



Neighborhood and Family Services Commission Meeting
Avondale Civic Center, 11465 West Civic Center Drive, Mojave Room
Wednesday, June 27, 2018 6:00 p.m.
Summary of Action

Commission Members in Attendance

Fabian Prado, Chair
Glenn Coleman
Kristopher Ortega
David Iwanski
Oliver Morrison
Melissa Valdez
Bradley Ruggles
Wendy Dormer – Alternate

Commission Members Excused

Irene Marquez
John Raeder
Yvonne Hopper
Lisa Osborne - Alternate
Delores Robinson

Commission Members Unexcused

City Staff and Guests in Attendance

Chris Lopez, NFS Director
Tracy Stevens, Development Services & Engineering Director
Martha Ortiz, Code Compliance Manager

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| 1. | Call to Order | 6:04 PM |
| 2. | Review and Approval of the February 28, 2017 Meeting Minutes | Approved |
| 3. | Development Services Department Update | Discussed |
| 4. | Future Agenda Items | Discussed |
| 5. | Announcements | Discussed |
| 6. | Call to the Public | None |
| 7. | Adjournment | 6:38 PM |



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Wednesday, June 28, 2018 6:00 p.m.
MINUTES

Commission Members in Attendance

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1. Call to Order

The Neighborhood and Family Services Commission meeting was called to order by Chairman Fabian Prado at 6:04 p.m.

2. Review and Approval of February 28, 2018 Meeting Minutes

Mr. David Iwanski made a motion to accept the minutes as written. Ms. Wendy Dormer seconded the motion. The minutes were approved unanimously.

3. Development Services & Engineering Update

Ms. Tracy Stevens, gave an update to the new Construction & planned development in the City of Avondale. Ms. Stevens stated that team members focus on the following sectors: Residential Development, Commercial Development, Capital Improvement Projects. Transportation Plan Update. Ms. Stevens indicated that Development Services & Engineering Services Department have five Divisions: Planning Division - Development Services Counter, Building Safety Division, Engineering Division, Traffic Division and the Sustainability Division.

Ms. Stevens discussed the following updates in residential development: Lakin Ranch – Brookfield Development, 1,100 acres located in our Southern Avondale area will extend from Dysart Road to Avondale Blvd. The Hillcrest development has an approved Preliminary Plat of 310 acres, 709 lots. The lot sizes will range from 4,500 SF to 10,000 SF. The Parkside Village zoning has been approved. A possible Amendment to lot layout is upcoming. The San Villagio development will be Single-Family type. The design review is in progress for Newmark Homes, 11 acres, 34 lots Gated community with private streets. The Vista del Verde - PAD Amendment & Replat in Review, 144 acres, 442 single family lots Lot sizes range between 7,245 SF and 8,970 SF. The Desert Springs Village by Pinnacle West Homes is in construction, 30.4 acres, 174 lots (76 remaining for development) Use and benefit easement to allow for more usable side yards. The Avalon Estates Elliott Homes are in Construction with 14.6 acres, 32 lots that range from 8,900 square feet to 9,528 square feet infill, surrounded on all sides by established subdivisions. Large one story homes, RV Garage. The Roosevelt Park Phase I, Beazer Homes are in construction. Roosevelt Park is a mostly complete community. Beazer controls the remaining 47 undeveloped lots, 50'x15. The Roosevelt Park Phase II, Mattamy Homes are under construction. Del Rio Ranch – Wilson Parker Homes - Status: Construction, Del Rio Ranch – 411 acres, 1,284 single family lots. Partially developed by a number of builders since 2006. Wilson Parker controls 38 lots with an option to purchase 63 additional lots from Richmond American with steady activity over the last few years. We have four homebuilders under construction: Courtland Homes, Richmond American (2300 to 3400 SF), Garrett Walker, and Wilson Parker. The Del Rio Ranch, Garrett Walker Homes are under construction, Del Rio Ranch – 411 acres, 1,284 single family lots. This was partially developed by a number of builders since 2006. Garrett Walker controls 246 lots, 113 48'x110's and 133 68'x120's. The Del Rio Ranch – Richmond American and Courtland Communities are under construction, Del Rio Ranch – 411 acres, 1,284 single family lots. This was partially developed by a number of builders since 2006. Courtland originally controlled 43 60x120 lots, they have since purchased more lots from Richmond.

Ms. Stevens also shared the following updates regarding Commercial Development: Park 10 - Phase 1 is in construction nearing completion. The Phase 2 Site Plan approved, Phase 3 Site Planning in progress. The Gateway Village has 3 pad sites remaining, 17acre commercial center, to be anchored by Sportsman's Warehouse February target date to begin construction. The Gateway Crossing site is under construction with Party City & Boot Barn occurring. The 17acre commercial center, to be anchored by Sportsman's Warehouse February target date to begin construction. The Copper State Rubber site is under construction, 13.7acre site; 207,000 SF manufacturing facility – industrial grade hoses used in petroleum extraction Relocation from City of Phoenix. Coldwater Depot Logistics Center Phase II – Status: Under Construction. Legacy House Assisted Living – Status: Construction, 5.3\acre site, 77,000 SF, 170 Unit assisted living facility.

