



**City of Phoenix**  
PLANNING AND DEVELOPMENT DEPARTMENT

**Staff Report Z-27-A-11-8**  
October 8, 2020

**Central City [Village Planning Committee](#) Meeting Date:** October 12, 2020

**[Planning Commission](#) Hearing Date:** November 5, 2020

**Request From:** PUD (Planned Unit Development) (0.47 acres) and PUD HP ACOD (Planned Unit Development, Historic Preservation Overlay, Arts, Culture and Small Business Overlay) (0.54 acres)

**Request To:** PUD (Planned Unit Development) (0.47 acres) and PUD HP ACOD (Planned Unit Development, Historic Preservation Overlay, Arts, Culture and Small Business Overlay) (0.54 acres)

**Proposed Use:** Major Amendment to the Alwun House PUD to allow mobile vending, agricultural uses, and retail sales.

**Location:** Northeast corner of 12th Street and Roosevelt Street

**Owner:** Alwun House Foundation

**Applicant:** Alwun House Foundation

**Representative:** Michael Maerowitz, Gammage & Burnham PLC

**Staff Recommendation:** Approval, subject to stipulations

<u><a href="#">General Plan Conformity</a></u>			
<u><a href="#">General Plan Land Use Map Designation</a></u>		Residential 3.5 to 5 dwelling units per acre	
<u><a href="#">Street Map Classification</a></u>	12th Street	Minor Collector	33-foot east half street
	Roosevelt Street	Minor Collector	33-foot north half street

	Diamond Street	Local	32-foot south half street
<p><b><i>BUILD THE SUSTAINABLE DESERT CITY CORE VALUE; HEALTHY FOOD SYSTEM; LAND USE PRINCIPLE: Support the growth of land uses that contribute to a healthy and sustainable food system (i.e. grocery stores, community gardens, urban farms, and other urban agricultural elements).</i></b></p> <p>The proposal to allow the growth and harvest of field, tree or bush crops for retail sale provides access to healthy food options and supports a sustainable food system.</p>			
<p><b><i>CELEBRATE OUR DIVERSE COMMUNITIES &amp; NEIGHBORHOODS CORE VALUE; CERTAINTY AND CHARACTER; LAND USE PRINCIPLE: New development and expansion or redevelopment of existing development in or near residential areas should be compatible with existing uses and consistent with adopted plans.</i></b></p> <p>The proposal to allow mobile vending supports the existing uses on the site as a community-oriented, multi-use arts center and gathering space. The proposal is also consistent with the economic development and community-based healthy food goals of the Eastlake-Garfield Transit Oriented Development Policy Plan.</p>			
<p><b><i>STRENGTHEN OUR LOCAL ECONOMY CORE VALUE; LOCAL AND SMALL BUSINESS; LAND USE PRINCIPLE: Facilitate adaptive reuse of older, underutilized properties to create mechanisms for new local and small businesses to operate, thrive and grow.</i></b></p> <p>The proposal to allow mobile vending creates an opportunity for small businesses to operate in conjunction with the existing adaptive reuse of the historic Sedler House on site.</p>			

<b>Applicable Plans, Overlays and Initiatives</b>
<p><a href="#"><u>Arts, Culture and Small Business Overlay</u></a> – See Background Item No. 5 below.</p>
<p><a href="#"><u>Eastlake-Garfield Transit Oriented Development Policy Plan</u></a> – See Background Item No. 6 below.</p>
<p><a href="#"><u>2025 Food Action Plan</u></a> – See Background Item No. 7 below.</p>
<p><a href="#"><u>Garfield Neighborhood Redevelopment Plan</u></a> – See Background Item No. 8 below.</p>
<p><a href="#"><u>Tree and Shade Master Plan</u></a> – See Background Item No. 9 below.</p>

[Complete Streets Guidelines](#) – See Background Item No. 10 below.

[Comprehensive Bicycle Master Plan](#) – See Background Item No. 11 below.

[Housing Phoenix Plan](#) – See Background Item No. 12 below.

[Reimagine Phoenix](#) – See Background Item No. 13 below.

<b>Surrounding Land Uses/Zoning</b>		
	<b><u>Land Use</u></b>	<b><u>Zoning</u></b>
<b>On Site</b>	Single family residence, commercial uses and vacant lot	PUD, PUD HP ACOD
<b>North (adjacent)</b>	Single family residence	R-3 RI
<b>North (across Diamond Street)</b>	Single family residences	R-3 RI
<b>South (across Roosevelt Street)</b>	Single and multifamily residences	R-5 RI ACOD
<b>East</b>	Single family residences	R-3 RI, R-5 RI ACOD
<b>West (adjacent)</b>	Single family residence	R-3 RI
<b>West (across 12th Street)</b>	Single and multifamily residences	R-3 RI, R-5 RI ACOD

**Background/Issues/Analysis**

**SUBJECT SITE**

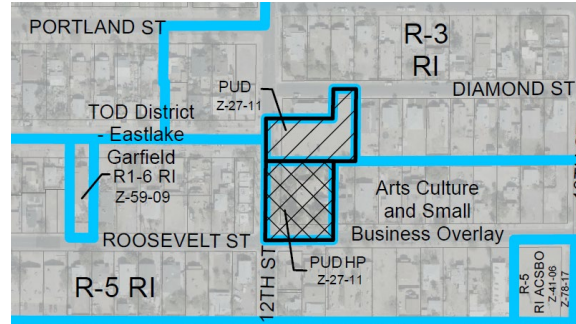
1. This request is a major amendment to the Alwun House PUD (Z-27-11-8) to allow two new permitted uses: mobile vending and growing and harvesting of field, tree or bush crops for retail sale. The Alwun House PUD was approved in 2012 with the goal to promote the production, installation, exhibition, sale, teaching, and study of art and to allow for public and private gatherings ranging from art exhibitions and performances to family weddings to other group meetings. This request is to add two new permitted uses and does not propose to modify any development standards as currently listed in the PUD narrative.

The subject site is approximately 1.01 acres located at the northeast corner of 12th Street and Roosevelt Street. Located on site is the Sedler House, constructed in 1912 and listed on the City of Phoenix Historic Property Register. The site is within the Eastlake-Garfield Transit Oriented Development Policy Plan area, the Arts Culture and Small Business Overlay District and the Garfield Redevelopment Plan area.

