



City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report Z-2-22-4 (11th Street and McDowell PUD)

January 6, 2023

<u>Encanto Village Planning Committee</u> Meeting Date:	January 9, 2023
<u>Historic Preservation Commission</u> Meeting Date:	February 13, 2023
<u>Planning Commission</u> Hearing Date:	March 2, 2023
Request From:	R1-6 HP CNSPD (Single-Family Residence District, Historic Preservation, Coronado Neighborhood Special Planning District) (1.49 acres), R-3A CNSPD (Multifamily Residence District, Coronado Neighborhood Special Planning District) (0.74 acres), P-1 CNSPD (Parking District – Passenger Automobile Parking, Limited, Coronado Neighborhood Special Planning District) (1.40 acres), C-2 CNSPD (Intermediate Commercial, Coronado Neighborhood Special Planning District) (1.53 acres)
Request To:	PUD CNSPD (Planned Unit Development, Coronado Neighborhood Special Planning District) (4.05 acres), PUD HP CNSPD (Planned Unit Development, Historic Preservation, Coronado Neighborhood Special Planning District) (1.11 acres)
Proposed Use:	PUD to allow multifamily residential, retail use, and retention of the historic single-family homes
Location:	Northwest corner of 11th Street and McDowell Road
Owner:	Vikki Reed, et al.
Applicant:	Ed McCoy, Fairfield Residential
Representative:	Kurt Waldier, Beus Gilbert McGroder, PLLC
Staff Recommendation:	Approval, subject to stipulations

General Plan Conformity			
<u>General Plan Land Use Map Designation</u>		Commercial and Residential 3.5 to 5 dwelling units per acre	
<u>Street Map Classification</u>	McDowell Road	Arterial Street	Varies from 33.5 to 40-foot north half street
	11th Street	Local Street	25-foot west half street
	Dayton Street	Local Street	25-foot east half street
	Coronado Road	Local Street	25-foot south half street
<p><i>CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; HEALTHY NEIGHBORHOODS; DESIGN PRINCIPLE: Establish design standards and guidelines for parking lots and structures, setback and build-to lines, blank wall space, shade, and other elements affecting pedestrians, to encourage pedestrian activity and identify options for providing pedestrian-oriented design in different types of development.</i></p> <p>The proposal includes design and development standards to encourage walking, bicycling, and transit use. These standards include shaded streetscapes, units fronting onto the public sidewalks, parking situated away from the public streets, and on-site amenities.</p>			
<p><i>CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; HISTORIC DISTRICTS; LAND USE PRINCIPLE: Promote land use that encourages continued use of historic resources through rehabilitation and adaptive reuse.</i></p> <p>The proposal includes the integration and preservation of the seven historically designated homes on 11th Street into the project and restricts their use to single-family residential.</p>			
<p><i>CONNECT PEOPLE AND PLACES CORE VALUE; BICYCLES; DESIGN PRINCIPLE: Development should include convenient bicycle parking.</i></p> <p style="text-align: center;">&</p> <p><i>CONNECT PEOPLE AND PLACES CORE VALUE; COMPLETE STREETS; DESIGN PRINCIPLE: Locate parking to the rear of a site to create a more pedestrian environment, when adequate shielding from noise and light can be provided to adjacent established neighborhoods. On-street parking in some areas may also promote a pedestrian environment.</i></p> <p>The proposal includes design and development standards to promote alternative transportation, discourage vehicle trips, and to promote compatibility with the surrounding land uses. The proposal included both resident and guest bicycle parking, requirements that parking structures be wrapped by dwelling units, and for well landscaped and active streetscape environments around the perimeter of the site.</p>			
<p><i>CONNECT PEOPLE AND PLACES CORE VALUE; OPPORTUNITY SITES; LAND USE PRINCIPLE: Promote and encourage compatible development and redevelopment with a mix of housing types in neighborhoods close to</i></p>			

employment centers, commercial areas, and where transit or transportation alternatives exist.

The proposal will add housing opportunities within one-quarter mile of Banner University Medical Center, Coronado Park, and Emerson Elementary School and within one mile of light rail, the Phoenix Bio Medical Campus, and Roosevelt Row. These additional housing opportunities supports goals contained in the Housing Phoenix Plan to preserve and create 50,000 units by 2030.

BUILD THE SUSTAINABLE DESERT CITY CORE VALUE; TREES AND SHADE; DESIGN PRINCIPLE: Integrate trees and shade into the design of new development and redevelopment projects throughout Phoenix.

The proposal will create a pedestrian friendly streetscape environment consistent with the Walkable Urban Code's requirement for 75 percent shade.

Applicable Plan, Overlays, and Initiatives

Coronado Neighborhood Special Planning District: See Background Item No. 11.

Comprehensive Bicycle Master Plan: See Background Item No. 15.

Complete Streets Guiding Principles: See Background Item No. 16.

Tree and Shade Master Plan: See Background Item No. 17.

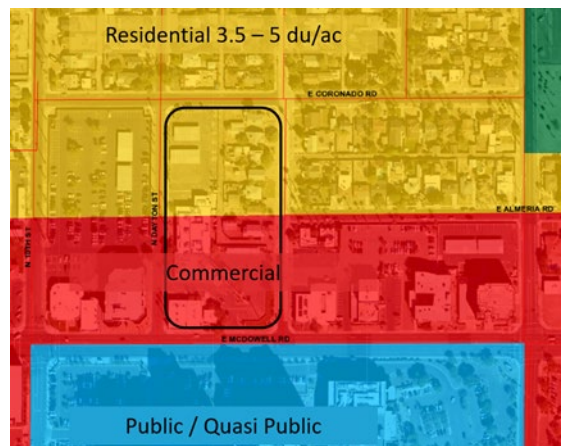
Zero Waste Phoenix: See Background Item No. 18.

Background/Issues/Analysis

SUBJECT SITE

1. This request is to rezone 5.16 gross acres located at the northwest corner of 11th Street and McDowell Road from 1.49 acres of R1-6 HP CNSPD (Single-Family Residence District, Historic Preservation, Coronado Neighborhood Special Planning District), 0.74 acres of R-3A CNSPD (Multifamily Residence District, Coronado Neighborhood Special Planning District), 1.40 acres of P-1 CNSPD (Parking District – Passenger Automobile Parking, Limited, Coronado Neighborhood Special Planning District), and 1.53 acres of C-2 CNSPD (Intermediate Commercial, Coronado Neighborhood Special Planning District) to 4.05 acres of PUD CNSPD (Planned Unit Development, Coronado Neighborhood Special Planning District) and 1.11 acres of PUD HP CNSPD (Planned Unit Development, Historic Preservation, Coronado Neighborhood Special Planning District) to allow multifamily residential, retail use, and retention of the historic single-family homes.

2. The subject site has two General Plan Land Use Map designations bisecting it on the Almeria Road alignment. North of the Almeria Road alignment is a General Plan Land Use Map designation of Residential 3.5 to 5 dwelling units per acre and south of the Almeria Road alignment is a General Plan Land Use Map designation of Commercial. The development proposal is consistent with the Commercial designation and inconsistent with the Residential 3.5 to 5 dwelling units per acre designation.



General Plan Land Use Map, Source: Planning and Development Department

East of the subject site across 11th Street are two land use designations: Commercial south of Almeria Road and Residential 3.5 to 5 dwelling units per acre north of Almeria Road.

West of the subject site across Dayton Street are two land use designations: Commercial south of the Almeria Road alignment and Residential 3.5 to 5 dwelling units per acre north of the Almeria Road alignment.

North of the subject site across Coronado Road are residential homes with a General Plan Land Use Map designation of Residential 3.5 to 5 dwelling units per acre.

South of the subject site across McDowell Road is the Banner University Medical Center which has a General Plan Land Use Map designation of Public/Quasi-Public.

SURROUNDING LAND USE AND ZONING

3. To the north of the site across Coronado Road are single-family homes zoned R1-6 HP (Single-Family Residence District, Historic Preservation) and R-3 HP (Multifamily Residence District, Historic Preservation). To the south of the site across McDowell Road is the Banner University Medical Center zoned PUD (Planned Unit Development) per Rezoning Case No. Z-63-18-8. To the east across 11th Street are medical offices zoned C-2 (Intermediate Commercial), multifamily residential zoned R-3 (Multifamily Residence District), and single-family homes zoned R1-6 HP (Single-Family Residence District, Historic Preservation). To the west across Dayton Street are medical offices zoned C-2 (Intermediate Commercial) and a surface parking lot zoned P-1 (Parking District – Passenger Automobile Parking, Limited).

PROPOSAL

4. The development narrative utilizes the PUD zoning district which is intended to create a built environment that is superior to that produced by conventional zoning districts and design guidelines. Using a collaborative and comprehensive approach, an applicant proposes standards and guidelines that are tailored to the context of the specific site. Where the PUD Development Narrative is silent on a requirement, the applicable Zoning Ordinance provisions are applied.

The conceptual site plan depicts a total of 271 multifamily dwellings, seven single-family residential homes, and ground floor retail oriented to McDowell Road. The existing seven single-family residential homes will be retained, and the remainder of the site will be redeveloped with a seven-story mixed-use building adjacent to McDowell Road, a four-story building adjacent to Dayton Street near the center of the site, and a one-story amenity building and parking lot near Coronado Road.

