



Avondale

The meeting will begin at 5:45 p.m.



FY2021 Final Budget

Public Hearing

Alamar (Lakin) Community Facilities District

CFD BOARD MEETING

JUNE 1, 2020

FY2021 CFD Final Budget



Sets the maximum
expenditure limit



May be reduced but
cannot increase



May be amended
throughout the fiscal year

FY2021 CFD
Final
Budget



District has not issued debt



No secondary property tax



Max primary rate of \$0.30 /
\$100 NAV raises \$5,436



Estimate of \$24,844 from
developer for insurance

FY2021 CFD Final Budget

	Amount
Expenses	\$30,280
Revenues	\$30,280

FY2021 CFD
Final
Budget –
Major
needs

Anticipate District
insurance policy
premium

Miscellaneous
District expenses

Budget Adoption Steps

Month	Activity
May 18	Tentative Budget Adoption
May 15	1 st Public Notice – Public Hearing – Final Budget
May 22	2 nd Public Notice – Public Hearing – Final Budget
June 1	Public Hearing and Final Budget Adoption
June 15	Adopt Property Tax Levy



Questions/Comments?



Avondale



The BLVD Specific Plan and Marketing Update

Kevin Murphy, Development and
Engineering Services Director

Ken Chapa, Economic Development Director



Background

- September 2019 – Adopted The BLVD Specific Plan
- September 2019 - Economic Development Actively Marketing
- March 2020 – Norris Design contracted for site design concepts



Land Use Districts

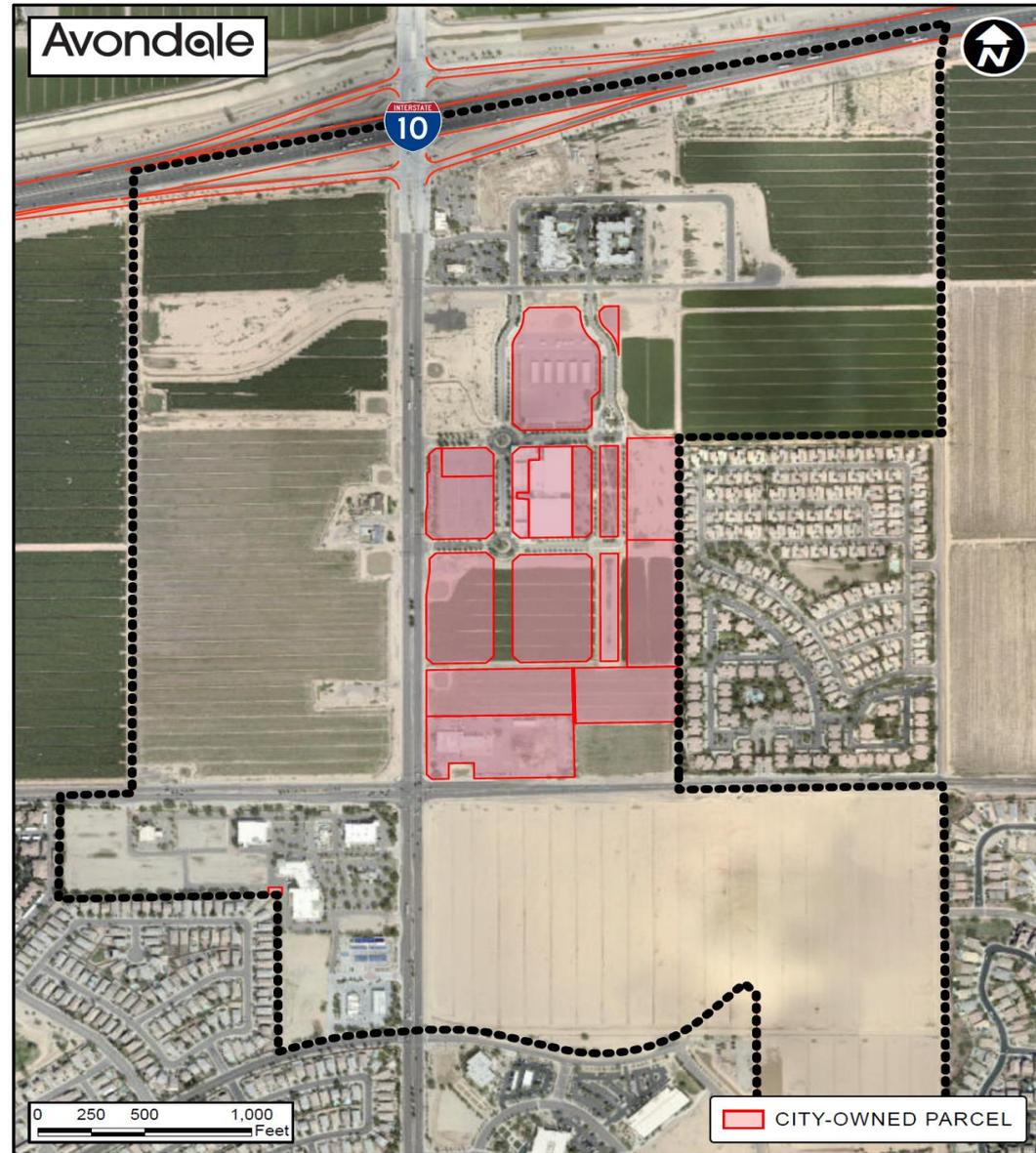
- ▶ Gateway District
- ▶ Village District
- ▶ Promenade District
- ▶ Park Avenue District
- ▶ Residential District
- ▶ Neighborhood District