### SURROUNDING LAND USES AND ZONING

- The site contains a historic home and vacant lot. To the north, across Diamond Street, are single-family residences zoned R-3 RI (Multifamily Residence District, Residential Infill District). To the north and west, adjacent to the subject site, is a single-family residence zoned R-3 RI. To the east are single-family residences zoned R-3 RI and R-5 RI ACOD (Multifamily Residence District, Residential Infill District, Arts, Culture and Small Business Overlay District).

Figure A: Site Context and Surrounding Land Uses



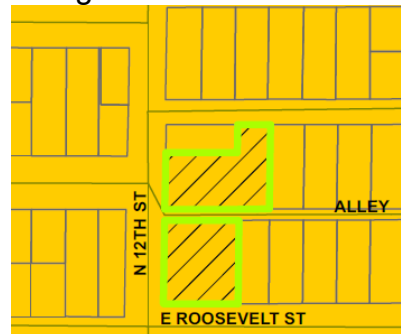
Source: Planning and Development Department

To the west across 12th Street are single and multifamily residences zoned R-3 RI and R-5 RI ACOD. To the south across Roosevelt Street are single and multifamily residences zoned R-5 RI ACOD.

### GENERAL PLAN LAND USE MAP DESIGNATIONS


- The General Plan Land Use Map designation of the site is Residential 3.5 to 5 dwelling units per acre, as are the surrounding properties. The request is not consistent with the General Plan Land Use Map designation; however, a General Plan amendment is not required because the site is less than 10 acres. The surrounding area is also designated as Residential 3.5 to 5 dwelling units per acre on the General Plan Land Use Map.

Figure B: General Plan Land Use Map Designation



Source: Planning and Development Department

#### Legend

 3.5 to 5 du/acre

### EXISTING STANDARDS AND PROPOSED USES

- The proposal was developed utilizing the PUD zoning designation. The Planned Unit Development (PUD) 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 authors and proposes standards and guidelines that are tailored to the context of a site on a case by case basis. Where the PUD Development Narrative is silent on a requirement, the applicable Zoning Ordinance provisions will be applied.

Below is a summary of the existing standards and proposed uses for the subject site as described in the attached PUD Development Narrative date stamped September 28, 2020. The development standards from the original PUD will remain, with the addition of two new uses.

a. **Land Use Standards**

The PUD includes a variety of uses that would typically be associated with an artistic venue. An example of existing allowable uses include antiques, craft and collectibles sales, book store, cultural events, parking, restaurants, and general retail.

The proposed PUD Amendment is to allow two new permitted uses: mobile vending and growing and harvesting of field, tree or bush crops for retail sale. The standards proposed for mobile vending include mitigating features such as different operating times for weekend versus weekday hours, and dustproofing and spacing requirements from public rights-of-way to be sensitive to the surrounding residential neighborhood.

The conceptual site plan shows the existing Alwun House south of the alley and north of the alley, the Green Art Park. The Green Art Park is proposed to be a multipurpose space that can be used as parking for gathering events at the Alwun House, as an outdoor gathering space, and as a space to display art.

The Green Art Park is the proposed location of the mobile vending use. As proposed, mobile vending is permitted from 10:00 a.m. to 12:00 a.m. on Friday and Saturday, 10:00 a.m. to 10:00 p.m. Sunday through Thursday, with extended hours, subject to obtaining a use permit. Further, as proposed, the mobile food vendors would:

- Operate on dustproofed or paved surfaces
- Not be located within fifteen feet of 12th Street or Diamond Street
- Not reduce the amount of

Figure C: Conceptual Site Plan



Source: Applicant

required parking per the PUD standards

- Be subject to City Code requirements for mobile vending

The PUD currently allows for a community garden, which is a private or public facility for the cultivation of fruits, vegetables, flowers and ornamental plants by more than one person. This request is for the growth and harvest of field, tree or bush crops for retail sale which would allow one person to grow such crops and sell them on site. This proposed use is consistent with the uses already permitted on site such as farmers market, community garden, and indoor and outdoor retail food sales.

b. **Development Standards**

This request does not propose to modify the existing PUD development standards. The PUD development standards are consistent with the vision proposed for the development. A previously approved variance to reduce required parking for the site is codified through the PUD standards and a specific requirement for parking associated with any restaurant use on the site is provided.

c. **Landscape Standards**

Landscape setbacks are proposed to be measured from the back of curb. At least 75% of new trees are required to be at least 2-inch caliper. The average landscape setback of properties in Diamond Street will be utilized to establish the landscape setback for the portion of the PUD with Diamond Street frontage.

d. **Sustainability Standards**

The standards outlined in the PUD narrative note that the use of permeable pavement is encouraged to promote natural drainage and reduce run off. Pervious paving, combined with the required landscape for the surface parking/art park area, are intended to reduce the “heat island” effect of traditional surface parking areas. The re-use of the infill properties as a multi-use space for supportive and independent uses also represents sustainability.

e. **Parking Standards**

A previously approved variance to lower the required parking on the site to six spaces is incorporated into the standards of the PUD. Further, if a restaurant use is established on the property, the restaurant shall provide an additional parking space for every 1,000 square feet of restaurant area.

f. **Signs**

Two signs exist on site. These signs were permitted through Zoning Adjustment Variance action and continue to be allowed as part of the PUD. In addition, the

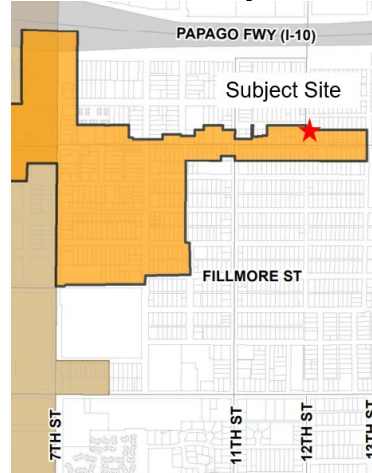
PUD incorporates the signage provisions of the R-5 section of Section 669, Arts, Culture and Small Business Overlay (ACOD) district.

## STUDIES AND POLICIES

### 5. [Arts, Culture and Small Business Overlay](#)

The Arts, Culture and Small Business Overlay is intended to allow greater flexibility in land uses and standards that will contribute to the vitality of the downtown area and will enhance community events. The proposal for mobile vending and agricultural uses will contribute to the vitality of the adaptive reuse of the Alwun House, enhance cultural events and support small businesses.