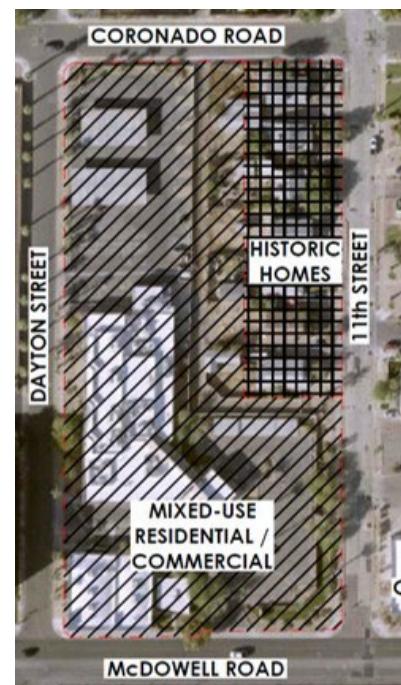
The PUD proposes the following mix of unit types within the PUD boundary:

- Minimum 15 percent studio units (less than 600 square feet)
- Minimum 20 percent one-bedroom units
- Minimum 15 percent two-bedroom units
- Minimum 4 percent attached two-story townhome units and/or detached single-family units

5. **Land Use Categories:** The development narrative and conceptual site plans include a regulatory framework based on two land use categories.

Land Use Category: Historic Homes – The subject site includes seven single-family residential homes currently zoned R1-6 HP. The development narrative requires all historic homes be retained and be governed by R1-6 HP standards. The request would reduce the lot depth by approximately 38 feet and the current HP designation would be reduced by that same amount.

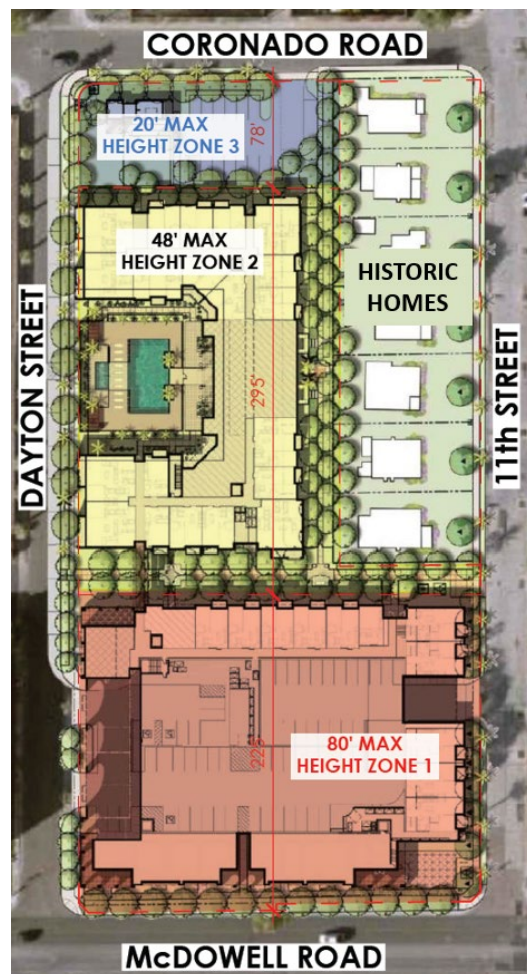
Land Use Category: Mixed Use Residential / Commercial – The remainder of the subject site is governed by the Mixed Use Residential / Commercial Land Use Category which allows uses based on the Walkable Urban (WU) Code Transect 5:6 from Chapter 13 of the Phoenix Zoning Ordinance. As stipulated this land use category requires a minimum 5,000 square feet of ground floor commercial uses adjacent to McDowell Road.



*PUD Land Use Areas,
Source: Todd+Associates*

6. **Mixed Use Residential / Commercial - Height Zones:** The Mixed Use Residential / Commercial Land Use Category utilizes the WU Code as applicable to T5:6 for its development standards with modifications, most notable its use of three “height zones” to govern the height intensity permitted on different parts of the site.

- Height Zone 1: Extending approximately 80 feet north of McDowell Road, this height zone permits a maximum height of 80 feet.
- Height Zone 2: The remainder of the subject site within the Mixed Use Residential / Commercial Land Use Category is regulated by Height Zone 2 which allows a maximum height of 48 feet.
- Height Zone 3: Extending approximately 78 feet south of Coronado Road, this height zone is intended to promote compatibility with the adjacent neighborhood by restricting development to a maximum height of 20 feet.



*PUD Height Zone Map,
Source: Todd+Associates*

7. **Development Standards:** The PUD Narrative proposes a comprehensive set of development standards aimed at creating pedestrian oriented development. The following summary highlights some of the PUD Narrative’s standards that will define how it interfaces with the surrounding public streets.

Streetscape Standards (and Sidewalk Detachments): In the Transit Midtown Character Area, the WU Code requires detached sidewalks with trees planted between the back of curb and sidewalk to provide both shade and physical comfort by separating the pedestrian realm from vehicular traffic. The PUD Narrative requires detached sidewalks separated by the streets with landscape street along all the adjacent streets. Coupled with the shade requirements for the public sidewalks, and the streetscapes for the development will offer safe and comfortable environments for pedestrians. **Stipulation No. 1.b** reinforces the minimum streetscape requirements for the widths of the landscape strip and sidewalk for each of the streets to ensure that the envisioned streetscape is provided.

Frontage Types: The WU Code T5:6 transect requires that a minimum of 70 percent of the “Primary Lot Frontage” and 50 percent of the “Secondary Lot Frontages) be comprised of compliant WU Code Frontage Types which encourage direct access to the buildings and activity at the ground floor.

- To complement its requirement that 5,000 square feet of ground floor commercial be provided along McDowell Road, the development narrative limits the permitted frontage types to arcade and storefront for 75 percent of the frontage which is superior to the WU Code minimum requirement. **Stipulation No. 1.a** amends the requirement for ground floor commercial uses to specify that those uses are not solely for the use of the development’s residents.
- Along Dayton Street, the development narrative requires compliant frontage types for 50 percent of the frontage which is consistent with the 50 percent that would be required through the WU Code.
- Along 11th Street, the frontage within the Mixed Use Residential / Commercial Land Use Category requires compliant frontage types for 50 percent of the frontage which is consistent with the 50 percent that would be required through the WU Code.
- To address resident concerns regarding parking and compatibility along its northern frontage, the development narrative exempts the Coronado Road frontage from the frontage type requirements contained in the WU Code as applicable to T5:6.

Parking Setbacks: The WU Code T5:6 requires that the parking be setback from the “Primary Frontage” by a minimum of 30 feet or be positioned behind a building and be setback from “Secondary Frontages” by 20 feet including a 10-foot landscape setback.

- The development narrative meets the above standard for McDowell Road (“the Primary Frontage”) by situating the parking structure both 30 feet from the right-of-way and by wrapping it with ground floor retail and upper story dwelling units.
- To the south, east, and west, the parking structure is wrapped by dwelling units which is an enhanced standard.
- To the north, the surface parking lot is situated approximately 10 feet from the Coronado Road right-of-way which is not consistent to the WU Code but is intended to provide a transition to the neighborhood to the north.

Large Scale Development Standards: The WU Code requires a suite of enhancements for sites that exceed five acres and/or have a block length of greater than 600 feet. The subject site meets both thresholds, and the PUD Narrative includes the following requirements:

- Paseo: A publicly accessible paseo is depicted on the conceptual site plans to bisect the site east-west that breaks up the mass of the proposed development and provides a well shaded pedestrian pathway through the site. **Stipulation No. 1.c** adds standards for the paseo that require a

minimum width that exceeds the Zoning Ordinance standards to provide for an enhanced pedestrian setting.

- Publicly Accessible Open Space. The development narrative requires that a minimum five percent of the gross lot area be retained as shaded and publicly accessible open space. The conceptual site plans depict this publicly accessible open space at the southeast corner of the site near the intersection of 11th Street and McDowell Road.

8. ***Design Guidelines***

In addition to applicable WU Code Design Guidelines, the development narrative contains design guidelines addressing building facades which are intended to enhance the visual interest of the structures, mitigate the impact of building massing and height, and provide high-quality design. Guidelines require four-sided architecture, architectural embellishments, enhanced building materials, and no dwelling unit windows oriented to the north.

The design of the buildings has been a focus of discussions with the neighborhood. Stipulation No. 3 has been included requiring the developer to present additional information for review and comment to the Encanto Village Planning Committee regarding the use of color, material changes and artistic elements and murals on the ground floor. The developer has provided an alternative design concept from the PUD Narrative's building elevations. The renderings of this design concept are attached to this report and date stamped December 30, 2022. Stipulation No. 3 contemplates either the PUD Narrative's building elevations or the attached alternative renderings as serving as the basis of the future design presentation to the Encanto Village Planning Committee.

9. ***Sustainability***

The development narrative proposes a series of sustainability features such as bicycle repair stations, secure bicycle parking, recycling, green waste recycling, 30-day transit passes for new residents, xeriscaping, five percent of vehicle parking equipped with electric vehicle charging, cool roof designs, and Energy Star Appliances. **Stipulation No. 1.d.** clarifies the project will be required to provide a minimum of 20 Level 1 electric vehicle charging stations.

HP OVERLAY BOUNDARY ADJUSTMENT

10. As noted earlier in this report, the subject site includes seven single-family residential homes currently zoned R1-6 HP. The development narrative requires all historic homes be retained and be governed by R1-6 HP standards. The request would reduce the lot depth by approximately 38 feet and the current HP designation would be reduced by that same amount.

