

AGENDA

**COUNCIL WATER ISSUES COMMITTEE
NOTICE OF PUBLIC MEETING
Tuesday, December 5, 2017
9:00 a.m.**

**Prescott City Hall
Lower Level Conference Room
201 South Cortez St., Prescott, Arizona
(928) 777-1100**

The following Agenda will be considered by the Council Water Issues Committee at its meeting on **Tuesday, December 5, 2017, at 9:00 a.m.** in the Lower Level Conference Room, 201 South Cortez Street, Prescott, Arizona. One or more members of the Council may be attending this meeting through the use of a technological device.

- A. Call to Order
- B. Roll Call

COUNCIL WATER ISSUES COMMITTEE MEMBERS:

Chairman Jim Lamerson
Member Steve Blair
Member Steve Sischka

- C. Approval of Minutes of the November 7, 2017, Committee Meeting
- D. Alternative Water Portfolio Update
- E. Requests for Water Service Agreements
 - 1. Vibrant Building Solutions, LLC for Borgen (WSA17-026)
 - 2. 357 Pierson, LLC for Seasmoke Investments (WSA 17-027)
 - 3. Architectural Resources Team for Catholic Charities (17-028)
- F. Calendar Year 2018 Water Management Policy – Continuation of Discussion of Draft Policy following Presentation to Council on November 28, 2017
- G. Other Water Management Updates
 - 1. Comprehensive Agreement No., Big Chino Project
 - 2. 2018 Committee Meeting Schedule
 - 3. WaterSmart "Drop by Drop" Public Education Program
- H. Adjournment

CERTIFICATION OF POSTING OF NOTICE

The undersigned hereby certifies that a copy of the foregoing notice was duly posted at Prescott City Hall on 11/30/17 at 5:00 p. m. in accordance with the statement filed by the Prescott City Council with the City Clerk.

Maureen Scott
Maureen Scott, City Clerk

COUNCIL WATER ISSUES
COMMITTEE
REGULAR MEETING
TUESDAY, NOVEMBER 7, 2017
PRESCOTT, ARIZONA

MINUTES OF THE REGULAR MEETING OF THE COUNCIL WATER ISSUES COMMITTEE HELD ON NOVEMBER 7, 2017, in the LOWER LEVEL CONFERENCE ROOM, located at CITY HALL, 201 SOUTH CORTEZ STREET, Prescott, Arizona.

A. Call to Order.

Mayor Pro Tem Lamerson called the meeting to order at 9:10 a.m.

B. Roll Call.

COUNCIL WATER ISSUES COMMITTEE MEMBERS:

Present:

Chairman Jim Lamerson
Member Steve Sischka

Excused

Member Steve Blair

Staff Present:

Maureen Scott, City Clerk
Clyde Halstead, Assistant City Attorney
Leslie Graser, Water Resource Manager

C. Approval of minutes of the October 7, 2017 Council Water Issues Committee Meeting.

COUNCILMAN SISCHKA MOVED TO APPROVE THE MINUTES OF THE OCTOBER 7, 2017, WATER ISSUES COMMITTEE MEETING; SECONDED BY MAYOR PRO TEM LAMERSON; PASSED (2-0).

D. Alternative Water Portfolio Update

Leslie Graser reviewed the Calendar Year 2017 (January 1, 2017, through December 31, 2017) Alternative Water Budget. The budget had 70 AF for residential and 100 AF for commercial; as of November 7, 2017, the remaining balances were 7.81 AF and 100 AF, respectively. To provide more discussion time on the draft Policy (Item F), the requests for Water Service Agreements (WSAs) in Item E were acknowledged during the portfolio update. All the WSAs on the agenda met the current policy for administrative approval.

This was an informational item. No recommendations were made by the Committee.

E. Water Service Agreements

Leslie Graser reviewed the WSAs in conjunction with Item D. Clyde Halstead noted that Items E.2. (Suffriti) and E.3. (Goldsmith) had the same map. Ms. Graser noted that the map for Goldsmith would be corrected.

All WSAs were for informational purposes only. No recommendations were made by the Committee.