Figure D: Arts, Culture and Small Business Overlay District Map



Source: Planning and Development Department

### 6. [Eastlake-Garfield Transit Oriented Development Policy Plan](#)

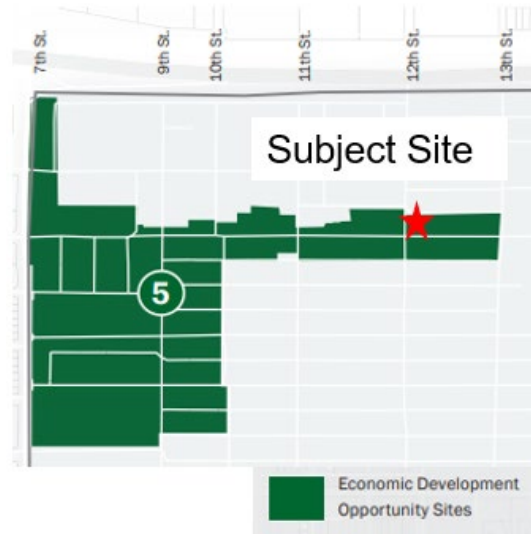
The site is located within the Eastlake-Garfield TOD (Transit Oriented Development) District, the boundaries for which are Interstate 10 on the east and north, 7th Street on the west, and the Union Pacific Railroad on the south. The Policy Plan adopted for the Eastlake-Garfield TOD District provides a blueprint for fully achieving the transformative potential of light rail in a sustainable manner. Changes advocated in the plan can lower transportation costs for residents, create new business opportunities, encourage active, healthy lifestyles, ensure Phoenix increases its competitive advantage in the global marketplace, and improve prosperity by growing the economy in locations with existing infrastructure and public services.

The site is listed as an economic development opportunity site in the Eastlake-Garfield TOD Plan. The plan lists several strategies to encourage economic development and community-based healthy food sources and such as:

- Identify ways to reduce regulatory barriers and permitting fees for produce stands and healthy food trucks (pg. 170)
- Identify and reduce zoning and licensing barriers for temporary and mobile retailers and restaurants (pg. 180)

The proposal to allow mobile vending on site would support small businesses and grow the local economy. Second, the proposal to add agricultural uses for retail sale provides for healthy food sources for residents and supports healthy lifestyles.

Figure E: Economic Development Opportunities Map



Source: Eastlake Garfield TOD Policy Plan Planning and Development Department

7. [2025 Food Action Plan](#)

The 2025 Food Action Plan was adopted by City Council on March 4, 2020, with a goal to promote the growth of a healthy, affordable, secure and sustainable food system that makes healthy food available to all Phoenix residents. The proposal to add the growth and harvest of bush and field crops as a permitted use supports the addition of land uses that contribute to a healthy and sustainable food system.

8. [Garfield Redevelopment Plan](#)

The Garfield Redevelopment Plan, adopted by City Council in 1999, identified long term development goals and devised mechanisms to reverse blighting influences and promote physical improvements in the area. The proposal for mobile vending and the growth and harvesting of crops is compatible with the land uses on site as an active gathering space and will enhance the sense of community in the area.

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

The Tree and Shade Master Plan encourages treating the urban forest as infrastructure to ensure the trees are an integral part of the City's planning and development process. The existing development standards in the PUD, not modified by this request, require ample landscaped setbacks and parking lot landscaping.



10. **Complete Streets Guidelines**

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. The existing development standards in the PUD, not modified by this request, require shaded sidewalks and a minimum of 20 bicycle parking spaces.

11. **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 existing development standards in the PUD, not modified by this request, require a minimum of 10 bicycle parking spaces.

12. **Housing Phoenix Plan**

In June 2020, the Phoenix City Council approved the Housing Phoenix Plan. This Plan contains policy initiatives for the development and preservation of housing with a vision of creating a stronger and more vibrant Phoenix through increased housing options for residents at all income levels and family sizes. Phoenix's rapid population growth and housing underproduction has led to a need for over 163,000 new housing units. Current shortages of housing supply relative to demand are a primary reason why housing costs are increasing. The existing development standards in the PUD, not modified by this request, allows residential uses.

13. **Reimagine Phoenix**

As part of the Reimagine Phoenix initiative, the City of Phoenix is committed to increasing the waste diversion rate to 40 percent by 2020 and to better manage its solid waste resources. 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. As stated by applicant, there is recycling on site and the applicant will continue to make efforts to incorporate recycling as part of the operation of future uses on the site.

**COMMUNITY INPUT SUMMARY**

14. The applicant has completed the Citizen Participation requirements as outlined in the Rezoning Process Packet. The required mailings and site posting generated attendance at the virtual neighborhood meetings. At the time this staff report was written, staff has received 11 letters of in support for this request.

**INTERDEPARTMENTAL COMMENTS**

15. The Floodplain Division of the Public Works Department determined the site is not in a Special Flood Hazard Area (SFHA), but located in a Shaded Zone X, on panel 2210 L of the Flood Insurance Rate Maps (FIRM) dated October 16, 2013.
16. The City of Phoenix Water Services Department has noted the property has existing water and sewer mains that can potentially serve the site; however water capacity is a dynamic condition that can change over time due to a variety of factors.
17. The Street Transportation Department requested that all street improvements be constructed to City of Phoenix and ADA accessibility standards. That is addressed in Stipulation No. 5.
18. The Pedestrian Safety Coordinator with the Street Transportation Department requested pedestrian entrances to the site from the sidewalk, shade and outdoor furnishing such as seating, trash bins and light fixtures, appropriate street lighting, detached sidewalks with landscaping, ADA sidewalk clearance along 12th Street and to consider a pedestrian traffic crossing at 12th Street and Diamond Street. The existing PUD standards and site plan address these comments with standards for lighting, sidewalks, shade and pedestrian paths.
19. The Public Transit Department requested clearly defined, accessible pathways that visually contrast with the adjacent parking and drive aisles surfaces, that building entrances and exits, and all public sidewalks be connected utilizing the minimum possible distance, all cross access agreements shall incorporate a pedestrian pathway, and seventy five percent shade coverage on all pedestrian paths and sidewalks. The existing PUD standards and site plan address these comments with standards for sidewalk shade and pedestrian paths.
20. The Fire Department indicated there are no problems anticipated with the case and that the site and/or buildings shall comply with the 2018 IFC with Phoenix Amendments and Appendix B – Fire Flow should be addressed. Further, the Department commented that they do not know the water supply at this site and noted that additional water supply may be required to meet the required fire flow per the Phoenix Fire Code.
21. The Aviation Department The Aviation Department requires that the property owner record a Notice to Prospective Purchasers of Proximity to Airport in order to disclose the existence, and operational characteristics of City of Phoenix Sky Harbor International Airport (PHX) to future owners or tenants of the property. The Aviation Department also requires that the project receive a No Hazard Determination from the FAA and that the property owner grant and record an avigation easement. These are addressed in Stipulation Nos. 2 through 4.

