as approved by the Development Services Department. The following amenities shall be provided within the street level plaza:
  - decorative paving
  - 50% afternoon shade
  - stationary seating to include a minimum of five benches and other planter or low wall ledge seating as deemed appropriate
  - trash receptacles as appropriate
  - artistic elements which can be incorporated into the design and furnishings of the plaza
- ~~9. That approval shall be conditioned upon development commencing within 36 months of the City Council approval of this change of zoning in accordance with Section 506.B.1 of the Phoenix Zoning Ordinance. For purposes of this stipulation, development shall commence when building walls are erected for the development.~~
409. That the developer shall construct all streets within and adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, landscaping and other incidentals as per plans approved by the City. All improvements shall comply with all ADA accessibility standards.
4410. That the property owner shall record documents that disclose the existence and operational characteristics of Sky Harbor International Airport to future owners or tenants of the property. The form and content of such documents shall be



according to the templates and instructions provided, which have been reviewed and approved by the City Attorney.

**PC HEARING HIGHLIGHTS:**

Staff- Ms. Michelle Dodds presented Z-146-06-8, a request for C-2 HR zoning at the northwest corner of Van Buren and 11<sup>th</sup> Street. She reported on the Central City Village Planning Committee vote. Ms. Dodds recommended that if no one in opposition is present, the request could be considered on consent subject to modifications being made to stipulations #3 and #5 as presented and deleting stipulation #9.

Applicant- Mr. Nick Wood, of Snell and Wilmer, LLC, representing the property owner, stated he had nothing to add, but requested that stipulation #9 as it pertains to commencement of development within 36 months.

Motion details – Motion to move Z-146-06-8 to the consent agenda.

Maker: Gallegos  
Second: Hart  
Vote: 7-0  
Absent: Ellis, Ford  
Opposition Present: No

Motion details- Motion to approve on consent with modified and deleted stipulations.

Maker: Gallegos  
Second: Hart  
Vote: 7-0  
Absent: Ellis, Ford  
Opposition present: No

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## Village Planning Committee Recommendation

**Z-146-06-8**

<b>Date of Meeting</b>	January 8, 2007
<b>Request From</b>	C-2 Hgt/wvr
<b>Request To</b>	C-2 HR
<b>Proposed Use</b>	Condo and hotel
<b>Location</b>	Approx. 200 ft west of the NWC of Van Buren and 11 <sup>th</sup> St.
<b>Recommendation</b>	Approval with stipulations
<b>Vote:</b>	Approval (13-1-0)

### Discussion:

Ambika Adhikari presented the staff report and expressed staff support for this application. He stated that due to a number of new activities and development near downtown, such as the bio-medical campus, the ASU downtown campus, light rail transit on Central Avenue and Washington Street, and other development in the area, the proposed high-rise and higher density mixed use project is appropriate for the site.

On behalf of the applicant, Reid Butler provided the details of the project that consists of town homes, high rise condos and hotel. He stated that it may take about three or more years to make this project financially.

Committee members asked several questions and made comments, but particularly emphasized the need for attainable housing component in the project.

Dr. Phil Blair from Van Buren Civic Association, spoke of the community interest in the project, and stated that additional height may be of concerns to some citizens, while some like it.

Dana Johnson moved to approve the project with the staff stipulations and the following note. Ann Durkin seconded. The motion was approved (13-1-0). Calvin Goode abstaining.

Note related to the motion:

The developer will work with the appropriate City staff to incorporate a reasonable percentage of attainable housing units in the project.