Section 807.E of the Zoning Ordinance states that, when applying the evaluation criteria in Section 807.D, the boundaries of a historic district should be drawn as carefully as possible to ensure that:

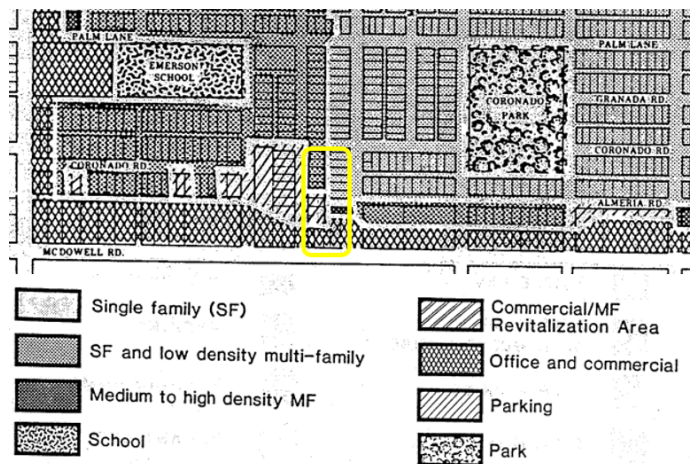
- 1) The district contains documented historic, architectural, archaeological or natural resources;
- 2) The district boundaries coincide with documented historic boundaries such as early roadways, canals, subdivision plats or property lines;
- 3) Other district boundaries coincide with logical physical or manmade features and reflect recognized neighborhood or area boundaries; and
- 4) Other non-historic resources or vacant land is included where necessary to create appropriate boundaries to assist in meeting the criteria in Section 807.D.

In this case, the modified boundary will still include the full width of each of the seven lots within the HP overlay, as well as the primary historic building on each lot, therefore the guidelines above have generally been met. However, the reduction in lot size and increased proximity to much larger scale new construction constitutes an adverse effect on the historic properties. To mitigate this adverse effect, HP staff recommends that perpetual conservation easements be granted to the City on all seven historic properties. This will ensure the long-term preservation of the historic homes beyond the one-year stay of demolition currently provided under the HP zoning. The perpetual easement is addressed in **Stipulation No. 2**.

STUDIES AND POLICIES

11. [Coronado Neighborhood Special Planning District](#)

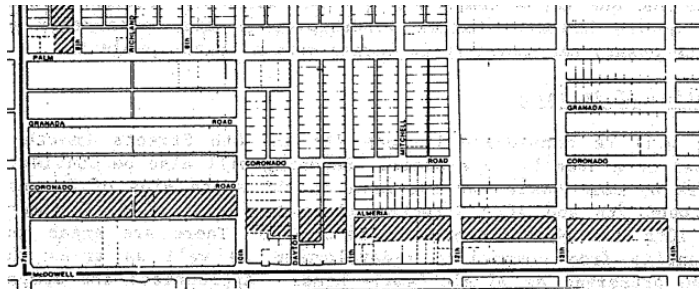
The subject site is located within the Neighborhood Conservation Plan for the Coronado Neighborhood (the "Coronado Neighborhood Special Planning District") (CNSPD) which was adopted in 1986. The CNSPD includes both regulatory requirements and policy guidance for how requests should be evaluated.



*Proposed Land Use Map, CNSPD;
Source: Planning and Development
Department.*

12. *Policy Guidance:* The non-regulatory “proposed land use map” depicts the subject site with the following categories: single-family (for the seven single-family homes), office and commercial along McDowell Road, medium to high density multifamily, single-family and low density multifamily, and commercial/multifamily revitalization area.

The non-regulatory areas allowing case by case consideration of rezoning depicts only a portion of the subject site being appropriate for rezoning.



Areas allowing case by case consideration of rezoning, CNSPD; Source: Planning and Development Department.

Both maps are deployed in concert with narrative guidance on the evaluation criteria that should be used to consider redevelopment projects. Of these, it specifies that commercial projects should have major street access only, should focus on design compatibility, that mixed-use projects should be encouraged, and that underground parking should be encouraged in new commercial developments.

13. *Regulatory Requirements:* The CNSPD includes the following regulatory requirements for multifamily projects:
- Setback regime for properties identified as “Revitalization Area” on the Proposed Land Use Map. Only a portion at the center of the subject site adjacent to Dayton Street is identified as “Revitalization Area”. The regulatory provisions apply only when adjacent to a single-family home or homes. At the location, the subject site is not adjacent to residential, and the provision therefore does not apply.
 - Height restriction of 48 feet. The development proposal for a maximum height of 80 feet exceeds this standard; however, the use of “height zones” provides certainty that areas immediately adjacent to off-site single-family residential properties will be adjacent to structures with a maximum height of 20 feet.
 - Minimum parking requirement of two spaces per dwelling unit. The development proposal includes alternative requirements (1 space per studio unit, 1.5 spaces per one-bedroom units, and 1.7 spaces for two-bedroom units).
14. *Companion Case:* Rezoning Case No. Z-15-22-4 is a proposed Amendment to the regulatory requirements of the Coronado Neighborhood Special Planning District (CNSPD) and the proposal is analyzed in a separate staff report. The request proposes to exempt the subject site from the regulatory provisions contained in the CNSPD on the basis that the proposal achieves the intent of providing compatible and mixed-use development at a perimeter location in the study area. If both actions, Z-2-22-4 and Z-15-22-4, are approved, the subject

site would remain in the CNSPD and would be governed by the provisions contained in the PUD.

15. [Comprehensive Bicycle Master Plan](#)

The City of Phoenix adopted the Comprehensive Bicycle Master Plan in 2014 to guide the development of its Bikeway System and supportive infrastructure. The Comprehensive Bicycle Master Plan supports options for both short- and long-term bicycle parking as a means of promoting bicyclist traffic to a variety of destinations. The development narrative incorporates standards for bicycle parking and storage for both residents and visitors.

16. [Complete Streets Guiding Principles](#)

In 2014, the City of Phoenix City Council adopted the Complete Streets Guiding Principles. The principles are intended to promote improvements that provide an accessible, safe, connected transportation system to include all modes, such as bicycles, pedestrians, transit, and vehicles. To support these principles related to pedestrian connectivity and safety, the development narrative incorporates standards for shaded and detached sidewalks on each of its street frontage and a public pedestrian paseo bisecting the site east-west to provide an off-street pathway. The Street Transportation Department is also requiring the developer place \$115,000 in escrow for the installation of a traffic control device that will support greater pedestrian safety between the project and the hospital campus to the south. This is addressed in **Stipulation No. 6**.

17. [Tree and Shade Master Plan](#)

The Tree and Shade Master Plan has a goal of treating the urban forest as infrastructure to ensure that trees are an integral part of the city's planning and development process. By investing in trees and the urban forest, the city can reduce its carbon footprint, decrease energy costs, reduce storm water runoff, increase biodiversity, address the urban heat island effect, clean the air, and increase property values. In addition, trees can help to create walkable streets and vibrant pedestrian places. The development narrative incorporates standards to require shaded and detached sidewalks along each of its public street frontages.

18. [Zero Waste Phoenix](#)

The City of Phoenix is committed to its waste diversion efforts and has set a goal to become a zero waste city, as part of the city's overall 2050 Environmental Sustainability Goals. One of the ways Phoenix can achieve this is to improve and expand its recycling and other waste diversion programs. Section 716 of the Phoenix Zoning Ordinance establishes standards to encourage the provision of recycling containers for multifamily, commercial and mixed-use developments meeting certain criteria. The development narrative states that the property management will recycle with the City of Phoenix, and encourage residents to recycle by providing recycling receptacles and chutes in each trash room.

COMMUNITY INPUT SUMMARY

19. At the time this staff report was written, staff had received six e-mails / letters in opposition to the request and 10 e-mails / letters in support. Copies of the correspondence are attached to this report.

Staff has also participated in several community discussions led by the Council District 4 office in the summer and fall of 2022. A mix of residents both in support and opposition to the request participated in the discussions. Residents in support noted the activation of the underutilized site and the possibility of retail, restaurants or services on the ground floor as favorable aspects of the project. Residents in opposition articulated concerns with traffic, the proposed building height and the project's design as some of their primary objections.

In response to those concerns, the applicant made modifications to the proposal lowering the maximum building height along Dayton to 48 feet and the maximum building height along Coronado to 20 feet. **Stipulation No. 3** has been included to provide the community another opportunity to review and provide comments on the project's design when it proceeds through the development review process. **Stipulation No. 9** requires the developer to work with the Street Transportation Department to install speed humps on Dayton Street between McDowell and Coronado roads as a means of mitigating any potential traffic impacts from the development.

INTERDEPARTMENTAL COMMENTS

20. The Street Transportation Department provided a series of stipulations focused on the following topics with the applicable stipulation in parentheses:
- Right-of-way dedication of 40 feet along McDowell Road with a minimum four-foot sidewalk easement (**Stipulation No. 4**).
 - All sidewalks shall be entirely located within a sidewalk easement or public right-of-way (**Stipulation No. 5**).
 - Require \$115,000 be placed in escrow for the installation of a traffic control device, along McDowell Road (**Stipulation No. 6**).
 - Traffic impact study shall be completed and that the applicant fund mitigation measures (**Stipulation No. 7**).
 - The developer shall construct all street improvements related to the development with all required elements and to ADA accessibility standards (**Stipulation No. 8**).
21. The Fire Department commented that they do not anticipate any problems serving the site but noted that the site must comply with the Phoenix Fire Code. They further commented that the water supply to the site (gpm and psi) has not been determined and that additional water supply may be needed to meet the required fire flow per the Phoenix Fire Code.
22. The Water Services Department commented that the site has existing water and sewer mains that can serve the development. The department added their standard comment that capacity is a dynamic condition that can change over

time due to a variety of factors. It is the City's intent to provide water and sewer service. However, the requirements and assurances for water and sewer service are determined during the site plan application review. For any given property, water and sewer requirements may vary over time.