OTHER

22. The site is not located in a larger area identified as being archaeologically sensitive. In the event archaeological materials are encountered during construction, all ground disturbing activities must cease within a 33-foot radius 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. 6.
23. 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 proposal is sensitive to the surrounding residential area and is consistent with existing uses on site and approved policy plans, such as the Eastlake-Garfield TOD Policy Plan.
2. The proposal will contribute to a healthy and sustainable food system.
3. The proposal will allow for new local and small businesses to operate, thrive and grow.

### **Stipulations**

1. An updated Development Narrative for the Alwun House 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 September 28, 2020, as modified by the following stipulations:
  - a. Front cover: Revise the date information on the bottom to add the following: Major Amendment First Submittal: July 15, 2020; Major Amendment Second Submittal: September 8, 2020; Major Amendment City Council adopted: [Add adoption date].
2. The developer shall provide a No Hazard Determination for the proposed development from the FAA pursuant to the FAA's Form-7460 obstruction analysis review process, prior to construction permit approval, as per plans approved by the Planning and Development Department.
3. The property owner shall record documents that disclose the existence, and operational characteristics of Phoenix Sky Harbor 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.

4. The developer shall grant and record an aviation easement to the City of Phoenix for the site, per the content and form prescribed by the City Attorney prior to final site plan approval.
5. 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.
6. 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.

**Writer**

Sarah Stockham

October 8, 2020

**Team Leader**

Samantha Keating

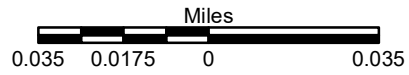
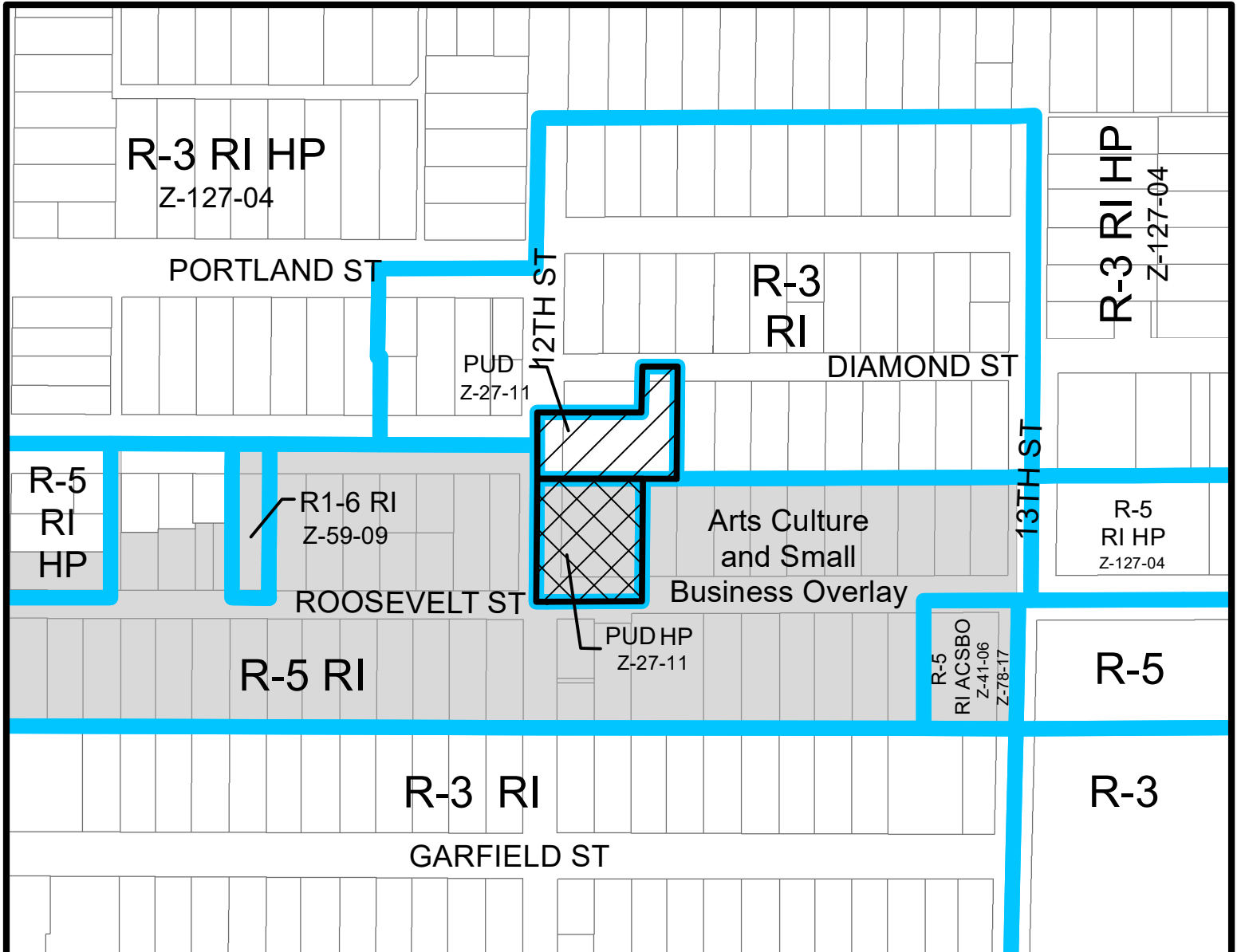
**Exhibits**

Zoning sketch map

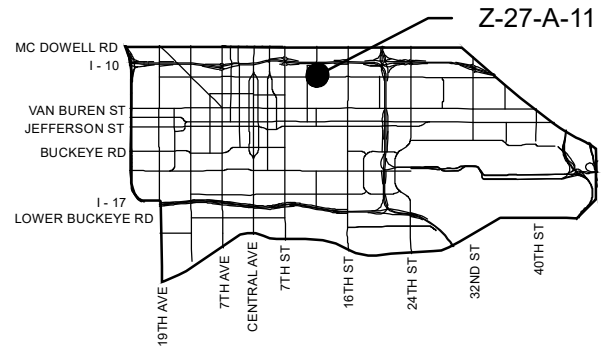
Aerial sketch map

Correspondence (11 pages)