F. Draft Calendar Year 2018 Water Management Policy

Leslie Graser provided three (3) supporting items for this discussion: 1) Draft Calendar Year 2018 Water Management Policy; 2) PowerPoint of significant policy updates; and 3) Comparison of Water Management Policies. The PowerPoint was presented noting completion of the housing study and information it provided regarding single-family and multi-family housing demand and availability. The study forecasted the following demand:

	2016	2017 (YTD)	2018		2019		2020	
	Building Permits Issued	Building Permits Issued	Demand	In Contract	Demand	In Contract	Demand	In Contract
Single Family Residential	330	237	275	1621	279	1621	283	1621
Multi- Family Residential	163	10	149	1566	160	1144	170	971
Total	493	247	424	3187	439	2765	453	2592

Ms. Graser noted that the City had significant alternative water supplies in contracts for both the single-family and multi-family housing types. With this condition of water available for housing, it was recommended that alternative water continue to be made available for single family building projects of 3 units or less, and multi-family projects of 4 units or less. An associated table was shown to provide the existing projects in contract, housing type, and number of dwelling units.

Ms. Graser continued with the significant changes (Comparison of Water Management Policies) handout, recommending that Policy 9, 16, 18, 19, and 20 should be reviewed and discussed before a recommendation was made moving

the draft policy to the Council as a whole. Chairman Lamerson commented that Policy 9 did change from the 2017 version and sought more clarification for why a lot within a groundwater subdivision should split and then be provided alternative supplies. Member Sischka commented that Policy 9, as amended, was not as clear as the 2017 language. The Chairman stated that this overall policy may not be ready to go to Council. Ms. Graser acknowledged this was their first review of the Draft 2018 policy, a work session to identify and discuss refinements to the document. Ms. Graser understood that the Committee would like to see alternative language proposed.

Policy 16 was reviewed and reflected the findings of the housing study. Ms. Graser said the City was in good shape, it was meeting the forecasted housing demands, and there was alternative water in contracts for additional single-family and multi-family projects. Mr. Halstead stated that the current language as written could signify a moratorium. Ms. Graser noted that the language could be adjusted as there was no intent for a moratorium, but rather to recognize that the City's portfolio is able to meet the needs for more housing through both groundwater and alternative water supplies, and at this time, the majority of the alternative water was in contract. The remaining volumes may be used to facilitate developments of 3-4 units while larger subdivisions can proceed using water already in the various contracts. (Chairman Lamerson spoke that the market would decide when to use the water already in contract. Member Sischka stated that Policy 16 could remain as written. Ms. Graser and Mr. Halstead will review the proposed language to avoid the implication of a moratorium, and prepare alternate wording for consideration.

Policy 18 was reviewed: it creates a 100 AF reservation for commercial development. Policy 19 allows for industrial or institutional development to be allocated water from the portfolio, in lieu of a specific budget amount. Ms. Graser explained how water policy for commercial growth, at one time, was allocated into a water service agreement if the project's water requirement was over 5 AF. This new policy to provide a commercial pool recognizes that with the amount of proposed residential water contracts in place, some water needs to be available for associated commercial growth. Further, existing institutions are likely not at capacity yet (they may need additional supplies to serve increasing population). Member Sischka questioned if institutional will be fighting for industrial supplies. Ms. Graser stated no, that was not the intent. Generally, the City is aware of which institutions may grow in the coming years, and relies on the City's Economic Development Division to help attract business to the community for which water supplies are available (not water intensive users).

Policy 20 was reviewed. This policy was added to provide accounting documentation for the transfer of supplies from the Vacant, Residentially Zoned Tract Pool to the General Pool. It further notes that a replacement pool is being created from the Big Chino water supplies. Chairman Lamerson was concerned that someone down the road would see this as an inferred right to water. Ms.

Graser stated until water was placed into contract there was no right to the supplies that the City makes available from its water portfolio.

Ms. Graser asked the Committee if they would like to proceed with the draft policy, subject to the comments made for policy language options as discussed today, and prepare the document for Council Study Session on November 28, 2017.

MAYOR PRO TEM LAMERSON AND COUNCILMAN SISCHKA AGREED BY CONSENSUS THAT THE DRAFT POLICY, WITH THE ADDITION OF ALTERNATE PROVISIONS FOR POLICIES 9 AND 16, PROCEED TO THE COUNCIL STUDY SESSION OF NOVEMBER 28, 2017.

G. Other Water Management Updates

Item G was not discussed.