OTHER

23. The site is within Phoenix Sky Harbor International Airport (PHX) traffic pattern airspace. The Aviation Department requires the developer to record a Notice to Prospective Purchasers of Proximity to Airport in order to disclose the existence and operational characteristics of (PHX) to future owners or tenants of the property. This is addressed in **Stipulation No. 10**.
24. The site has not been identified as being archaeologically sensitive. However, in the event archaeological materials are encountered during construction, all ground disturbing activities must cease within 33-feet of the discovery and the City of Phoenix Archaeology Office must be notified immediately and allowed time to properly assess the materials. This is addressed in **Stipulation No. 11**.
25. Staff has not received a completed form for the Waiver of Claims for Diminution in Value of Property under Proposition 207 (A.R.S. 12-1131 et seq.), as required by the rezoning application process. Therefore, a stipulation has been added to require the form be completed and submitted prior to preliminary site plan approval. This is addressed in **Stipulation No. 12**.
26. Development and use of the site is subject to all applicable codes and ordinances. Zoning approval does not negate other ordinance requirements. Other formal actions such as, but not limited to, zoning adjustments and abandonments, may be required.

Findings

1. The proposed PUD provides a regulatory framework that will allow for the redevelopment of an underutilized site across the street from a major employer to develop with a mix of uses and housing types.
2. The proposal calls for the preservation and integration of seven historically designated single-family homes into the project.
3. The PUD's development standards will provide for an enhanced and shaded streetscape on all four streets and a concentration of the tallest building heights near McDowell Road.

Stipulations

1. An updated Development Narrative for the 11th Street and McDowell PUD reflecting the changes approved through this request shall be submitted to the Planning and Development Department within 30 days of City Council approval of this request. The updated Development Narrative shall be consistent with the Development Narrative date stamped December 23, 2022, as modified by the following stipulations:

- a. Page 10, Permitted Uses, Mixed-Use Residential / Commercial Land Use Category: Modify the requirement for a minimum square footage of commercial to read as follows:

Shall provide a minimum of 5,000 square feet non-residential uses. Non-residential uses shall not include, lobby, exercise, receptions areas, or other similar uses intended for exclusive use by residents. All non-residential uses shall have their primary access from perimeter rights-of-way.

- b. Page 12, Landscape Standards, Streetscape – Adjacent to Public Right-of-Way: Add a section to the table that contains the following standards:

All streetscapes shall provide a detached sidewalk and a landscape strip. Standards for the detached sidewalks and landscape strips are as follows:

- McDowell Road
 - Minimum sidewalk width: 5 feet, average 6 feet
 - Minimum width of landscape strip between curb and sidewalk: 11 feet
- 11th Street (South of the paseo)
 - Minimum sidewalk width: 5 feet
 - Minimum width of landscape strip between curb and sidewalk: 6 feet
- Dayton Street (South, within 225 feet of McDowell Road)
 - Minimum sidewalk width: 5 feet, average 6 feet
 - Minimum width of landscape strip between curb and sidewalk: 6 feet
- Dayton Street (North, 225 feet north of McDowell Road)
 - Minimum sidewalk width: 5 feet, average 6 feet
 - Minimum width of landscape strip between curb and sidewalk: 6 feet
- Coronado Road
 - Minimum sidewalk width: 5 feet, average 6 feet
 - Minimum width of landscape strip between curb and sidewalk: 6 feet

- c. Page 16, Landscape Standards, Minimum Open Space: Add the following language to this section:

The paseo shall be a minimum of 20 feet in width and provide for a continuous pedestrian connection between 11th Street and Dayton Street. Entry points for the paseo shall be provided at both 11th Street and Dayton Street per the Circulation Plan (Exhibit 12).

- d. Page 25, Sustainability, City Enforced Standards: Modify the standard related to electric vehicle charging stations to read as follows:

A minimum of 20 Level 1 electric vehicle charging stations shall be provided within the parking garage.

2. Perpetual conservation easements, in accordance with the requirements of the City's Historic Preservation Office, shall be recorded on the following properties (which constitute a portion of this site): 1622 North 11th Street (APN 117-25-014A); 1626 North 11th Street APN 117-25-015); 1630 North 11th Street (APN 117-25-016; 1634 North 11th Street (APN 117-25-017); 1638 North 11th Street (APN 117-25-018); 1642 North 11th Street (APN 117-25-019); and 1646 North 11th Street (APN 117-25-020), with modified boundaries consistent with the HP zoning overlay boundary adjustment.
3. Prior to preliminary site plan approval, the developer will present updated building elevations for the seven-story portion of the development to the Encanto Village Planning Committee for informational purposes only and to provide review and comment. The intent of this meeting is to inform the committee as to how the developer has enhanced the visual presence of the building via the following architectural features:
- Use of color
 - Material changes
 - Artistic elements and murals on the ground floor

The elevations shall be consistent with the conceptual elevations (Exhibit 10) in the PUD Narrative dated stamped December 23, 2022, or consistent with the conceptual renderings date stamped December 30, 2022, as approved by the Planning and Development Department.

4. The developer shall dedicate a minimum 40-foot of right-of-way and minimum 4-foot-wide sidewalk easement along the north side of McDowell Road, as approved by the Planning and Development and Street Transportation departments.
5. All minimum streetscape requirements within the PUD Narrative shall be completely located within right-of-way or appropriate sidewalk easement, as modified and approved by the Planning and Development and Street Transportation departments.

6. The developer shall provide \$115,000 in escrow to fund a traffic control device along McDowell Road prior to preliminary site plan approval and as approved by the Street Transportation Department.
7. The applicant shall submit a Traffic Impact Study to the City for this development. The developer shall be responsible for cost and construction of all mitigation identified through the analysis. No preliminary approval of plans shall be granted until the study is reviewed and approved by the Street Transportation Department.
8. 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.
9. The developer shall work with the Street Transportation Department, Traffic Services Division, for the application submission for speed hump/s along Dayton Street between McDowell Road and Coronado Road, prior to preliminary site plan approval. Improvements are subject to public petitioning approval per the Speed Hump Program requirements from all property owners on the west and east side of Dayton Street from McDowell Road to Coronado Road. The developer shall be responsible for providing all funding of such improvements prior to requesting certificate of occupancy.
10. The property owner shall record documents that disclose the existence, and operational characteristics of the Phoenix 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.
11. 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.
12. Prior to preliminary site plan approval, 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.

Staff Report: Z-2-22-4 (11th Street and McDowell PUD)

January 6, 2023

Page 17 of 17

Writer

Joshua Bednarek

January 6, 2023

Team Leader

Racelle Escolar

Exhibits

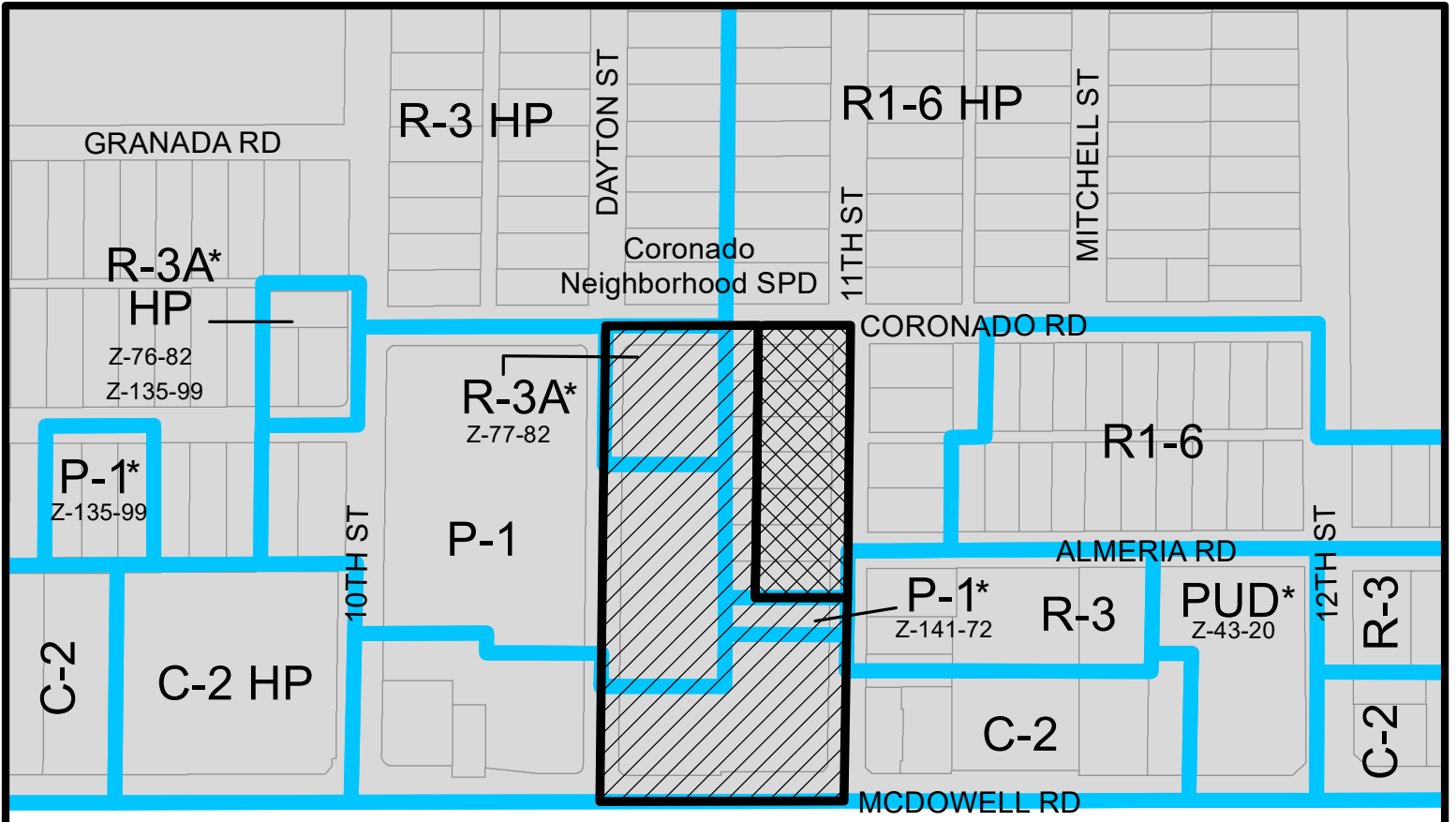
Sketch Map

Aerial Map

Renderings date stamped December 30, 2022 (2 pages)