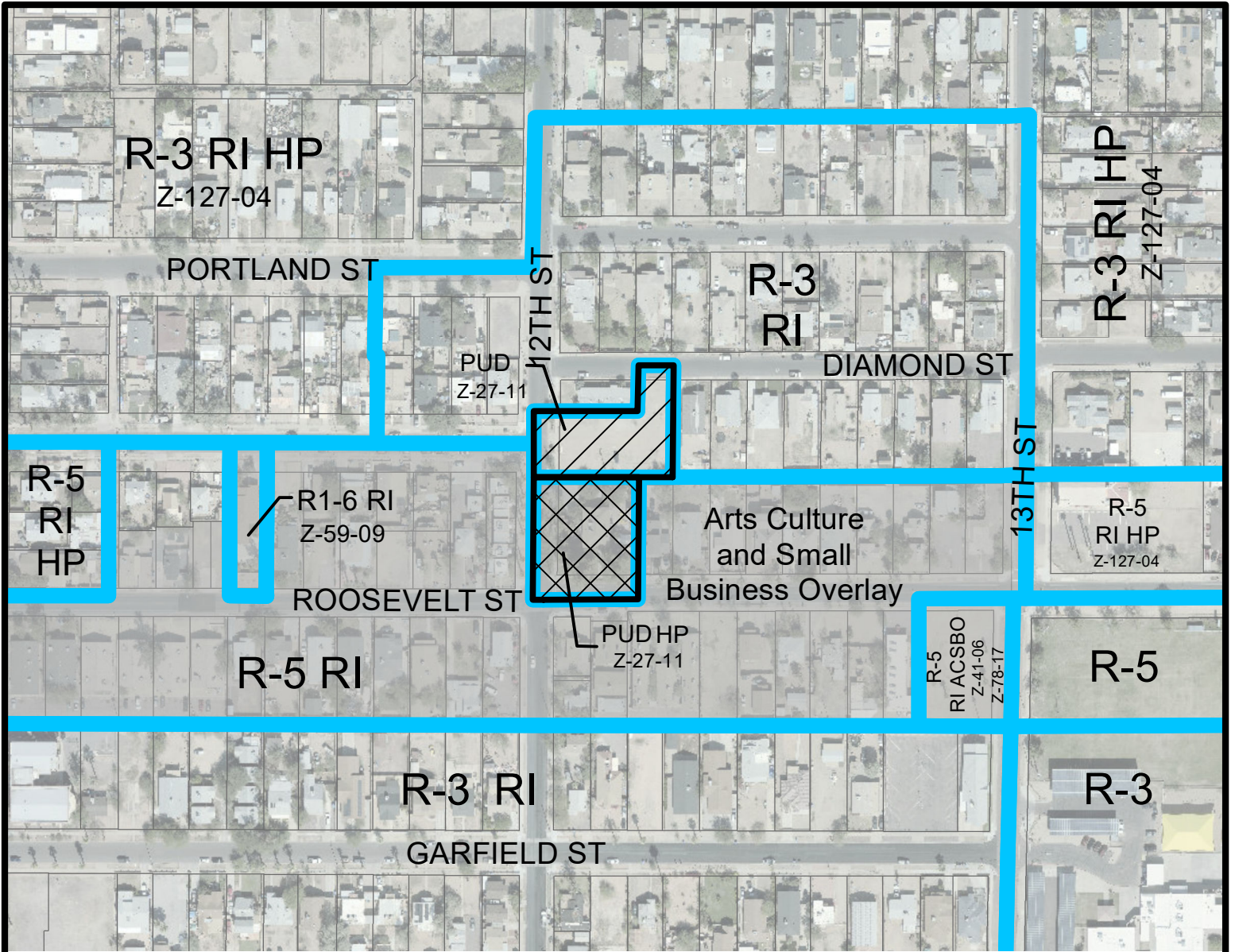
[Alwun House PUD](#) Narrative Date Stamped September 28, 2020



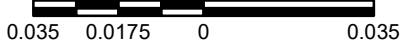
**CENTRAL CITY VILLAGE**  
CITY COUNCIL DISTRICT: 8



<b>APPLICANT'S NAME:</b> Alwun House Foundation		<b>REQUESTED CHANGE:</b>	
<b>APPLICATION NO.</b> Z-27-A-11	<b>DATE:</b> 7/22/2020 <b>REVISION DATES:</b>	<b>FROM:</b> <ul style="list-style-type: none"> <li> PUD ( 0.47 a.c.)</li> <li> PUD HP ACOD ( 0.54 a.c.)</li> </ul>	
<small>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</small> <b>1.01 Acres</b>	<b>9/30/2020</b>	<b>TO:</b> <ul style="list-style-type: none"> <li> PUD ( 0.47 a.c.)</li> <li> PUD HP ACOD ( 0.54 a.c.)</li> </ul>	
	<small>AERIAL PHOTO &amp; QUARTER SEC. NO.</small> <b>QS 12-30</b>	<small>ZONING MAP</small> <b>F-9</b>	
<b>MULTIPLES PERMITTED</b> PUD, PUD HP ACOD PUD, PUD HP ACOD	<b>CONVENTIONAL OPTION</b> 24, 28 24, 28		<b>* UNITS P.R.D. OPTION</b> 24, 28 24, 28
<b>* Maximum Units Allowed with P.R.D. Bonus</b>			



Miles

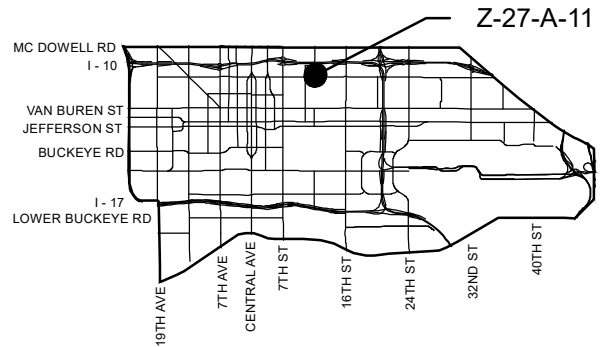


**CENTRAL CITY VILLAGE**

CITY COUNCIL DISTRICT: 8



**City of Phoenix**  
PLANNING AND DEVELOPMENT DEPARTMENT



APPLICANT'S NAME: **Alwun House Foundation**

APPLICATION NO. **Z-27-A-11**

DATE: **7/22/2020**  
REVISION DATES:

**9/30/2020**

GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.

**1.01 Acres**

AERIAL PHOTO & QUARTER SEC. NO. **QS 12-30**  
ZONING MAP **F-9**

**REQUESTED CHANGE:**

FROM: PUD ( 0.47 a.c.)  
 PUD HP ACOD ( 0.54 a.c.)