City Owned Parcels in The BLVD

Recent Activity:

- Land Purchases
 - Allison Trust: 7 acres
- Land Sales
 - Dutch Bros.: 1 acre
 - Avid Hotel: 4 acres



Map Updated 5/19/2020 by Geospatial Services
Division of Information Technology

The BLVD City-Owned Parcels

Avondale



EXISTING USES

- 1 AMERICAN SPORTS CENTER
- 3 TRANSIT HUB
- 2 MY PLACE HOTELS
- 4 EXISTING RETAIL

PROPOSED USES

- 5 DUTCH BROS. COFFEE
- 7 VOLLEYBALL COURTS
- 6 AVID HOTEL

FUTURE USES

- 8 PARK AVENUE DISTRICT SCULPTURE
- 10 LAKE
- 12 PEDESTRIAN ENTRY/PLAZA
- 9 SPLASH PAD
- 11 ENTRY FOUNTAINS/MONUMENT
- 13 PARKING GARAGE



NORTH

DISCLAIMER: THIS PLAN IS CONCEPTUAL AND IS SUBJECT TO CHANGES AS DEVELOPMENT PLANS ARE SUBMITTED AND APPROVED.

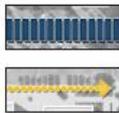


PARK AVENUE DISTRICT | ILLUSTRATIVE SITE PLAN
 AVONDALE, ARIZONA
 APRIL 2020

Avondale NORRIS DESIGN
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PRIMARY PEDESTRIAN CIRCULATION

SECONDARY PEDESTRIAN CIRCULATION



PEDESTRIAN AMENITY AREA



PRIMARY DISTRICT ACCESS POINT



PRIMARY CROSSWALKS



TRANSIT HUB



PARK AVENUE DISTRICT SCULPTURE



NORTH

DISCLAIMER: THIS PLAN IS CONCEPTUAL AND IS SUBJECT TO CHANGES AS SITE DEVELOPMENT PLANS ARE SUBMITTED AND APPROVED.



PARK AVENUE DISTRICT | PEDESTRIAN CIRCULATION & AMENITIES PLAN
 AVONDALE, ARIZONA
 APRIL 2020

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PARK AVENUE DISTRICT | The BLVD MONUMENT CONCEPT
AVONDALE, ARIZONA
MAY 2020

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PARK AVENUE DISTRICT | AVONDALE BLVD. & ROOSEVELT ST. PLAZA CONCEPT
AVONDALE, ARIZONA
MAY 2020

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PARK AVENUE DISTRICT | AVONDALE BLVD. & VAN BUREN ST. PLAZA CONCEPT
AVONDALE, ARIZONA
MAY 2020

DISCLAIMER: THIS PLAN IS CONCEPTUAL AND IS SUBJECT TO CHANGE AS SITE DEVELOPMENT PLANS ARE SUBMITTED AND APPROVED.

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The BLVD is the heart of Avondale!

A pedestrian-oriented district with generous landscaping, shops on the ground floor, small plazas and parks that will be the West Valley's newest exciting mixed-use destination.