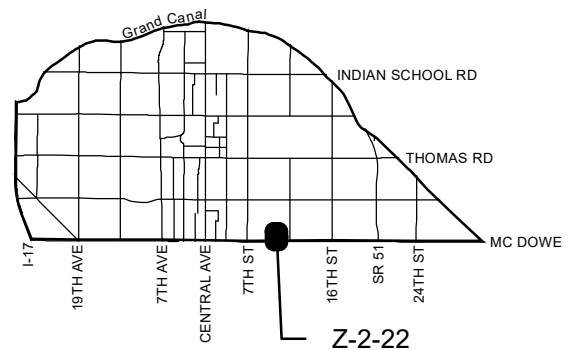
Community Correspondence (22 pages)

[11th Street and McDowell PUD Narrative](#) date stamped December 23, 2022

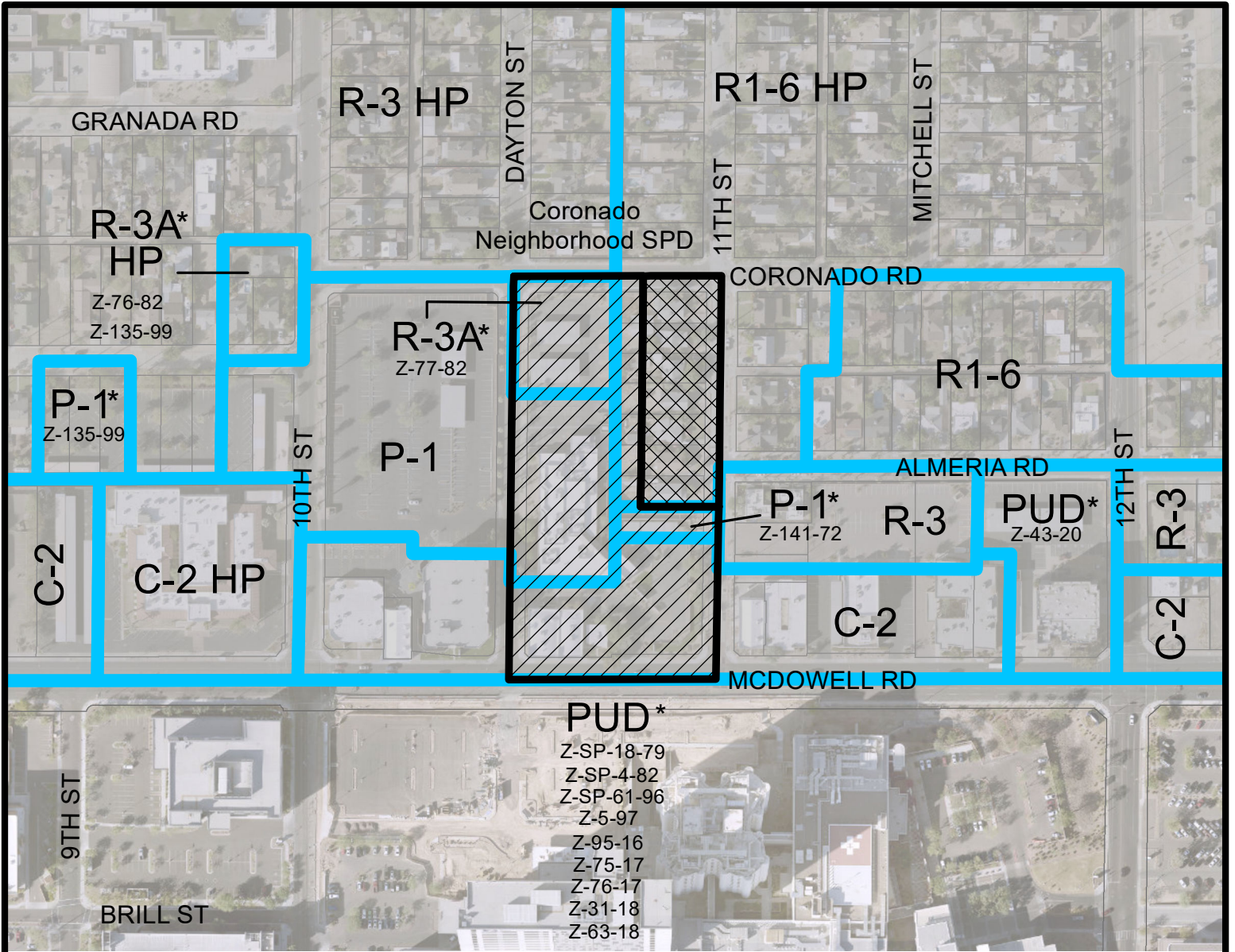


PUD*

- Z-SP-18-79
- Z-SP-4-82
- Z-SP-61-96
- Z-5-97
- Z-95-16
- Z-75-17
- Z-76-17
- Z-31-18
- Z-63-18



APPLICANT'S NAME: Ed McCoy, Fairfield Residential		REQUESTED CHANGE:													
APPLICATION NO. Z-2-22	DATE: 1/18/2022 <small>REVISION DATES:</small>	FROM: C-2 CNSPD (1.53 a.c.) P-1 CNSPD (1.40 a.c.) R1-6 HP CNSPD (1.49 a.c.) R-3A CNSPD (0.74 a.c.)													
<small>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</small> 5.16 Acres	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="padding: 2px;">4/15/2022</td> <td style="padding: 2px;">1/6/2023</td> <td style="padding: 2px;"></td> <td style="padding: 2px;"></td> </tr> <tr> <td colspan="2" style="padding: 2px;"><small>AERIAL PHOTO & QUARTER SEC. NO.</small></td> <td colspan="2" style="padding: 2px;"><small>ZONING MAP</small></td> </tr> <tr> <td colspan="2" style="padding: 2px;">QS 13-29</td> <td colspan="2" style="padding: 2px;">G-8</td> </tr> </table>	4/15/2022	1/6/2023			<small>AERIAL PHOTO & QUARTER SEC. NO.</small>		<small>ZONING MAP</small>		QS 13-29		G-8		TO: PUD CNSPD (4.05 a.c.) PUD CNSPD HP (1.11 a.c.)	
4/15/2022	1/6/2023														
<small>AERIAL PHOTO & QUARTER SEC. NO.</small>		<small>ZONING MAP</small>													
QS 13-29		G-8													
MULTIPLES PERMITTED C-2 CNSPD, P-1 CNSPD, R1-6 HP CNSPD, R-3A CNSPD PUD CNSPD, PUD CNSPD HP	CONVENTIONAL OPTION 22, N/A, 8, 16 271, 7		* UNITS P.R.D. OPTION 26, N/A, 9, 19 N/A, N/A												
* Maximum Units Allowed with P.R.D. Bonus															

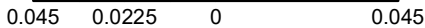


PUD*

- Z-SP-18-79
- Z-SP-4-82
- Z-SP-61-96
- Z-5-97
- Z-95-16
- Z-75-17
- Z-76-17
- Z-31-18
- Z-63-18



Miles

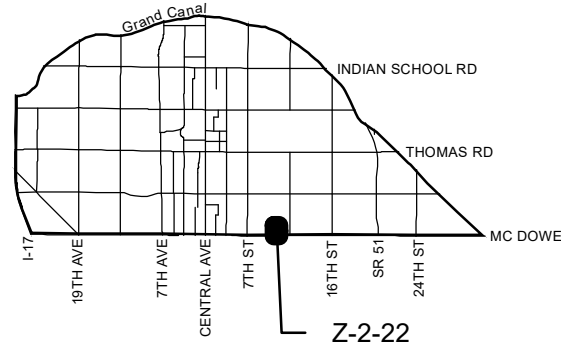


ENCANTO VILLAGE

CITY COUNCIL DISTRICT: 4





City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT



APPLICANT'S NAME: Ed McCoy, Fairfield Residential

REQUESTED CHANGE:

FROM: C-2 CNSPD (1.53 a.c.)
P-1 CNSPD (1.40 a.c.)
R1-6 HP CNSPD (1.49 a.c.)
R-3A CNSPD (0.74 a.c.)

TO: PUD CNSPD (4.05 a.c.) 
PUD CNSPD HP (1.11 a.c.) 

APPLICATION NO. Z-2-22

DATE: 1/18/2022
REVISION DATES:

4/15/2022	1/6/2023		
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GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.

5.16 Acres

AERIAL PHOTO & QUARTER SEC. NO. QS 13-29
ZONING MAP G-8

MULTIPLES PERMITTED

C-2 CNSPD, P-1 CNSPD, R1-6 HP CNSPD, R-3A CNSPD
PUD CNSPD, PUD CNSPD HP

CONVENTIONAL OPTION

22, N/A, 8, 16
271, 7

*** UNITS P.R.D. OPTION**

26, N/A, 9, 19
N/A, N/A

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

**11th & McDowell – Multifamily
(Mixed-Use) Community**

*View from the intersection of Dayton St.
and McDowell Rd. (northeast corner)*



CITY OF PHOENIX

DEC 30 2022

Planning & Development
Department



**11th & McDowell – Multifamily
(Mixed-Use) Community**

*View from Dayton St. looking south to
McDowell Rd.*

CITY OF PHOENIX
DEC 30 2022
Planning & Development
Department

Nick Klimek

Subject: Mixed Use @ NWC McDowell and 11th

From: Brandon Gonzalez <blgonzalez06@gmail.com>

Sent: Wednesday, April 6, 2022 6:24 PM

To: Kurt Waldier <kwaldier@beusgilbert.com>

Cc: Gregory Bench <gregorybench@gmail.com>

Subject: Mixed Use @ NWC McDowell and 11th

Hi Kurt,

I received information that was provided regarding the proposed development at 11th Street and McDowell. I live at 2529 N. 10th Street in Coronado and I'm unfortunately not going to be able to make the meeting on the 20th. I'm an urban planner and am quite familiar with leading public meetings, so I wanted to be a voice in support of the development in our neighborhood since public meetings can sometimes be dominated by opposition.