TO: PUD ( 0.47 a.c.)  
 PUD HP ACOD ( 0.54 a.c.)

**MULTIPLES PERMITTED**

PUD, PUD HP ACOD  
PUD, PUD HP ACOD

**CONVENTIONAL OPTION**

24, 28  
24, 28

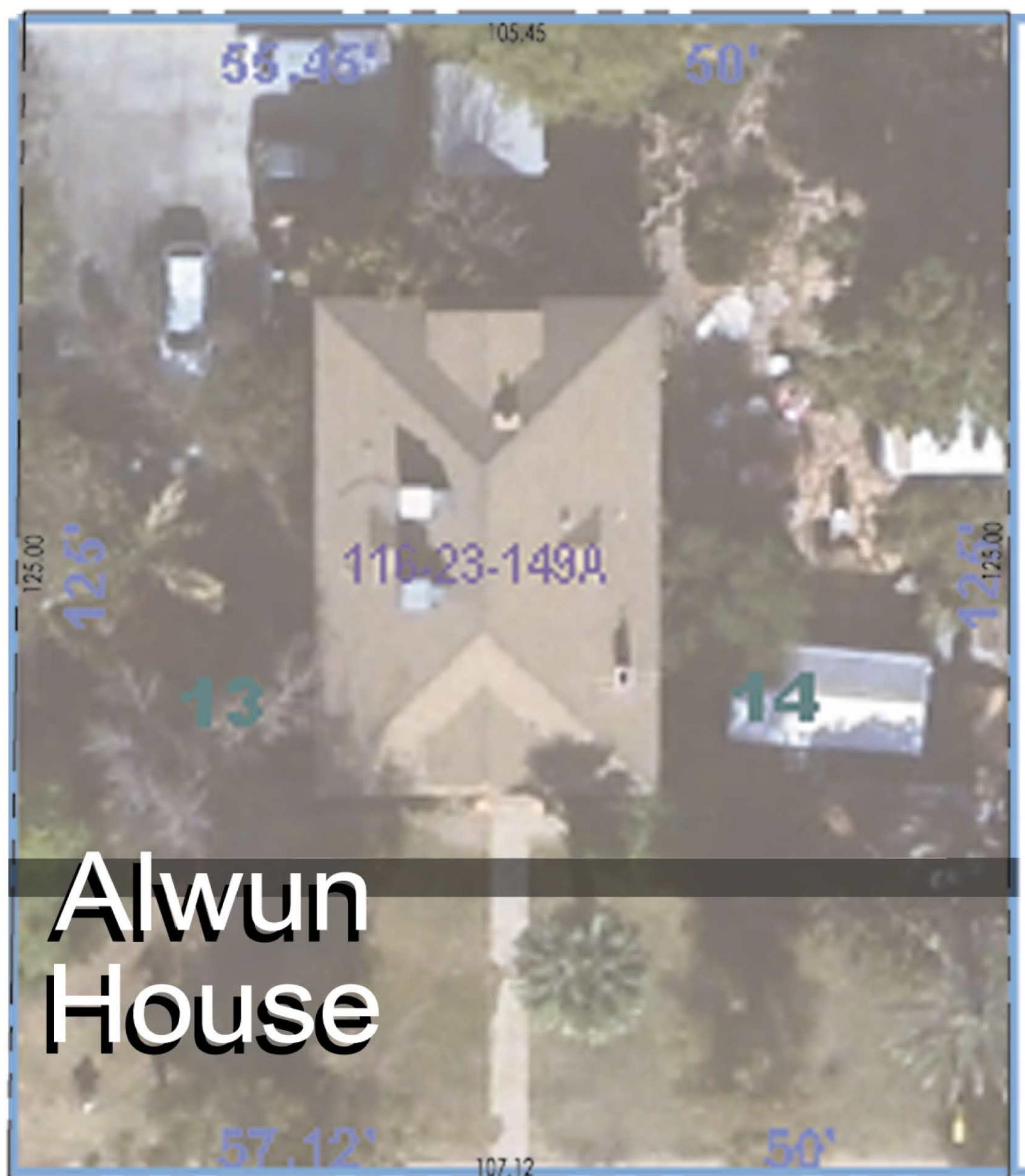
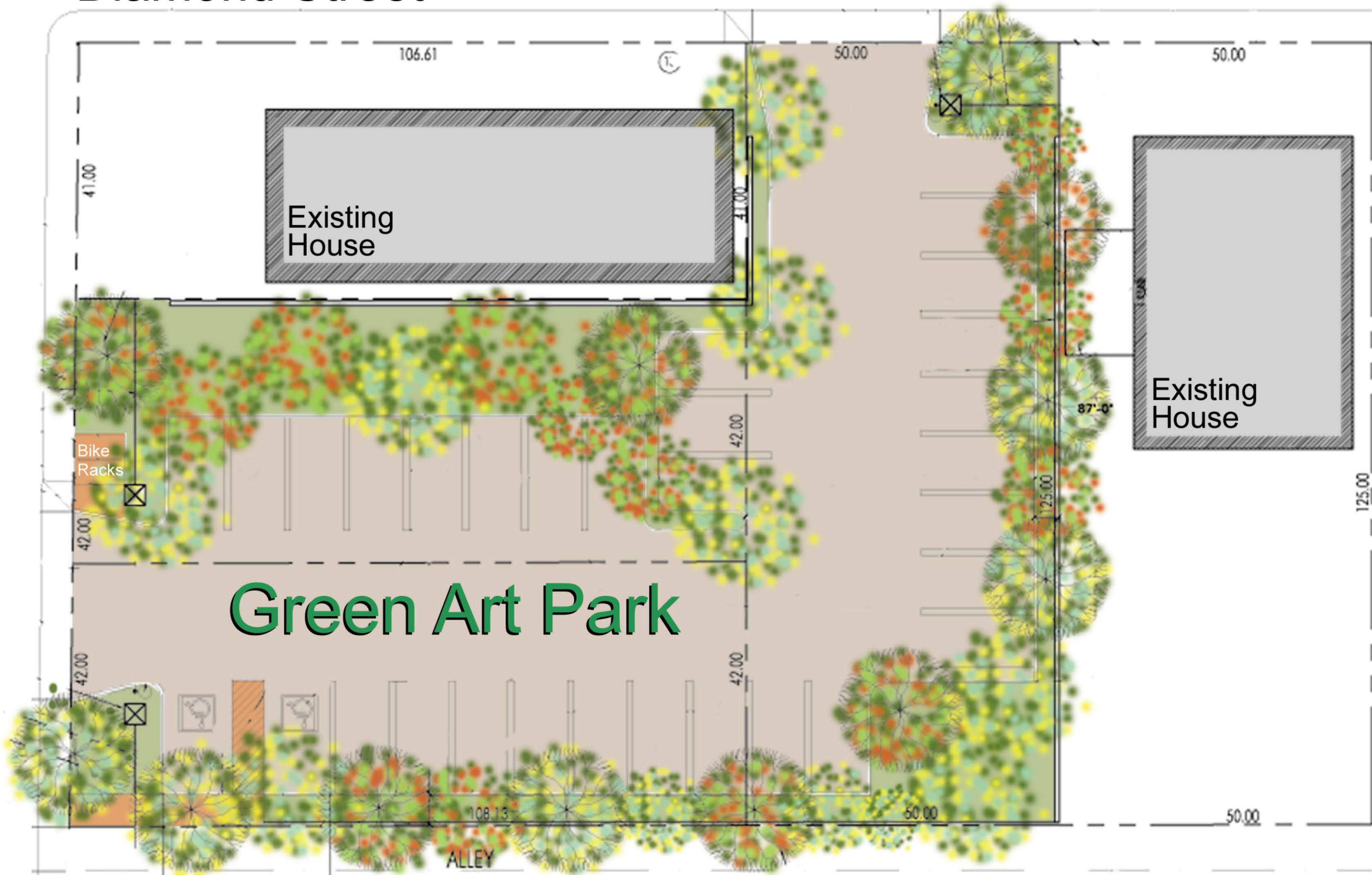
**\* UNITS P.R.D. OPTION**

