

Project Information Form

1. Complete the following table related to General Plan conformity.

General Plan Conformity	
General Plan Land Use Designation Provide designation and, if residential, the category (e.g. 3.5 – 5 du/ac traditional lot)	Residential 15+ du/acre
Community Benefits: How does the request address the community's unique opportunities and challenges related to prosperity, health and environment	
<u>Prosperity Statement / Goal</u> Providing for a robust and healthy climate for both large and small businesses, enhancing the skills of our workforce, and ensuring that the costs associated with building and maintaining our great city do not place an economic burden on our residents, are just some of the challenges we face in becoming a more prosperous city. Phoenix has made strategic investments in transportation and education over the last decade that have already begun to provide for more job growth and educational opportunities for its residents. Continuing to build on these investments provides for a more prosperous future for the city.	The proposed development will provide needed housing opportunities in proximity to existing employment uses and existing transit. A prosperous city is one where its residents have access to services and housing opportunities. Pursuant to the Housing Phoenix Plan adopted by the City Council on June 16, 2020, Phoenix lacks more than 163,000 housing units with a goal of creating or preserving 50,000 housing units by 2030 and increasing the overall supply housing opportunities. The property recently transformed from a vacant office building to a 22-unit multifamily development, helping to address the substantial need for additional housing opportunities. This proposal will promote the prosperity of the city by providing an additional 2 housing units to the existing development, by activating existing, underutilized interior spaces.
<u>Health Statement / Goal</u> Phoenix's beautiful desert setting provides tremendous amenities that allow residents to live an active and healthy lifestyle. Few cities in the world can have the combination of climate and open space that Phoenix enjoys. Protecting and enhancing Phoenix's natural elements will not only provide recreational opportunities but improve residents' health with cleaner air, soil and water. Phoenix also serves as the medical epicenter for the state of Arizona. Its hospital and health care education	This adaptive reuse project includes open-air amenity areas for recreation and entertainment for resident and guest use. In addition, the project will further promote an active and healthy lifestyle by locating residents within walking and/or biking distance of existing services and local amenities. The project also features substantial landscape improvements that will shade walkways and amenity spaces and encourage pedestrian movement. No new amenities will be added with the addition of the proposed two units as the building was

infrastructure contribute to helping make the city healthier	renovated within the last two years, converting it from an under performing office building to a brand-new residential property.
<p><u>Environment Statement / Goal</u></p> <p>Creating a thriving city in the desert has taken centuries of ingenuity and innovation by generations of Phoenix residents. We will need to continue to call upon this ingenuity and innovation if we are to address the challenges we face regarding our natural resources. Phoenix has long been a leader in the environmental movement. From its commitment to having new facilities meet or exceed Leadership in Energy and Environmental Design (LEED) standards, to its ongoing efforts to acquire and preserve thousands of acres of desert and mountain areas. By continuing to celebrate and harness its natural assets, Phoenix will continue to build a sustainable future.</p>	<p>Again, the Atrium Lofts is an existing multifamily development, which was transformed from an under performing office building. Using adaptive reuse principals and in the spirit of sustainability, the 40-year-old building was retained, keeping a large amount of material out of the landfill.</p> <p>This current proposal is to add two additional interior units.</p>
<p>Identify two or more Core Values that the request represents:</p> <ol style="list-style-type: none"> 1) Indicate how the request contributes to the goals of the Core Value. 2) Describe how one or more land use and design principles of the Core Value are expressed in the request. 	<p>See below for discussion of goals and principles that the approval of the density waiver request will further.</p>
<p><u>Core Value: Connect People and Places</u></p> <p><u>Cores, Centers & Corridors</u> Phoenix residents should have an abundance of places to connect with services, resources and each other.</p> <p><u>Opportunity Sites Goal</u> To promote development of vacant parcels or redevelopment of underutilized parcels within the developed area of the city that are consistent with the character of the area or with the area's transitional objectives.</p>	<p>The General Plan recognizes that every community should have a place where citizens may gather to interact in a variety of ways. Despite the extremely small size and existing building constraints of the site, the project already provides outdoor amenity areas that will draw people together and keep them engaged.</p> <p>The subject property was an underutilized commercial building just a few short years ago. Using adaptive reuse principals, the owners were able to turn a vacant office building into a thriving multifamily community in a popular urban area. This</p>