Ms. Stevens shared the following updates on Historic Avondale area: Madison Heights was under construction and now complete. The Solterra Avondale is in 1st review of Rezone, CUP, and Site Plan applications completed on 1/30/2017. The Carolina's Mexican Restaurant is complete and opened on February 27th. The Gateway Project on the northeast corner of Dysart Rd and MC-85 is being worked on with landscaping/irrigation and re-facing the existing concrete planter with the updated City branding attributes.

Ms. Stevens discussed the following updates on Capital Improvement Projects: Central Avenue and Dysart Road - Park lets – pedestrian areas along western Avenue – planned for late February/early March, project should take about 60 days to complete three locations – keepsake, creative cupcakes and in front of the library Central and Dysart Rd – Complete makeovers of both streets, increased pedestrian circulation, separated sidewalks, multiuse path on Central. Central done this Fall, Dysart should be completed this June. \$3.2M – Design complete, Construction anticipated for Winter 2016. This project will improve Central Avenue from Van Buren Street to Western Avenue. This will be a road diet project.

Through the reduction of vehicular travel lanes, multi-use pathways will be introduced to provide bike pathways, raised landscape islands with upgraded street lights. The final roadway section will include either sidewalks and bike lanes or multi-use path, landscaped buffer islands, one travel lane in each direction and a center two-way left lane. The existing driveways and sidewalk ramps will also be upgraded to meet ADA guidelines. The goal is to improve the functionality of this corridor for all modes of transportation including pedestrians and bicyclists. The Dysart Road project is well underway and will be a complete makeover with the undergrounding of the power-lines, increased landscape, new streetlights, and new pedestrian lighting to blend with the historic nature of the area and roadway. The Wayfinding Program (Phase II) with 3 Monument Signs at the following locations: 99th & McDowell, Dysart & Indian School, and Dysart & McDowell (Solar), Lighted Pedestrian Map at Sam Garcia Library, and 14 Vehicular Directional Signs. The Garden Lakes Parkway has a traffic calming project. Preservation treatment will be applied to the asphalt roadway in the Fall of '17, and the City is considering re-striping to narrow the lanes and provide buffered bike lanes and possible crosswalks (which require ramp modifications to comply with ADA guidelines). The McDowell Road - \$2.75M construction project began July, 2016, Mill & Overlay and Reconstruction between Agua Fria Bridge and Avondale Blvd., Buffered Bike Lanes, Median Islands, LED Street lighting and Landscaping between the bridge & 119th Ave. The Thomas Road - \$1.2M Project will add an additional travel lane in each direction between 99th & 103rd Ave., Removal & Replacement of existing asphalt roadway, Landscaped Median, Median LED Street lighting and newly striped bike lane on the north side, Developer contribution.

Ms. Stevens provide some updates on the Transportation Plan that included: The last Transportation Plan was 2006 and updated in 2012. The current update will review and analyze the existing and future base transportation network and will identify and prioritize projects to meet future demands. A draft report is anticipated in May, final report in July. An online survey on Speak UP Avondale website will be utilized to gather info.

4. Future Agenda Items

NFS Director Mr. Chris Lopez stated that the October agenda will include updates from Assist Director/Intergov Affairs Jessica Blazina will give a presentation, along with our Youth and Community Engagement Division, with updates to our new enhanced NextStep Summer Teen Employment program and our Volunteer Program. The Revitalization Division has been working very strongly with the Community to develop a Revitalization plan for our Historic Avondale, Cashion, and Las Ligas areas and would like to share that information at the October meeting.

5. Announcements

Mr. Christopher Lopez announced a Back to School Backpack Drive is being held at our Care1st Resource Center located at 328 Western Avenue, we will be collecting donations through Friday, July 13, 2018. Some items the Teachers have asked for are, crayons, colored pencils, erasers, markers, etc. We do have a list to distribute. We are also seeking backpack registrations for members in the community that can benefit from this program. Registration dates will be July 11th, 2018 from 9:00am to 11:00am at the Care 1st Resource Center. Our Avondale Youth Advisory Commission is seeking new members for youth ages 14-18 enrolled in high school to participate in this program.

6. Call to the Public

None

7. Adjournment

Mr. Bradley Ruggles, made the motion to adjourn; the motion was seconded by Mr. Kristopher Ortega. The motion passed unanimously. The meeting adjourned at 6:38 p.m.

Signature of approval:



Fabian Prado, Chair

Next meeting, 6:00 p.m. – Avondale City Hall – August 22, 2018