24, 28  
24, 28

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

# Diamond Street

12th Street

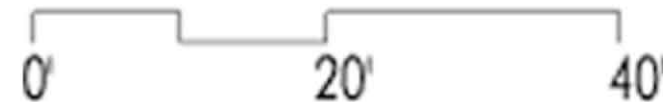


## PROJECT DATA

<b>PROJECT:</b>	ALWUN HOUSE GREEN ART PARK	
<b>PROJECT DESCRIPTION:</b>	CONVERSION OF TWO RESIDENTIAL LOTS TO A MULTIPURPOSE USE PUD	
<b>PROJECT ADDRESS:</b>	1209 E. DIAMOND ST. PHOENIX, AZ 85006	
<b>ZONING:</b>	ALWUN HOUSE PUD	
<b>GROSS TOTAL LOT AREA:</b>	19,094 SF	0.4383 ACRE
<b>NET TOTAL LOT AREA</b>	15,322 SF	0.3517 ACRE
<b>PROVIDED PARKING</b>	27 REGULAR PARKING STALLS AND 2 ACCESSIBLE PARKING STALLS	

Roosevelt Street

# SITE PLAN



CITY OF PHOENIX

JUN 25 2020

Planning & Development  
Department

**From:** [Chris Palmer](#)  
**To:** [Sarah Stockham](#)  
**Subject:** Letter of support for Alwun House PUD amendment (Z-27-A-11)  
**Date:** Wednesday, July 22, 2020 7:43:32 PM

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Ms Stokham,

I received a notification from the Alwun House noting that they are requesting an amendment to their PUD (Case No. Z-27-A-11) to add some additional permitted uses. As a neighbor in the Garfield Neighborhood who is very excited about their plans for a Green Art Park, I strongly approve and SUPPORT this change.

The Green Art Park has tremendous potential to positively impact our neighborhood. Allowing them to host food trucks and growing/harvesting plants for sale are logical and good ideas.

Thank you for your consideration,  
Chris Palmer

1246 E Portland St, 85006



**From:** [Christy Wittmer](#)  
**To:** [Sarah Stockham](#)  
**Subject:** Letter of support for Alwun House PUD amendment (Z-27-A-11)  
**Date:** Thursday, July 23, 2020 2:11:44 PM

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Dear Ms Stokham,

I received a notification from the Alwun House noting that they are requesting an amendment to their PUD (Case No. Z-27-A-11) to add some additional permitted uses. As a neighbor in the Garfield Neighborhood who is very excited about their plans for a Green Art Park, I strongly approve and SUPPORT this change.

The Green Art Park has tremendous potential to positively impact our neighborhood. Allowing them to host food trucks and growing/harvesting plants for sale are logical and good ideas.

All the best,  
Christy Wittmer

1246 E Portland St, 85006

**From:** [Danny Neumann](#)  
**To:** [Sarah Stockham](#)  
**Subject:** Alwun House PUD Amendment (Z-20-60-8)  
**Date:** Tuesday, August 25, 2020 6:29:39 PM

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To whom it may concern,

I am a resident of Garfield neighborhood and neighbor to Alwun House I support this Amendment. I live just a few blocks from Alwun House and I look forward to having an occasional food truck within walking distance. I look forward to the many events proposed at this new expanded Alwun House facility, and to bringing my entire family, we believe the ability for us to have food trucks will be an amenity to the neighborhood.

Thanks very much,  
Danny Neumann

727 E Portland St, unit 2  
Phoenix, AZ 85006

**From:** [Gabriella Saavedra](#)  
**To:** [Sarah Stockham](#)  
**Cc:** [Andrew Raub](#)  
**Subject:** Alwun House PUD Amendment (Z-20-60-8)  
**Date:** Wednesday, August 26, 2020 10:27:11 AM

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To whom it may concern;

My husband and I are residents of the Garfield neighborhood and neighbors to Alwun House. We support this amendment and think it will help bring our community together. Whenever there is a food truck in the neighborhood the whole community gets excited and patronizes it. Allowing food trucks at the Alwun House's Green Art Park will allow for a safer space for food trucks to park and do business with our neighbors.

We live 2 blocks away from the Alwun House and are frequent visitors. Having a space for food trucks would be a welcome addition to the neighborhood. We look forward to the many events proposed at this new expanded Alwun House facility.

Thank you,

Gabriella Saavedra and Andrew Raub

Carolina Coronel  
409 N. 13<sup>th</sup> Street  
Phoenix, AZ 85006  
(602) 653-7147  
[caro.coronel142004@gmail.com](mailto:caro.coronel142004@gmail.com)

August 27, 2020

Sarah Stockham, Village Planner  
City of Phoenix – Central City Village  
Planning & Development Department  
200 W. Washington Street  
Phoenix, AZ 85003

Re: Alwun House  
PUD Amendment (Z-27-A-11)

Dear Ms. Stockham:

I, with this letter, want to express my support on Alwun House PUD Amendment (Z-27-A-11). My family and I are long-time residents of the Garfield Neighborhood and neighbors to Alwun House. Living just a few blocks from Alwun House, it would be great to having an occasional food truck within walking distance from our home.

