

# **GRAND AVENUE PUBLIC MEETING**

## **Phoenix City Hall**

Wednesday, August 27, 2008

### **Meeting Minutes**

#### **Introduction by Dean Brennan**

Dean Brennan introduced the concept of Form-Based Code, a zoning code that is compatible with the needs of an urban environment, and how it is being used as the zoning tool to shape future growth for the Downtown Urban Form Project. The meeting was an opportunity to explore possible zoning options for the commercial properties on and around Grand Avenue.

#### **GAMA Visioning Meetings**

Greg Couturier reviewed the process and the findings from the Grand Avenue Merchants Association visioning sessions, a process facilitated by Dale Erquiaga. The process resulted in a final Visioning Session Report that presents the stakeholders vision for a diverse and sustainable urban boulevard.

#### **Grand Avenue Character Area Boundary**

Stakeholders comments:

- Grand Avenue Character Area boundaries should include properties from Van Buren Street to McDowell Road/19<sup>th</sup> Avenue.
- Boundaries should not extend much beyond Grand Avenue
- Just because a property near Grand Avenue is commercial, it does not mean that it is representative of the Grand Avenue building types, uses, and character. Try to keep boundaries to Grand Avenue only.
- Boundary should not extend south of McKinley on 15<sup>th</sup> Avenue
- Include commercial properties at the intersection of Van Buren and Grand Avenue
- Include 7<sup>th</sup> Avenue from Fillmore to Van Buren
- Consider including residential properties at a later time

#### **Pros and Cons of Zoning Change**

Stakeholders were provided with table showing a comparison between current zoning districts, Arts, Culture & Small Business Overlay and Form-Based Codes.

Stakeholders comments:

- Most stakeholders were interested in Form-Based Codes, but were concerned of how changes in classification (from commercial and industrial to mixed uses) would impact how their properties would be assessed by the County
- Don't want to lose the small storefronts and the type of buildings that exist on Grand Avenue
- Need to keep the character of the area
- Mixed uses would enhance the area
- Don't want the area to become gentrified
- Concerns over types of businesses that would be allowed
- There is a need to improve sidewalks and parking for customers