



## Village Planning Committee Meeting Summary

**Z-65-20-6**

### INFORMATION ONLY

<b>Date of VPC Meeting</b>	April 6, 2021
<b>Request From</b>	P-1 (Parking District) (1.38 acres) and C-2 (Intermediate Commercial District) (1.85 acres)
<b>Request To</b>	PUD (Planned Unit Development) (3.23 acres)
<b>Proposed Use</b>	Planned Unit Development to allow multifamily residential.
<b>Location</b>	Approximately 180 feet south of the southeast corner of 7th Street and Palo Verde Lane

### VPC DISCUSSION:

**Mr. George Pasquel**, representative with Withey Morris PLC, provided an overview of the proposal including the site location and existing conditions, surrounding zoning and land uses, and existing streetscape along 7th Street. The project will remove one of the two existing driveways on the site and funnel all vehicular traffic to a single driveway that leads to the entrance of the underground garage. The 8th Street frontage will have a unique design with walk-up townhome-style units, each with its own garage, to better blend with the neighborhood. He explained that this project has already been over a year in the making, with considerable discussions with neighborhood representatives having already taken place. After working extensively with the community, the applicant has developed a streetscape design that is more pedestrian-friendly and has the community's support. He then presented examples of other residential communities that the developer, Alliance, has completed, showing the high quality that community should expect for this project. He concluded his presentation by summarizing the key features of the project, adding that the PUD development narrative has been crafted to generally follow the City's Walkable Urban (WU) Code standards.

**Mr. Marc Scher** asked if the applicant has had any conversations regarding enhancing pedestrian safety along 7th Street with a hawk light or similar measures, as this is a significant thoroughfare with heavy vehicular traffic. He expressed concern with pedestrians potentially crossing at mid-block to access the stores and restaurants on the west side of the street. **Mr. Pasquel** replied that the applicant has not had such conversations, but that they would be open to it, as this would create an even more high-quality project. **Chairman Jay Swart** agreed with Mr. Scher's comments and urged the applicant to initiate a conversation with the Street Transportation Department regarding pedestrian safety measures. He added that this section of 7th Street has experienced many traffic and safety issues, so mitigating efforts should be incorporated.

**Chairman Swart** requested that Mr. Pasquel elaborate on the quality of the developer's existing projects around the city. **Mr. Pasquel** listed successful Broadstone locations such as the 24th Street and Camelback Road project, as well as the 3rd Street and Roosevelt Road project. He stated that the proposed architecture for this 7th Street project will be unique, as the developer will be pulling from elements specific to this area, such as the Heldt Lumber Company across the street. He added that Alliance has a good track record of working with neighbors and creating a design that enhances the area.

## **PUBLIC COMMENT**

**Mr. Larry Whitesell**, Co-Chair of the Peak Neighborhood Association, praised the applicant's early outreach to the community and the opportunity given to neighbors to actively participate in the design process for this site. He expressed his support for the project, stating that this will set the tone for future high-quality developments along this street.

**Ms. Sandy Grunow** also praised the applicant's efforts to engage the community and stated that the wider setback proposed for 7th Street is the best thing that they have done. She expressed some concern regarding guest parking on 8th Place. **Chairman Swart** offered two suggestions for the mitigation of guest parking on 8th Place: no street parking, or permit-only parking. **Mr. Pasquel** stated that they will look into the matter and have a resolution before they come back to the committee for a vote. He added that the project is designed so that there is no pedestrian access from 8th Place to the rest of the project, so any guests would have to walk all around the block to access the building, if they park on 8th Place.