Personally, I look forward to enjoying the many events Alwun House could host at its new proposed expanded facilities, and to bringing my entire family. I believe that giving Alwun House the ability to bring food trucks to its facilities will not only be a great amenity to the neighborhood, but it will also allow to create new connections, positive community, and maintain comradely at a safe space within Garfield, my neighborhood.

Please contact me if you have questions or if there is anything else I could do to further support Alwun House PUD Amendment (Z-27-A-11).

Sincerely,



Carolina Coronel, MPA, SHRM-SCP

cc: Dana L Johnson, Alwun House Foundation President

**From:** [Carol King](#)  
**To:** [Sarah Stockham](#)  
**Subject:** Alwun House PUD Amendment (Z-27-A-11)  
**Date:** Monday, September 7, 2020 7:55:23 AM

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I am a resident of Garfield neighborhood and neighbor to Alwun House I support this Amendment. I live just two blocks from Alwun House and I look forward to having an occasional food truck within walking distance.

I look forward to the many events proposed at this new expanded Alwun House facility, and to bringing my entire family, we believe the ability for us to have food trucks will be an amenity to the neighborhood.

As a long time volunteer at Alwun House events I have been aware of this project since the very beginning almost a decade ago. That being said, I see the ability to "feed the masses" so to speak as a vital component to making this long awaited project a success!

Sincerely,  
Carol L Shaw

Todd Vitucci  
1205 East Portland Street  
Phoenix, Arizona 85006  
(602) 710-7154

RE: Subject line: Alwun House PUD Amendment (Z-20-60-8)

To whom it may concern:

My Wife, Daughters and I are residents of Garfield Neighborhood and neighbors to the Alwun House, and live adjacent to the new Garfield Green Art Park. I am writing to voice my support for the Alwin House PUD Amendment. Our family lives close to the Awin House and already makes use of the Green Art Park in the evenings, and think it would be a great benefit for ourselves and the neighborhood to have occasional events including food trucks at this location.

On behalf of my family, I appreciate you reading this letter of support and taking into consideration the benefits I think this PUD amendment will have in the neighborhood.

Kind Regards,



Todd Vitucci



*a neighborhood alliance*

1204 E. Roosevelt St.  
Phoenix, AZ 85006  
garfieldneighborhood.org

Working for a  
safe, clean and friendly  
neighborhood since 1989

September 12<sup>th</sup>, 2020

RE: Z-27-A-11

Alwun House PUD Amendment

To whom it may concern:

On behalf of Garfield Organization, I would like to request that you approve this amendment.

Garfield Organization supported the original PUD request as Alwun House had met with the neighborhood to educate us on the PUD and now the amendment. It was our understanding that this amendment was to have been included in the original PUD. Alwun House has always been a point of pride on our Garfield neighborhood with it's forward thinking and community leadership. We were in support of it then and we are in support of it now. We believe their ability to have food trucks (legally parked) in the Alwun House Art Park will not only be an amenity for our residents, but a much needed opportunity for safe resident connection long after this pandemic is over.

Alwun House has worked with Garfield Organization for decades to help improve the Garfield neighborhood and this new expansion will improve Alwun House's ability to serve our neighborhood and it's residents.

Thank you,

Raleigh Dombek  
602.258.6789  
Garfield Organization  
Secretary, Board Member and Historic Preservation Liaison

**From:** [Ashley Randall](#)  
**To:** [Sarah Stockham](#)  
**Subject:** Alwun House PUD Amendment (Z-20-60-8)  
**Date:** Monday, September 14, 2020 2:15:18 PM

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To whom it may concern:

I am a resident of the Garfield neighborhood and neighbor to Alwun House. I support this Amendment. I live about two blocks from Alwun House and I look forward to having an occasional food truck within walking distance. I moved here specifically for the proximity to the Alwun House; a food truck would be absolutely wonderful.

I look forward to the many events proposed at this new expanded Alwun House facility, and to bringing my entire family, we believe the ability for us to have food trucks will be an amenity to the neighborhood.

Sincerely,

Ashley Randall

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Ashley Randall  
Ashley Randall Designs

Let's connect!

<http://www.ashleyrandalldesigns.com> [[ashleyrandalldesigns.com](http://www.ashleyrandalldesigns.com)]



**From:** [Steven Swanson](#)  
**To:** [Sarah Stockham](#)  
**Subject:** Alwun House PUD Amendment (Z-27-A-11)  
**Date:** Friday, September 18, 2020 9:22:23 PM

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Ms. Stockham,

I am a long-term (20 years) resident of Garfield neighborhood and live 3 short blocks from the Alwun House. I was informed of the PUD amendment, and its proposed expansion of Alwun House events and facilities. The addition of “food trucks” and related amendments are consistent with the intent of the City’s Arts, Culture and Small Business Overlay District (ACOD). Increasing development along Roosevelt Row west of 7th Street has diminished the effect of the ACOD in that area. In a post-COVID environment, this amendment would help to restore some of the vibrancy and creativity, east of 7th Street, envisioned for the original ACOD, and I recommend approval of the PUD amendment.

Thank you for your consideration.

Dr. Steve Swanson  
914 N 9th Street

**From:** [Heather Eischens](#)  
**To:** [Sarah Stockham](#)  
**Subject:** Alwun House PUD Amendment (Z-27-A-11-8)  
**Date:** Sunday, October 4, 2020 6:35:58 AM

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To whom it may concern;

I am an artist and a resident of Garfield neighborhood and currently exhibiting art in Alwun House's art gallery. I support this Amendment because I live just 5 blocks from Alwun House and I look forward to having occasional food trucks within walking distance.

I look forward to the many events proposed at this new expanded Alwun House facility, and to bringing my entire family, we believe the ability for us to have food trucks will be an amenity to the neighborhood.

Alwun house is a core part of the Garfield Neighborhood and supporting food trucks and vendors in their green art park will help the neighborhood grow in its diversity and inclusion benefiting all of the Phoenix downtown area especially Roosevelt row and its expansion into the Garfield neighborhood .

Sincerely,

***Heather Eischens and Gordon Wilson***  
***Garfield Residents***

Sent from my iPhone