GATEWAY DISTRICT

- ▶ Education Campus (housing, multi-family & townhomes)
- ▶ Medical Campus/Hospital
- ▶ Large Urban Form Residential/Apartment
- ▶ Lifestyle Amenities
- ▶ Hotel
- ▶ Office
- ▶ Retail/Restaurant

NEIGHBORHOOD DISTRICT

- ▶ Single-Family Detached
- ▶ Attached Townhomes
- ▶ Limited Commercial

PARK AVENUE DISTRICT

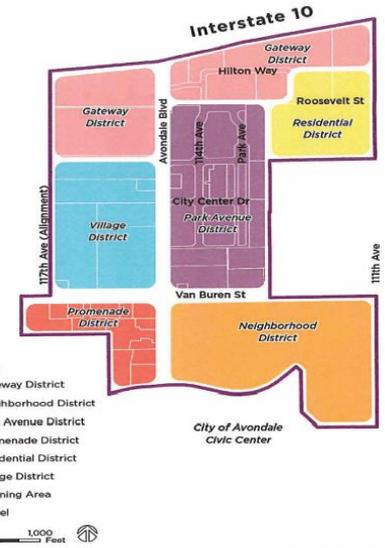
- ▶ Central Gathering Area for Community-Wide Events
- ▶ Large Scale Sports and Entertainment
 - ASC
 - Theatre/Performing Arts Center
 - Mixed-Use
- ▶ Boutique Mixed-Use/Main Street
- ▶ Retail
- ▶ Restaurants
- ▶ Urban Form Multi-Family
- ▶ Office
- ▶ Education Campus

RESIDENTIAL DISTRICT

- ▶ Single-Family Attached Residential
- ▶ Multi-Family

PROMENADE DISTRICT

- ▶ Community Retail
- ▶ Pad Development
- ▶ Transitional Retail
- ▶ Office



WHAT'S NEW AND IMPROVED?

- ▶ Trendy District Concepts
- ▶ Opt-In Zoning
- ▶ Incremental Development Allows for Response to Current Market Demands
- ▶ Reduced Area: 350 Acres of Developable Area
- ▶ Ease of Development
- ▶ Streamlined Approvals
- ▶ Business Assistance Programs
- ▶ Public-Private Development Partnership



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A pedestrian-oriented district with generous landscaping, shops on the ground floor, small plazas and parks that will be the West Valley's newest exciting mixed-use destination.



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Next Steps

- Marketing the West Valley's newest destination!
 - Retail, Office, Healthcare, Hospitality, Education, and Destination Entertainment



<https://vimeo.com/420875034/8b26fbc8a5>





Avondale



Special Events & Parks Update

City Council Meeting

June 1, 2020

Spring 2020 Events

- **Tres Rios Nature Festival**

- Saturday & Sunday, February 29th - March 1st
- Held at the Base and Meridian Wildlife Area.
- An estimated 6,500 people attended the two-day event.



Cancelled 2020 Events

- **CulturePOP**
 - Saturday, March 28th at Estrella Mountain Community College
- **KidFest**
 - Saturday, April 11th at Friendship Park
- **Avondale Fiesta**
 - Saturday, May 2nd in Historic Avondale
- **Memorial Day Ceremony**
 - Memorial Day, Monday, May 25th at the Civic Center Amphitheater
- **WaterPalooza**
 - Saturday, July 4th at Friendship Park



Upcoming Events

Fall 2020 Events

- **Cycle Avondale**
 - Sunday, October 4th
- **Billy Moore Days**
 - Thursday, October 15th to Sunday, October 18th
- **Veteran's Day Fitness Fun Run**
 - November 11th
- **Winterfest**
 - Saturday, December 5th



Upcoming Events

Upcoming Affiliate Fall 2020 Events

- **Dia de Los Muertos** with Ballet Folklorico Esperanza
 - Saturday, October 31st
- **Avondale Championship Open**
 - Wednesday, November 4th





Questions?



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Parks Update

FY 2019-20



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Friendship Park



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Aspiring. Achieving. Accelerating.