H. ADJOURNMENT

There being no further business to discuss, Chairman Lamerson adjourned the Council Water Issues Committee Meeting at 10:39 a.m.

Respectfully Submitted by:

Leslie Graser, Water Resources Manager

Jim Lamerson, Chairman

COUNCIL WATER ISSUES COMMITTEE AGENDA MEMO

December 5, 2017

DEPARTMENT: City Manager (Water Resource Management)

AGENDA ITEM: Alternative Water Portfolio Update

Approved By:

Date:

Water Resource Manager: Leslie Graser

Regional Programs Director: Craig McConnell

Summary

For Calendar Year 2017 (January 1, 2017, through December 31, 2017), alternative water for new development was made available ("budgeted") by Council in the categories below; the current remaining unallocated balances are also indicated:

	<u>Budget</u>	<u>Amount of Budget Remaining</u>
1. Residential	70 acre-feet	10.06 acre-feet (AF) ¹
2. Commercial	100 acre-feet	100 acre-feet

¹ 2.25 AF for WSA17-008 (W.D. Properties, 21-unit apartment project), pending Council consideration, has not been subtracted from this quantity

No single project is eligible for allocation of more than 50% of the applicable preceding quantity (residential or commercial), or of the remaining balance during the calendar year.

The opening balance of alternative water available for 2018 will be determined by the 2018 Water Management Policy, anticipated to be considered by Council for adoption at the December 12, 2017, Voting Meeting.

Water Service Agreement (WSA) Requests on this Agenda

<u>Application No.</u>	<u>Applicant</u>	<u>Development</u>	<u>Total Project Qty Required</u>	<u>GW¹</u>	<u>Alternative Water Reserved²</u>	<u>Not Reserved³</u>
17-026	Vibrant Building	4 MFR	0.60 AF	0.30 AF		0.30 AF
17-027	357 Pierson	14 APT	2.10 AF	0.70 AF		1.40 AF
17-028	Architectural Resources	51 APT	7.65 AF	1.30 AF		6.35 AF

SFR = single-family residential MFR = multi-family APT = apartment units

¹ GW = eligibility from current & committed groundwater, well abandonment, or extinguished IGFRs

² Alternative water reservation applies (e.g., residential tract, CVID)

³ Requires allocation from the remaining balance of the calendar year alternative water budget

Recommended Committee Action: For discussion purposes

COUNCIL WATER ISSUES COMMITTEE AGENDA MEMO

December 5, 2017

DEPARTMENT: City Manager (Water Resource Management)

AGENDA ITEM: Water Service Agreement Application No. WSA17-026 by Vibrant Building Solutions, Inc., to site four (4) additional multi-family residences on adjacent APNs 113-08-110 and 113-09-109 located at 578 Lincoln Avenue and 580 Home Street

Approved By:

Date:

Water Resource Manager: Leslie Graser

City Manager: Craig McConnell

Summary

Water Service Agreement Application No. 17-026 was filed on November 5, 2017, by Vibrant Building Solutions, LLC, on behalf of the property owners of APN 113-08-110 and 113-09-109, seeking an alternative water allocation to site four (4) additional multi-family residences on two parcels within the City limits within an existing groundwater subdivision, for a total of five (5) units. APN 113-08-110 has an existing single family residence, and APN 113-08-109 previously had a single family residence that was demolished in 2003. The project's representatives have initiated the process for combining the two parcels.

Per the Water Management and Calendar Year 2017 Alternative Water Allocation Policy, as amended, the applicant has submitted Site Plan (S117-005) and Water Service Agreement (WSA17-026) applications. The existing residential structure which will not be demolished will continue to be recognized for current and committed (grandfathered) groundwater supplies. Two of the four additional multi-family units will be sited on APN 113-09-109m which also is recognized for current and committed (grandfathered) groundwater supplies. The remaining two additional multi-family units will need alternative water supplies in the amount of 0.30 AF (2 x 0.15 AF).