	proposal is solely to add two additional units to the existing development and repurpose underutilized existing spaces.
<p><u>Core Value – Celebrate Our Diverse Communities & Neighborhoods</u></p> <p><u>Diverse Neighborhoods Land Use Goal:</u> Include a mix of housing types and densities where appropriate within each village that support a broad range of lifestyles.</p>	Again, the owner/developer of the Atrium Lofts turned an underutilized commercial office building into much needed multifamily housing that is appropriate and in character with the surrounding area. The approval of the density waiver request will accommodate the development of two (2) additional multifamily residential dwelling units within the existing building, further promoting the City's goals and policies of providing appropriate densities and quantities of housing. This request is consistent with the General Plan and with the adjacent zoning.
<p><u>Street Classification Map</u> Provide name(s) of street(s), classification of street(s), and existing right-of-way widths</p>	<p>McDowell Road (south perimeter) – arterial street – 40-foot half-street 37th Street (east perimeter) – local – 30-foot half-street</p>

2. **Is the property located in a special designation area (Specific Plan, Special Planning District, Redevelopment Area, Historic District, Special Study Area, Planned Community District or are there special design guidelines applicable to the area?) If so, state how the proposed project conforms to the area plan, its goals and any applicable development standards.**

The Property is not located within a special designation area.

3. **Complete the following table(s) related to specific project information.**

Multiple Family

Standards	Requirements for the District/Land Use (C-1 developed as R-3 PRD option)	Provisions on the Proposed Site
Gross Acreage		1.417 acres
Total Number of Units	22 units	24 units

Density	15.23 units per gross acre 17.40 units per gross acre w/ bonus	16.9 units/ac units per gross acres (density waiver requested)
Lot Coverage	45%	30.5%
Building Height/Stories	2 stories or 30'-0" for first 150'-0"; 1'-0" increase for each additional 5'-0" setback to 48'-0" high, 4-story maximum 15'-0" max. height within 10'-0" of single-family zoning district; 1'-0" increase for each additional 1'-0" setback to	Existing 2 story building – 30' in height
Building Setbacks	20'-0" min. adjacent to a public street 15'-0" min. adjacent to property line	Variance approved for south side (McDowell Road) 14' existing
Landscape Setbacks	Consistent with perimeter standards listed above	Consistent with perimeter standards listed above
Common Areas	Min. 5% of gross area	9% of gross area
Vehicle Parking	36 spaces required	45 spaces provided

4. Area there any unusual physical characteristics of the site that may restrict or affect development? If so, explain. What improvements and uses currently exist on the property?

The Property is currently developed as a 22-unit multifamily community. This proposal is only to add two additional units.

5. What impact would the proposed project have on current or future surrounding land use and zoning patterns?

There would be no impact on the current or future surroundings. The Property is currently developed as a multifamily community within a multifamily corridor along McDowell Road. The Property is surrounded by R1-6 Single Family to the north, R-5 Apartments to the east, R-4 & R3A Apartments to the south and R-4 Apartments to the west, as shown on the enclosed Surrounding Uses Map. The addition of two units would not impact the area.

- 6. Are there unique design considerations proposed, beyond Zoning Ordinance requirements, that reduce development impacts or would further compatibility with adjacent properties? If so, explain.**

As stated above, the proposal is solely for the addition of 2 residential dwelling units. No site plan modifications are anticipated at this time.

- 7. Why is the subject property not suitable for development as currently zoned?**

Pursuant to rezoning case number Z-88-77 the Property was rezoned from R-5 to C-1 to allow for the development of an office building. During the adaptive reuse process and due to allowances in the code, the Property was able to redevelop under the R-3 PRD standards. These standards allow for 15.23 dwelling units per gross acre with the option for an additional 2.17 dwelling units per acre if certain criteria are met. Due to the extremely small size of the parcel and the existing building constraints, only an additional .25 dwelling units was achieved. There simply isn't enough room on the site to provide more bonus density, hence the requirement for this density waiver.

- 8. Other than the development review process, what other approval processes are required to accomplish the development proposed, i.e. abandonments, variances, use permits, state or county licenses or permits, etc.?**

No other approval processes are required to accomplish the project.

- 9. 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. Will the proposed development incorporate recycling? If so, how?**

A recycling receptacle will be provided at the northwest corner of the project for resident use.