Friendship Park



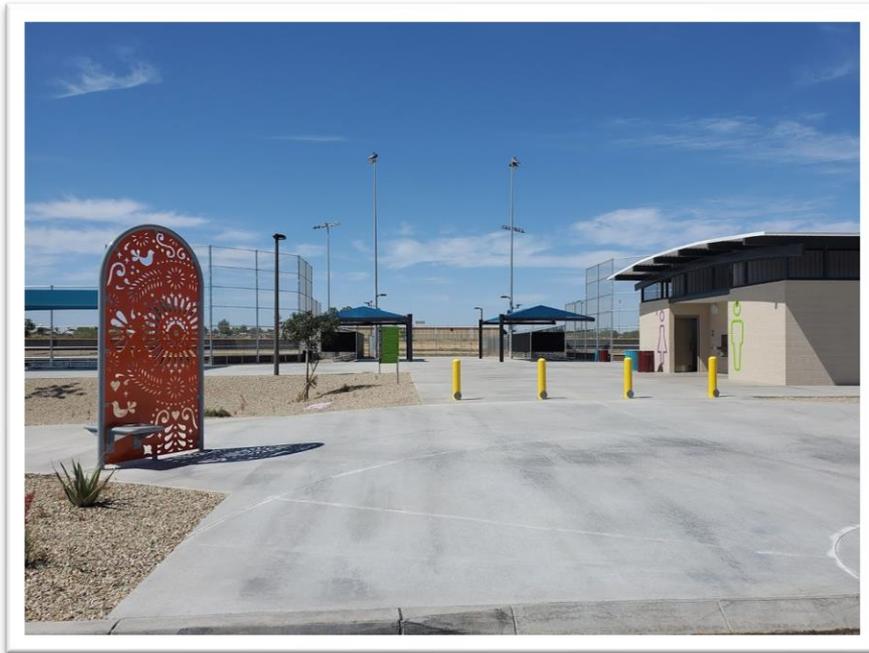
Festival Fields Park



Festival Fields Park



Festival Fields Park



Goodyear Farms Cemetery



Crystal Gardens Trails



DeConcini Park

Before Demo



After Demo



Future Projects

- Dessie Lorenz Park
 - Lighting Repairs
 - Shade Replacement
- Donnie Hale Park Improvements
 - Ball Field Improvements & New Plaza
 - Basketball Court Renovations
 - Electrical Upgrades and Site Lighting
 - Site Amenities



Questions?





The next meeting will begin at 7:00 p.m.



Costco Parking Lot Addition

Rezone

Application PL-19-0249

Purpose

Review a request to rezone the subject property from R1-6 (Urban Residential) to Planned Area Development (PAD), conduct a public hearing, and adopt an Ordinance approving the application





Zoning Vicinity Map



Project Location



Aerial Photograph



Project Location



Avondale

Background

- 0.38 gross acres
- Annexed in 1981
- Zoned R1-6 (Urban Residential)
- Former city well site; site cleared in 2005
- Freeway Commercial GP land use designation
- Located in the Freeway Corridor area



Request

- Rezone property from R1-6 (Urban Residential) to the Gateway Pavilions PAD and apply C-2 (Community Commercial) uses and standards
- Site proposed to be developed as an extension of Costco's parking lot
- Parking lot will add 24 additional parking spaces



Public Participation/Notice

- All required notifications completed
- Site posting, legal advertisements in the Arizona Republic, and property owners within 1,000 feet were notified via postcards
- Neighborhood Meeting – January 14, 2020
- Planning Commission recommended approval on April 15; no speakers during public hearing
- aVOICE: 0 comments



Analysis

- Proposed zoning allows for a parking lot for a retail store
- Gateway Pavilions PAD is a more compatible zoning district than the existing R1-6 zoning (Urban Residential)
- The proposed use conforms with the General Plan and meets the goals in the Freeway Corridor Specific Plan area
- Compatible with the adjacent parcels



Staff Recommendation

Approval of Application PL-19-0249

Costco Parking Lot Addition Rezone

Subject to one (1) recommended condition of approval



Recommended Motion

Motion to approve Application PL-19-0249 Costco Parking Lot Addition, a request to rezone a 0.38 gross acre subject property from R1-6 (Urban Residential) to Gateway Pavilions PAD, subject to one (1) condition of approval as listed in the staff report.





Avondale

Item 4b. Public Hearing – Fiscal Year 2020-2021

Motion: To ensure compliance with state law regarding budget adoption and the adoption of the property tax levy, I motion we continue the public hearing to the June 15, 2020 Council meeting.





Avondale

Item 2. Resolution 1038-0620 – Setting Forth the Final Budget for Fiscal Year 2020-2021

Motion: To ensure compliance with state law regarding budget and property tax levy adoption, I motion we continue the final budget adoption to the June 15, 2020 Council meeting.