The total water needed for this project is 0.60 AF (4 x 0.15 AF/unit):

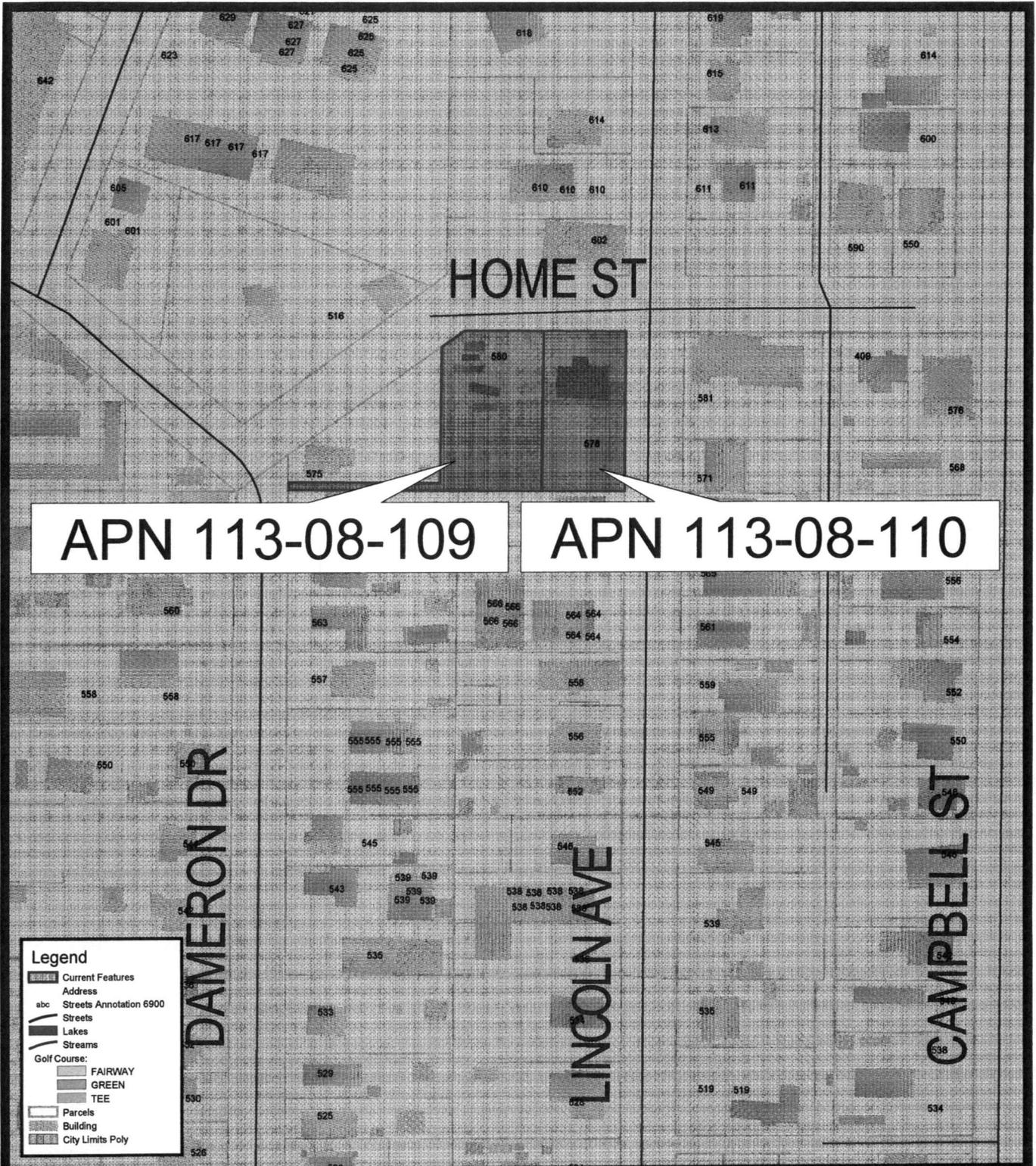
0.30 AF of current and committed (grandfathered) groundwater
0.30 AF of 2017 alternative water being requested
0.60 AF total

This request is anticipated to be considered by the City Council in 2018, and will be subject to the Calendar Year 2018 Water Management Policy at that time.