A few reasons for my support:

- Infill development and density is badly needed in central Phoenix and it's important that we locate density in the right areas. The McDowell corridor is one of those opportunities for redevelopment and infill, and this type of development benefits the revitalization efforts along McDowell.
- 10th Street is a key bicycle corridor, with a bike/ped bridge over I-10 located just to the south of the proposed location. This corridor provides easy bicycle access into downtown Phoenix. I bike this way frequently, and the proposed density provides an opportunity to leverage additional bicycle trips by being located on a bicycle-friendly corridor.
- The development is located along an existing bus route.
- Height is being designed to occur near McDowell, away from the single-family areas along Coronado Road, with townhomes as a nice buffer/transition into the SF zone.
- While I live in a single-family home, we need housing options in our neighborhood, including quality apartments and townhomes. We should be a life-cycle neighborhood with diverse housing options.

I'm not able to tell from the site plan, but my primary request would be to please give attention to the street design around this development. It is important that sidewalk design creates a comfortable pedestrian experience that can set the standard for additional redevelopment in this immediate area. If a buffer or separation from the back of curb isn't able to be included, then hopefully the sidewalk/pedestrian zone will be significantly wide. Also, shade/tree cover is extremely important with the south-facing nature along McDowell. Adding tree cover isn't only an important Phoenix initiative, but it's also extremely important to Coronado residents. Additionally, bicycle parking as a street amenity would be a nice addition near retail.

Thank you again for allowing me to provide input and I look forward to continued updates.

Brandon Gonzalez

2529 N. 10th Street, Phoenix.

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From: [John Stinson](#)
To: kwaldier@beusgilbert.com; [Nick Klimek](#)
Cc: [Laura Hahn](#)
Subject: Writing in support of the applicant to amend zoning ordinance (Application #s Z-2-22)
Date: Thursday, April 7, 2022 2:52:53 PM

Mr. Waldier, Mr. Klimek –


My spouse (on CC) and I are writing to express our enthusiastic support of the proposed rezoning (case number Z-2-22) of the northwest corner of 11th St and McDowell Road. We are residents of the Coronado Historic District and have watched property values skyrocket in the face of restrictive land use policies and lack of new housing inventory. Housing supply constraints are pricing out young families and erecting a permanent barrier to housing affordability in our neighborhood – something needs to change.

Central Phoenix - including and especially its historic neighborhoods - needs to add quality housing stock and provide families the opportunity to access housing that is affordable and centrally located in a walkable, safe neighborhood. To that extent, we would be thrilled to see a blighted corner of our neighborhood revitalized with residential and commercial offerings, and to one day call the future residents of this development our neighbors. I hope the city will make the necessary adjustments and accommodate this proposal so the developers can break ground as soon as possible.

We are unable to attend the meeting on the 20th due to a family commitment out of town but please don't hesitate to reach out if you need any other form of support. My cell is 917-664-4992.

Best,

John Stinson + Laura Hahn
1533 E Granada Road
Phoenix AZ 85006

 **John Stinson** | Vice President, US Consulting Operations
112 N Central Avenue, Ste 408 | Phoenix | AZ | 85004
p: +1 646 395 9347 | f: 212.838.9175
e: jstinson@guidepoint.com

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Nick Klimek

Subject: FW: 11st/McDowell

-----Original Message-----

From: Will Novak <william.novak@gmail.com>

Sent: Tuesday, April 12, 2022 4:48 PM

To: Kurt Waldier <kwaldier@beusgilbert.com>

Subject: 11st/McDowell

(Please forward the below to the village planner/appropriate places)

Hello,

My wife and I have been home owners in the Coronado Historic neighborhood since 2013. We are very excited about the proposed development on approximately 11th st and McDowell which will bring new neighbors, friends and retail to our neighborhood. I'm a past member of the Encanto Village Planning Committee, sat on the ReInvent Phoenix Midtown Steering Committee and was on the committee to write the "Preserve Phoenix" historic preservation plan. I mention all this to highlight I've long been involved and passionate on matters of zoning and planning in central Phoenix.

The proposed development is exactly the type of development the community has long told the city we'd like to see. It increases density, brings in new retail and does it near existing services, infrastructure and transit. In addition the project is replacing a dilapidated, under used old office building and surface parking lot that have a very suburban design. This proposal will help support all the restaurants, coffee shops and other independent retailers that have sprung up in and around Coronado over the last few years.

We are neighbors for more neighbors and welcome this project.

Yours,

- Will & Veronica Novak

602 541 1834

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Nick Klimek

Subject: FW: Letter of support for the project on 11th Street and McDowell
Attachments: CNSPD Rezoning Z-15-22 Notification Letter 2022 04 01.pdf

-----Original Message-----

From: Kayla Tarantino <kaylamtarantino@gmail.com>

Sent: Monday, April 18, 2022 7:00 PM

To: Kurt Waldier <kwaldier@beusgilbert.com>; nick.klimek@phoenix.gov

Subject: Letter of support for the project on 11th Street and McDowell

Hi there,

Writing you as a resident of Coronado living at 13th street and Palm. I support the project and I am excited to see the land developed into something useful.

I do hope you'll consider the feedback of some neighbors here around increasing parking availability per unit, and doing what you can to maintain the charm and character of our neighborhood.

Thank you,
Kayla Tarantino

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Nick Klimek

Subject: Project at 11th street and McDowell

From: Michael Boysen <boysenatc@hotmail.com>

Sent: Friday, April 22, 2022 10:03 AM

To: Kurt Waldier <kwaldier@beusgilbert.com>

Subject: Project at 11th street and McDowell

Hello Mr. Waldier,

Just wanted to let you know that my wife and I both support the proposed residential project at 11th street and McDowell. We own and live in our home at 1506 E Granada Rd in the Coronado neighborhood.

Sincerely,

Michael and Tracey Boysen

Get [Outlook for iOS \[linkprotect.cudasvc.com\]](https://linkprotect.cudasvc.com)

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Nick Klimek

Subject: Residential project 11st street and McDowell

From: Melissa McIver <melissa.mciver@gmail.com>

Sent: Friday, April 22, 2022 12:19 PM

To: Kurt Waldier <kwaldier@beusgilbert.com>; nick.klimek@phoenix.gov

Subject: Residential project 11st street and McDowell

Just wanted to write a note to say I am excited about your proposed project and support it 100%! I think it was be great for Coronado neighborhood and would freshen up that whole unused area!

Melissa McIver

Coronado resident since 2017

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From: [Emily Giannone](#)
To: [Council District 4](#)
Cc: [Nick Klimek](#)
Subject: Support for 11th St. & McDowell Rd. Mixed-Use Community Project
Date: Thursday, May 26, 2022 7:12:26 PM

Dear Vice Mayor Pastor,

My husband and I have been residents of the Coronado Historic District for the past 12 years, homeowners in the neighborhood for 11 years. I was not able to attend your meeting on Monday, but I wanted to make sure you know my husband and I voice our strong support for Fairfield's 11th St. & McDowell Rd. Mixed-Use Community Project.

We believe the project will provide numerous benefits for the neighborhood and surrounding community and is a far better option than the current vacant Surgicenter and parking lot. Specifically, the project will:

Revitalize a vacant and abandoned lot and enhance walkability in the neighborhood,

Activate McDowell Road with street level retail,

Preserve the seven historic homes along 11th Street and uphold the character and charm of Coronado, and

Provide quality attainable and diverse housing to phoenix residents.

I understand a few loud voices have opposed the project but there are many Coronado homeowners who support this project. Fairfield has done an admirable job of working with the community over quite some time to deliver a project that aligns with our wants and needs. I hope this show of support will be taken into consideration during the Encanto Village planning committee hearing in August. Thank you.

Regards,
Emily Giannone

Sent from my iPhone

From: [Cindy Sponaule](#)
To: [Council District 4](#); [Nick Klimek](#)
Subject: Support for the McDowell Rd / 11th Str mixed use project
Date: Thursday, May 26, 2022 9:38:33 PM

Vice Mayor Pastor, Nick Klimek

I wanted to let you know that I am in favor of the mixed use project planned for the McDowell Rd / 11th Str. area.

I am anxious for this new project to help add a new feel/vigor to the McDowell corridor, in hopes that it draws even more investment along the street.

The Coronado historic district, I think, will benefit by having the new retail shops in this project with new shopping options. This also seems to support the Banner Hospital Community with housing close to campus, and shops to frequent.

Thanks

Sent from [Mail \[go.microsoft.com\]](mailto:go.microsoft.com) for Windows

From: [Kurt Waldier](#)
To: [Nick Klimek](#)
Subject: FW: PUD Zoning Case Z-2-22
Date: Thursday, September 1, 2022 2:59:03 PM

FYI. See comments from John Fricks below regarding 11th St and McDowell.

Kurt Waldier, AICP
Planning Consultant
BEUS GILBERT MCGRODER PLLC
701 North 44th Street | Phoenix, AZ 85008
Direct: 480.429.3061 | Main: 480.429.3000 | Fax: 480.429.3100
Email: kwaldier@beusgilbert.com
Assistant: Chrystal Fisher | 480.429.3121 | cfisher@beusgilbert.com

-----Original Message-----

From: john fricks <fricks@gmail.com>
Sent: Thursday, September 1, 2022 11:53 AM
To: council.district.4@phoenix.gov
Cc: Kurt Waldier <kwaldier@beusgilbert.com>
Subject: PUD Zoning Case Z-2-22

Dear Vice Mayor Pastor,

I am writing concerning the development proposed for 11th Street and McDowell. First, let me note that I live at and co-own (with my wife) the house at 1135 E Coronado Rd, which is approximately six or seven houses down from the corner of this proposed development. I am strongly in favor of this development and am disappointed with the recent changes proposed. Specifically, I am opposed to the reduction in housing units, especially given the rapid rise in rents and housing prices in Phoenix. I am also against the increased parking spaces per unit—as this space could possibly be better used to provide more housing units. I believe Phoenix and the Coronado neighborhood should be a welcoming environment, and I would like to start by welcoming a lot of new neighbors.

