

ATTACHMENT C

Encanto

VILLAGE PLANNING COMMITTEE



Village Planning Committee Meeting Summary

Z-178-25-4

Date of VPC Meeting	January 5, 2026
Request From	C-1 TOD-1 and R-5 SP TOD-1
Request To	C-1 TOD-1
Proposal	Restaurant
Location	Approximately 200 east of the southeast corner of Central Avenue and Oak Street/Encanto Boulevard alignment
VPC Recommendation	Approval, per the staff recommendation
VPC Vote	10-0

VPC DISCUSSION:

No members of the public registered to speak on this item.

STAFF PRESENTATION:

John Roanhorse, staff, provided an overview of the Heard Museum proposal including the history, context, location, size, applicable policy areas, existing and the proposed zoning and General Plan designation and the surrounding land uses. Mr. Roanhorse displayed the zoning map, site plan and conceptual building elevations. Mr. Roanhorse noted the adjacent land uses including historic residences and the light rail on Central Avenue. Mr. Roanhorse noted the Place Type of the Heard Museum as a Medium Urban Center and is also within the TOD-1 (Interim Transit Oriented Zoning Overlay District One) policy area. Mr. Roanhorse stated that the proposal includes a small portion of the overall museum site. Mr. Roanhorse presented the staff analysis, findings and stipulations. Mr. Roanhorse noted that staff recommended approval of the proposal with stipulations.

APPLICANT PRESENTATION:

Nick Wood, representing the applicant with Snell and Willmer, LLP introduced himself. Mr. Wood stated that he has worked with the Heard Museum for nearly 45 years, and it has been particularly meaningful and recalled many of the changes that have taken place. Mr. Wood noted that Ms. Maurita Harris, the project architect, was present and had done extensive work to develop the project to compliment the area. Mr. Wood described the courtyard café noting that it would be relocated as a valued amenity while remaining consistent with the museum's mission and design. Mr. Wood emphasized that the proposal aligns with the Heard Museum's educational goals and serves as an

enhancement to the community's social and economic experience. Mr. Wood displayed a site plan and provided an overview of the museum property and the surrounding neighborhoods. Mr. Wood displayed the nearby residential area, including the Roosevelt Neighborhood, adjacent homes, and the Phoenix Towers. Mr. Wood said the project would not impact or remove any existing historic buildings and the proposal takes advantage of an opportunity created by prior development site and is located close to existing project features. Mr. Wood stated the new addition would integrate into the current site layout and would be consistent with the General Plan. Mr. Wood stated that the zoning for the site was originally established in 2001 and that the current request reflects zoning consistency with that prior approval. Mr. Wood stated that the addition would include two levels, with approximately 162 seats on the ground level and 40 seats on the second level, which would include a small conference or meeting area intended for gatherings and related activities. Mr. Wood stated the site layout minimizes visual and physical impacts and avoids negative effects on surrounding properties and the project team worked closely with nearby stakeholders, including property owners and representatives in the Hoover and Alvarado Neighborhoods. Mr. Wood said outreach had been conducted and that no significant concerns had been raised but there were some operational questions related to uses and service facilities.

QUESTIONS FROM THE COMMITTEE:

Committee Member Robert Warnicke asked if the adjacent historic neighborhoods had input in the development of the proposal. **Mr. Wood** responded affirmatively that the design team worked interactively with the neighborhood representatives adjacent to the Heard Museum and invitations were made to neighborhoods to attend the Village Planning Committee meeting and there were no speakers noted.

Committee Member Wagner asked about the architectural features and what steps were considered in the design for the museum. **Mr. Peterson** responded that from the start their approach was to respect the existing building as well as promoting a progressive and responsive design. Mr. Peterson stated the historic elements were very important and maintaining this character provided a basis for installing new materials. Mr. Peterson stated the copper screening was part of the original building design and so it was a feature that prompts a distinct entry to create a distinguishing design element.

Erik Peterson, with PHX Architecture, introduced himself as a representative of the firm working on the project and stated that the proposed structure is intended to be architecturally distinctive and responsive to the surrounding context. **Mr. Peterson** stated the project team recently completed remodeling work on portions of the existing building, which involved recalibration and updates based on adaptive reuse projects. Mr. Peterson said the design team has worked on projects such as hotel renovations with a similar level of care and sensitivity and explained that the design carefully ties into existing connections while enhancing the site in a manner consistent with historic preservation standards and building codes. Mr. Peterson stated that the design concept

was developed through close collaboration with the property owner, the Heard Museum, and its directors, and much of the existing access from the parking lot provides a better sense of entry. Mr. Peterson displayed the primary architectural focal point as the perforated exterior screen, which is inspired by the original building design and the existing structure is organized around a courtyard and incorporates concrete block elements that create a screening grid, filtering light creating visual interest, particularly at night. Mr. Peterson stated that the new screen is constructed of copper panels and serves as a contemporary material expression while remaining respectful to the original design intent and the pattern is inspired by Native American basket weaving and reflects motifs found throughout indigenous art and artifacts, including references to forms seen in regional landscapes and inspired by actual artifacts within the Heard Museum's collection to develop a pattern that is both culturally referential and architecturally distinctive. Mr. Peterson said the design precedent involves illuminated elements, including seasonal lighting and luminary concepts, to ensure the structure would contribute positively to Central Avenue and enhance the public realm.

PUBLIC COMMENTS:

None.

APPLICANT RESPONSE:

None.

COMMITTEE DISCUSSION:

Committee Member Wagner stated the information provided is appreciated and the Heard Museum is widely recognized as one of the community's cultural gems, along the Central Avenue corridor in Midtown and noted that food is an important part of culture and expressed support for the museum's expansion of its food offerings, particularly with the intention of showcasing and educating visitors about indigenous culture.

MOTION

Committee Member Wagner motioned to recommend approval of Z-178-25-4 per the staff recommendation. **Committee Member Warnicke** seconded the motion.

VOTE

10-0; motion to recommend approval of Z-178-25-4 per the staff recommendation passes with Committee Members Garcia, George, Kleinman, Mahrle, Perez, Procaccini, Schiller, Wagner, Warnicke, and Picos in favor.

Encanto Village Planning Committee

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STAFF COMMENTS REGARDING VPC RECOMMENDATION:

None.