

Minutes of the Work Session held February 10, 2014 at 6:00 p.m. in the Council Chambers.

**MEMBERS PRESENT**

Mayor Lopez Rogers and Council Members

Frank Scott, Vice Mayor  
Stephanie Karlin  
Jim McDonald  
Charles Vierhout  
Ken Weise

**ALSO PRESENT**

Charlie McClendon, City Manager  
David Fitzhugh, Assistant City Manager  
Rogene Hill, Assistant City Manager  
Tracy Stevens, Development and Engineering Services Director  
Andrew McGuire, City Attorney  
Carmen Martinez, City Clerk

**1 ROLL CALL BY THE CITY CLERK**

**2 PARKSIDE VILLAGE REZONING PL-13-0046**

An overview to the Mayor and Council on the 3rd review submittal of Parkside Village proposed development located at the southwest corner of 99th Avenue and Indian School and provide information on the overall plan, proposed density, open space, amenities, architecture, off-site infrastructure improvements, and phasing plan.

Eric Morgan, Development and Engineering Services, said Parkside Village is a proposed development located on 163 acres at 99<sup>th</sup> Avenue and Indian School. The property was the site of the Entorno PAD. General Plan 2030 identifies three land uses for the property: Medium-High Density Residential, Mixed Use, and Office. Previously this property was in the North Avondale Specific Plan but is now covered by the Freeway Corridor Specific Plan (FCSP). The FCSP aspires to encourage development intensity, walkability of neighborhoods, use of alternative modes of transport, and higher residential densities. The Parkside Master Development Plan proposes 412 single family units, 272 multi-family units, and a provision for up to 100 urban lofts.

Mr. Morgan said the single family portion of Parkside features an open space ratio of 16.4%, but staff is encouraging 20%. There are a total of 13.2 acres of parks, with four pocket parks and a central park. The Multi-Family area features 20% open space, and the Mixed Use area has 25%. The central park will be visible from surrounding residences. The Multi-Family area will face outwards and interact with the surrounding streets. Some of the Office buildings could be up to eight stories tall, and Multi-Family buildings could be three stories.

Mr. Morgan said the plan offers many trails. The Westwind trail runs along the RID Canal. An internal path system connects to the parks. Sidewalks will be detached from the curb and have shade trees. The HOA will maintain trees on both sides of the sidewalks, as well as front yards for rear-loading houses and townhomes. Connectivity and shade will make getting around on foot more convenient. Gateway signs will be placed at several key locations along the perimeter. Three shelters connect to transit options including the ZOOM. The main entrance on 100<sup>th</sup> Avenue will be a minor collector with a landscaped

center median and tree-lined sidewalks leading straight to the central park. Houses there will have front doors with no garages facing the main street.

Mr. Morgan noted that the Zoning Ordinance requires that development begin construction of all perimeter infrastructure improvements during the first phase. The perimeter off-site requirements on 99<sup>th</sup> Avenue and Indian School, however, are significant for this property. The applicant proposes two alternatives for the first phase that would reduce the initial burden. Staff is in support of their phasing plan and proposes contributing \$500,000 of SRP aesthetic funds towards the undergrounding and tiling of the 99<sup>th</sup> Avenue irrigation canal. The applicant also proposes that as permits for houses are acquired, a fee would be put into a fund that could be used for 99<sup>th</sup> Avenue. Mr. Morgan invited feedback.

Council Member McDonald expressed approval of the design variety, connectivity and division of space, but felt the plan should offer larger lot sizes. He inquired whether the SRP aesthetic fund would be expended on Parkside instead of the project at 107<sup>th</sup> Avenue and Van Buren. Mr. McClendon explained that the \$500,000 for Parkside is in addition to that earlier project.

Council Member Weise said the phasing option is acceptable, and that method has worked well before. He said he would like to see some bigger lots, but understands the economics of the plan. Entorno was not well defined, but Parkside has more potential to mesh well with the developments planned nearby. The Mixed Use area should have dining options beyond fast food. The development will define the boundary of Avondale, especially in contrast to the properties on the Phoenix side. The central park should have a full range of amenities and be accessible by bike paths. He requested feedback from the schools that would serve Parkside, considering its size. Council Member Vierhout agreed that phasing is a good option. He admired the rear-loading houses, tree-lined sidewalks, and ZOOM stop. The open space ratios are acceptable.