The new plan also swaps out townhouses for a dog park and a parking lot. The dog park seems fine; however, I am adamantly opposed to having a parking lot on Coronado Rd, and I would like to see all of the parking lots on that stretch of Coronado Rd. replaced by townhouses, but I definitely don't want to have another parking lot which creates an unsociable environment in the neighborhood.

A neighborhood concern that I have—that I hope this project will help with—is the rampant speeding and reckless driving along Coronado Rd between 10th and 12th streets. I think this happens because the road is very wide through this section, and there are few cars parked along the streets. (Parked cars narrow the road, causing drivers to slow down.) I hope that the city will address this issue with speed bumps and/or traffic circles as this new development is built.

Lastly, I have tried to keep track of this development as it moves through the process, but there have been numerous cancelled planning meetings for Encanto, and attending these meetings is very time consuming. I think that the process tends to favor the voices against new development, and I hope that there are some ideas about changing the process to make it more inclusive of everyone in the community.

Sincerely,
John Fricks
814-777-6882

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October 11, 2022

Vice Mayor Laura Pastor
City of Phoenix Council District 4
200 W. Washington St, 11th Floor
Phoenix, AZ 85003

Re: 11th St and McDowell Rd PUD Z-2-22 & Z-15-22 Support

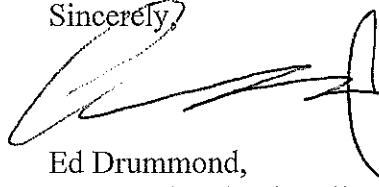
Dear Vice Mayor Laura Pastor:

On behalf of the Miracle Mile Merchants Association and Revitalization Committee consisting of 22 members. I would like to express our support for the proposed zoning cases Z-2-22 and Z-15-22 for the mixed-use development at the northwest corner of 11th Street and McDowell Road.

We are a community of small, local businesses that primarily cater to and serve the surrounding neighborhoods, including the Coronado Neighborhood. We sincerely value the history of the area and the preservation of historic places. In fact, many of our businesses are located in historic buildings themselves. So, we appreciate the property owner's dedication to preserving the 7 historic homes. We also recognize the need for a greater diversity of housing that increases housing supply in these neighborhoods in appropriate locations such as this. Increasing the number of neighbors along McDowell Road will foster a more vibrant, walkable, and active community, which will in turn greatly support our businesses and the continued revitalization, growth, and success of the Miracle Mile McDowell Corridor.

We look forward to serving the future residents of this proposed community. We appreciate the opportunity to express our opinion and hope you consider the benefits to the Miracle Mile McDowell Corridor in your decision.

Sincerely,

A handwritten signature in black ink, appearing to read 'Ed Drummond', written over a horizontal line.

Ed Drummond,
Vice Chair Miracle Mile Merchants Association and
Revitalization Committee

CC: Nick Klimek; Paul Gilbert

From: [Anthony M Grande](#)
To: [Anthony M Grande](#)
Subject: FW: Comment in support of 11th Street/McDowell rezoning request (case numbers Z-2-22 and Z-15-22)
Date: Wednesday, January 4, 2023 4:29:47 PM

From: John Stinson <jstinson@guidepoint.com>
Sent: Wednesday, January 4, 2023 9:43 AM
To: PDD Long Range Planning <pdd.longrange@phoenix.gov>
Subject: Comment in support of 11th Street/McDowell rezoning request (case numbers Z-2-22 and Z-15-22)

To whom it may concern:

Ahead of the Encanto Village Planning Committee meeting on January 9th, I would like to submit a comment on case numbers Z-2-22 and Z-15-22. As a resident of the Coronado neighborhood and a daily user of the streets and intersections that the proposed building will occupy, I want to voice my strong support for this project. I believe it is in the interests of the Coronado neighborhood, as well as the city more broadly, to approve the amendment requests and permit this mixed-use development to proceed. We desperately need more housing supply in this area and this project, which will workforce housing, will boost that supply and help to moderate increasing rents in the area. Furthermore, it will help to catalyze development in the neighborhood and provide for more eyes on the street, a safer, more walkable environment for our families, and increased commercial options for neighbors and visitors. I speak as a private citizen, but as an employer in downtown Phoenix whose employees would directly benefit from increased access to housing at the price point for this project, I feel compelled to speak on behalf of those who desperately want more housing supply to slow the recent growth in market rental prices.

I have been in contact with the developers who are spearheading this project and would also like to commend them for taking so much community input into account during their design process. This project is better off for it and I believe their approach to gathering and implementing community input has set the standard. We would benefit immensely from this project.

Best,

John

John Stinson | Senior Vice President, US Consulting Operations
112 N Central Avenue, Ste 408 | Phoenix | AZ | 85004
p: [+1 646 395 9347](tel:+16463959347) | f: [212.838.9175](tel:212.838.9175)
e: jstinson@guidepoint.com

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APR 07 2022

Planning & Development
Department

From: [Phil Dague](#)
To: kwaldier@beusgilbert.com; [Nick Klimek](#)
Cc: [Phil Dague](#)
Subject: 11th & McDowell PUD Case Z-2-22
Date: Wednesday, April 6, 2022 8:16:24 PM

Hi Kurt and Nick-

My name is Phil Dague and I live at 2214 N Dayton Street, Phoenix. I live just two blocks north of the proposed development, which I received your notice for regarding zoning variances.

I'm not opposed to the development overall. However, I do have one significant concern that I would like to raise that I am strongly opposed to, which is the parking ratio variance of 1.25 vs. 2 spaces per unit that is required per current zoning.

Dayton Street is a narrow street that dead ends into the main entrance of Banner University Medical Center. Currently the street is already overcrowded with parked cars on both sides of the street that does not allow for opposing traffic to pass on the road without one car yielding to the other. By limiting parking to just over one space per unit I am very concerned that residents, visitors, future tenants visiting leasing office, employees, and retail customers will be forced to seek street parking in the neighborhood. 1.25 spaces per unit simply won't be enough parking for a development of this size in a city where most people rely on cars for transportation, without adding to an already crowded streets in the Coronado neighborhood making it unsafe and impractical to drive up and down.

In addition, with the entrance to Banner University Medical Center just across the street, the entrance to the garage on Dayton will further exacerbate congestion at the intersection and make it difficult to enter and exit the neighborhood on Dayton. I'd like to understand if there is any proposed traffic control for Dayton, like a traffic light?

I have forwarded this notice to neighbors and have shared my concerns with them and asked for them to voice this concern as well. I will send this same information to the address in the letter to ensure my concerns are heard by the City of Phoenix zoning as I will not be able to attend the April 20th meeting. I do plan to attend the May 2nd Encanto Village meeting.

Furthermore, I am the Executive Director of Facilities Operations for Banner Health. While this email represents my concerns as a homeowner and I am not speaking for Banner Health, I will be forwarding the notice to Banner Health Administration at Banner University Medical Center as well as our Development leadership who I report directly to for their review and consideration as I believe they will share similar concerns due to the already constrained parking on the medical center campus creating the likelihood for visitors and residents of the proposed development to park on our campus and potential issues with traffic control at the Dayton/McDowell intersection.

Again, I am not opposed to the development but the parking and entrance to parking are concerns and I do not believe a zoning variance should be provided for the reduction in parking requirements. I live in a new home built in 2018 in Coronado, plan to live here a long time. I want to see the neighborhood continue to develop and thrive. Multi-family developments are no doubt part of the urban development and add to the economic diversity of urban neighborhoods like Coronado that make cities like Phoenix a great place to live but with our limited public transportation, there must be adequate parking to support a development of this magnitude.

Thank you,
Phil

Phil Dague
2214 N Dayton Street
Phoenix, AZ 85006

RE: Rezoning Case Nos. Z-2-22-4 (11th and McDowell PUD) and Z-15-22-4

I am writing to express my opposition to this proposed attack on a Phoenix Historic Neighborhood. I believe the incompatible rezoning requests would be very harmful and destructive to our neighborhood as it now exists. The residents of Coronado chose this location because of the serenity and character that now exists. I also believe it provides a very slippery slope to further destruction of our historic neighborhoods at the request of greedy land owners and developers seeking profit at the residents of Coronado's expense. It is quite evident that the City of Phoenix is very weak when it comes to managing residential development with its horrible setback and parking issues as evidenced by all the high rise developments with no street setbacks. It is shameful.

Specifically, the 7 existing homeowners on 11th Street are going to be most severely damaged with the loss of privacy, serenity and loss of home value. No one wants high rise apartments in their backyards! The proposed height is not acceptable in a single family home neighborhood.

The proposed setback of 10 feet is ridiculous and completely contrary to existing zoning and the nature of Coronado homes.

The lack of parking (1.25) per unit is also a horrible precedent which will only result in massive on street parking, increased crime and pollution. Most couples own two cars in Phoenix and thus will have no other choice.

The increase in neighborhood traffic will substantially harm my property on East Coronado Road, which happens to be one of the few remaining cement streets which the neighbors fought for in prior years to maintain. Already drivers short cut from McDowell to Coronado east to 7th St. The home on the west side of 10th Street will face the oncoming new traffic on Coronado Rd directly into their home. This new project will only exacerbate the problem with increased traffic and disruption to a quiet neighborhood.