Council Member Karlin said she supports phasing and agreed that the goal should be 20% open space. She inquired about the HOA's responsibilities. Mr. Morgan explained that the HOA will maintain trees on both sides of the sidewalk because it will be the best way to ensure continuous shade throughout the development. Council Member Weise said the HOA would have to be well funded to be capable of replacing many trees. Mr. Morgan noted that the City has a landscape architect now who can pick appropriate shade trees that will be better able to survive their conditions.

Council Member McDonald said he has no issues with the phasing. Mayor Rogers said she likes the rear-loading housing since they provide an alternative choice, but she expressed disappointment that the total number of housing units has increased. The corner of 99<sup>th</sup> Avenue and Indian School is an important entryway to Avondale and whatever is planned there should be significant. The schools should be made aware of this project. She felt hotels should remain a consideration, considering the proximity to sports amenities. The concept appears crowded, and at least 20% open space would be preferable. Eight units to an acre is excessive. Mr. Morgan said hotels are an option in the Mixed Use area. The schools were notified and signed letters acknowledging their approval.

### **3 PROPOSED CONSOLIDATION OF THE PARKS AND RECREATION AND LIBRARY ADVISORY BOARDS**

Information regarding the proposed consolidation of the Parks and Recreation Advisory Board and the Library Advisory Board to form a new board to be named " Avondale Quality of Life Board".

Mr. McClendon said both the Parks and Recreation Advisory Board and the Library Advisory Board have been working on a merger. Chris Reams, Parks, Recreation and Libraries Director, said both Boards share a common mission in providing programming, activities, and access to the community. Staff recommends a merger, because they are both staffed by the Department and both focus on quality of life initiatives. Both Boards unanimously approved the merger. The suggested name is the City of Avondale Quality of Life Board.

Mr. Reams said the combined Board would enhance the consistency of staff efforts, enhance the Board's ability to deliver on their mission, and allow them to address issues with more depth and scope. The duties of the Board would be to work with staff on modifications to existing parks and library facilities, help plan future and current programs, and prepare future strategies. The bylaws for both Boards were standardized over the past few years. All the members will stay on until their terms expire. Initially the Board will have 12 seats, but through attrition and resignations, will eventually return to only seven. The Board will also serve as the Avondale Tree Board.

Council Member Karlin asked whether the Friends of the Library would continue to perform their same function. Mr. Reams responded that the Friends of the Avondale Library is a separate 501(c)(3) non-profit, however Library Board members are also on the Friends board. Council Member Karlin felt the name of the new Board was very broad and could encompass other areas as well.

Council Member McDonald felt the two boards were a good fit. Council Member Vierhout said he approves of streamlining when possible. He inquired about the anticipated workload. Mr. Reams responded that the meetings are not expected to last much longer. Staff has often sought input from both Boards on the same issues and has frequently had to repeat presentations. Council Member Vierhout also felt the name of the new Board was too broad. He asked whether it would take long to shrink to seven members. Mr. McClendon said history suggests that it will not take long. One of the goals of the merger is to spend more time dealing with substantive matters.

Council Member Weise said he approves of the merger but not the name. He inquired whether any other boards could be merged. Mr. McClendon said staff is always open to restructuring things that make sense for the community, but no other mergers are being actively pursued at this time.

### **4 ADJOURNMENT**

There being no further business before the Council, Council Member Weise moved to adjourn the regular meeting into executive session. Council Member Vierhout seconded the motion, which carried unanimously.

City Council meeting adjourned at 6:49 p.m.

  
Marie Lopez Rogers

  
Carmen Martinez, CMC  
City Clerk

CERTIFICATION

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the Work Session of the Council of the City of Avondale held on the 10th day of February. I further certify that the meeting was duly called and held and that the quorum was present.

  
Carmen Martinez  
City Clerk