CITY OF PHOENIX

APR 12 2022

Planning & Development
Department

While I realize growth is necessary in Phoenix, I question the attack on a Designated Historic District that is protected from the greed of developers. That is why the designation was made in the first place to protect our city heritage. If the grossness of the size of this proposed project is intended to encourage a compromise I find it deceitful. I vehemently oppose this development and hope the owners realize what a disgrace it is! Please SAVE our Historic Neighborhood.

Sincerely,

Rick Krussman

From: [Sheila Krueger](#)
To: [Nick Klimek](#)
Subject: EVPC Z-2-22-4 and (Companion Case Z-15-22-4)
Date: Sunday, May 1, 2022 10:55:12 PM

Mr. Klimek:

I would like the following to be read into the record at the ENCANTO VILLAGE PLANNING COMMITTEE, set for May 2nd at 6:15 pm.

As a homeowner in the Coronado Historic Neighborhood for over 12 years, I have seen many proposals for properties along McDowell Road presented. Additionally, my neighbors have banded together on several occasions to make sure that our neighborhood is able to preserve its important heritage and maintain the safety of our community.

When the SurgiCenter was originally built, the neighbors who came before us insisted that the area surrounding that new enterprise would not become prone to encroachment because of the variances granted for the business. For that same family to return to the neighborhood and to the City to request that those restrictions be removed for the EXACT purpose they were intended is insulting to everyone who has ever lived in the neighborhood.

In my opinion, these proposals should not even be given consideration that would lead to any type of development (as currently proposed) on this property. However, knowing that we most likely will be expending a lot of energy in opposition to this project to protect our neighborhood, it seems appropriate to discuss the issues surrounding this project.

No doubt you will hear many of the same arguments from other neighbors, as I know I am not alone in this. I apologize if our concerns overlap, but also hope that you will see that as a streak of common sense. I will not discuss my objections to the design (horrible and way too tall), the parking, nor the loss of open space behind seven historic homes. Others more versed in the architectural aspects of this proposal are prepared to speak to those points.

I would like to counter the discussions I have heard from proponents and participants of this project.

Phoenix Needs Affordable Housing: Those who are crying out for more housing in the Phoenix area are not equally clamoring for AFFORDABLE housing. The prices proposed for even a studio apartment in this complex exceeds the budget of a housekeeper or Nursing Assistant at Banner University Hospital. Adding expensive housing solely to increase inventory and then hoping for affordable housing becoming available is a laughable real estate version of trickle down theory.

Banner Hospital is tall, so this is just a step down: The Banner campus is a commercial enterprise that does NOT sit in the boundaries of the Historic District. Using the height of that building to justify a behemoth of a building IN a Historic District is comparing apples to oranges.

Reducing parking requirements will cause people to commute effectively: The request for a reduction in parking requirements is also an insult to our neighborhood. Based on the pricing of these units, I doubt that the majority of them will be single occupancy units. As I walk the neighborhood daily, I can assure you that 2-3 vehicles in the driveway is the rule, NOT the

exception. Those cars exist and will not be sold simply because someone moves into a particular housing situation. And if those cars don't have a space ON property, they will be parked deep into the neighborhood. With many young families, this presents an additional safety hazard. Wishing that families would have one vehicle and use earth-friendly transportation doesn't make it so. The property is not within a sustainable walking distance to the light rail in the Arizona climate.

In summary, my belief is that the Special Planning District was created for a purpose, and to change that purpose makes the work of the City highly suspect. I respectfully request that the Encanto Village Planning Committee consider the original SPD as an immovable and unchangeable object, as it was meant to stop these very types of projects.

Thank you,
Sheila Krueger
2041 N Dayton Street
Phoenix, AZ 85006

Case# Z-15-22

To: City of Planning and Development Department

CC: Kurt Waldier

Concerning: The proposed Coronado Project

Let me begin by saying my property has been in my family for four generations. I am opposed to the proposed plan but not to making improvements in the area. I believe the proposed plan is excessive and over kill for the area. I see no reason to amend the Coronado Neighborhood Conservation Plan. I believe it is more than adequate as is for the area. I have many concerns, I will list address just a few of them here.

- A height of four stories is perfect for the area, more would be excessive and out of place. I believe that is even excessive.
- Not enough parking (1.25 spaces is not adequate, most residents would have at a minimum of 2 vehicles
- The proposal will have excessive traffic on the Dayton Street even though it is across the street from a Medical building – most of the area is residential making it a safety a concern.
- Who is the developer? Is it a Corporation located in Arizona with the residents of Arizona in mind long term?
- What improvements will be made to provide for the increased use of water, sewer, and roads, - this is an older portion of Phoenix with older infrastructure – you would be adding a considerable amount of use – every night on the news we hear about water concerns for the residents already here so what would be done to compensate for this.

- This would make it possible for other's who want to do a similar project in the area - since amendments have been made once why not more.
- This is a historic area and his design does not keep with the maintaining the history of the area.
- I love the area and am proud of it and would support a smaller, less excessive development. One that a local developer would design with Arizonan's and our history in mind. A plan that would provide long term planning.
- Again I am totally against this proposal as it is and would not support it.
- I can be reached at allynwatson3@gmail.com or (928) 640-7578.

Sincerely,

Allyn L. Watson

Allyn L. Watson

2239 N. 13th Street

Phoenix, AZ 85006

From: [Sheila Krueger](#)
To: [Sarah Stockham](#)
Subject: Fwd: EVPC Z-2-22-4 and (Companion Case Z-15-22-4)
Date: Sunday, May 1, 2022 10:59:21 PM

Ms. Stockham:

I received a notice that Mr. Klimek is out of the office until 5/9, which is past the meeting where I had requested this letter to be read. I do hope that you will be able to facilitate the inclusion of my note in this meeting. Thank you. Sheila Krueger

Mr. Klimek:

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Thank you,
Sheila Krueger
2041 N Dayton Street
Phoenix, AZ 85006

January 5, 2023

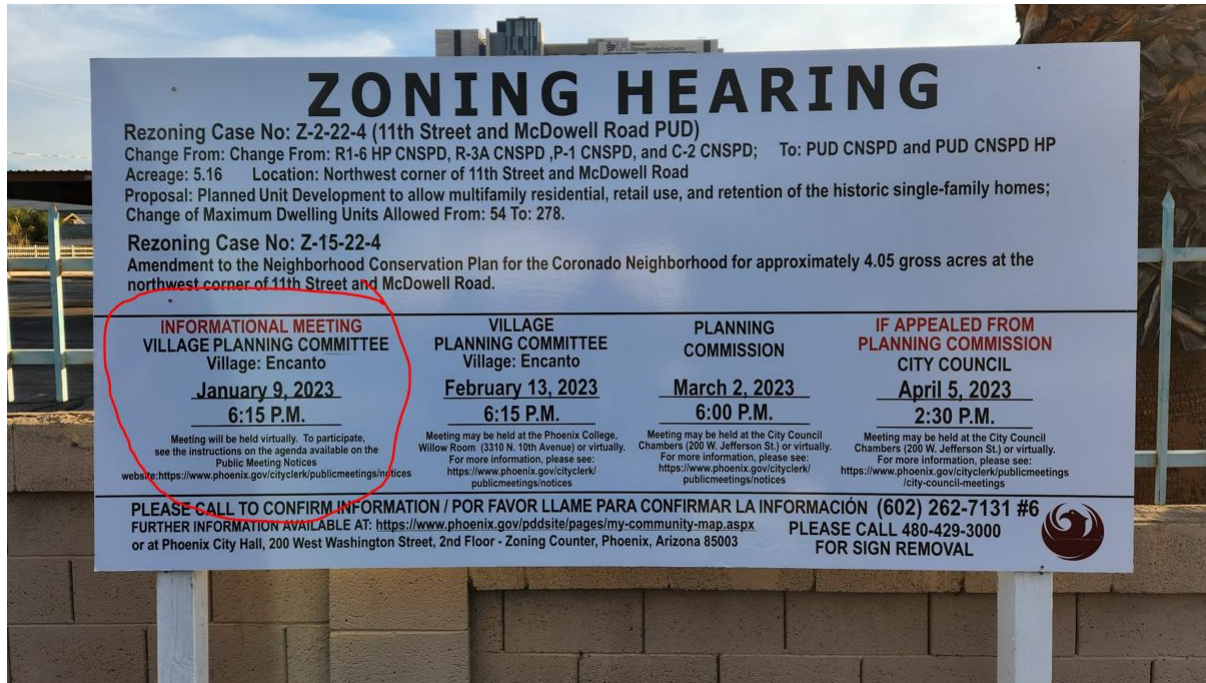
Encanto Village Planning committee
City of Phoenix - District 4
200 W. Washington St.
Phoenix, AZ 85003
attn: Planner Nick Klimeck &
Sarah Stockman

RE: 11th and McDowell PUD - Z-2-22-4 (Companion Case Z-15-22-4):

Dear Committee,

My name is Artie A. Vigil III, I am a 17 year resident of the Coronado Historic District and reside at 2026 N 10th street, which is approximately two blocks from this site.

I am unable to attend the January 9th hearing I'll be on a plane at the time of the meeting and unable to attend virtually or in person. Furthermore, it was my understanding that this first meeting was informational only. The posting at the site as of December 30th is below. The various neighbors who live adjacent to this property were told that the hearing for this case would not be until February.



This week, I received a letter stating that the dates and times have changed. Interested neighbors have not received updates to the plans to review. I have not had a chance or opportunity to review the PUD. I think many of the interested neighbors who are affected by this project deserve the time and due diligence to understand what is within the PUD as written.

Therefore I'd like to request that this meeting on 1/9 only be informational as noted on the posting at the site.

Thank you,


Arthur A. Vigil III, Coronado Resident