Attachments

- 1) Location Map
- 2) Water Service Agreement Application No. WSA17-026

Recommended Committee Action: Move the application to Council for consideration of approval



APN 113-08-109

APN 113-08-110

Legend

- Current Features
- Address
- Streets Annotation 6900
- Streets
- Lakes
- Streams
- Golf Course:**
 - FAIRWAY
 - GREEN
 - TEE
- Parcels
- Building
- City Limits Poly



Vibrant Building Solution
LLC

This map is a product of
The City of Prescott

WSA17-026



WATER SERVICE AGREEMENT APPLICATION

Water Resource Management Division
201 S. Cortez St., Prescott, AZ 86303
(P) 928.777.1645 (F) 928.777.1255

Please complete the form and submit a legible legal description on a separate sheet of paper as well as a site plan of the subject property with proposed improvements. Submit all documents and the filing fee directly to the Community Development Department at 201 S. Cortez St, Prescott, AZ 86302.

APPLICANT INFORMATION
Applicant: VIBRANT Building SOLUTIONS, LLC
Address: 7180 N. Bridle
Phone: 928-713-3195
Contact Person: VINCE FORNARA
City/State/Zip: Prescott, AZ 86305
Email: vince@vibrantclean.net
Property Owner: VIBRANT Building SOLUTIONS, LLC
Address:
Phone:
Contact Person: VINCE FORNARA
City/State/Zip: Presc
Email:

PROJECT SITE
Address: 578 LINCOLN AVE / 580 HOME ST.
Current Zoning: MF-M (MH) Proposed Zoning: SAME
Assessor's Parcel Number(s) of Existing Property: 113-08-110 113-09-109
Existing Water Service (Y/N): YES Existing Sewer Service (Y/N): YES
Existing Well (Y/N): YES If Yes, Well Registry No.:

PROJECT DESCRIPTION
Is the project Residential or Commercial? RESIDENTIAL
Please provide brief description: AFFORDABLE/INFILL HOMES
Single FAMILY DETACHED HOMES

of Proposed Units: 4 # of Proposed Lots: 1
Has a Water Demand Analysis been completed (commercial)? NO
Has a building permit application been submitted? NO
Has a Planning and Zoning Recommendation been made? NO

FEES: subject to fees in effect at that time of application submittal
Single Family Residence
Residential Subdivision
Commercial Project
Multi-Family Residence, Mobile Home Park
Commercial Subdivision
Change of Use

Applicant Signature: VINCE FORNARA Date: 11/5/17

OFFICE USE ONLY
PERMIT #: WSA17- FEE PAID: Trak It: Legal Attached:

WSA17-

**COUNCIL WATER ISSUES COMMITTEE AGENDA MEMO
December 5, 2017**

DEPARTMENT: City Manager (Water Resource Management)

AGENDA ITEM: Water Service Agreement Application No. WSA17-027 by 357 Pierson, LLC, for APNs 111-11-133 and 111-11-133A, a 14-unit apartment project at 852 and 858 Valley Street

Approved By:

Date:

Water Resource Manager: Leslie Graser

City Manager: Craig McConnell

Summary

Water Service Agreement Application No.17-027 was submitted on November 16, 2017, by 357 Pierson, LLC. The two parcels are owned by Seasmoke Investments, LLC. APN 111-11-133A is currently vacant yet has a water service account that appears to be serving APN 111-11-133. APN 111-11-133 has one existing single-family home. The history of the subdivision, for both the parcels and the associated water supplies, is unclear as the Gardenland Tract and Home Acre date back to the early 1900s and the boundaries and lots are not consistent with those shown with current GIS data. Warranty deed information was used to determine that the project site existed as two parcels prior to 1998, thus resulting in each being recognized for current and committed (grandfathered) groundwater. The owner proposes to, combine the lots and replace the single-family residence with a 14-unit apartment complex.

The current (2017) Water Management Policy, as amended, provides:

Policy 16 – New applications for water service agreements to serve apartments shall be accepted, but not acted upon during Calendar Year 2017, with the following exceptions: (1) it is a project for which a portion of the needed alternative water quantity was allocated in an earlier contract; or (2) the project was in process during Calendar Year 2016; or (3) the project is listed in "Exhibit A (Attachment 2); provided, however, that **on a case-by-case basis, the Council may consider other apartment projects, and approve an allocation of alternative water, if available, for each such other project upon a finding of particular community benefit.** The City shall prepare a report assessing inventories and demands for apartments and other housing types within the City limits. Findings will be reported to the City Council as input for the Calendar Year 2018 Alternative Water Allocation policy and budget.

Mr. Virgil Doerfler of Pasadena Corporation submitted the attached letter for the Committee's consideration regarding community benefit. The project is located within the City limits, in a platted groundwater subdivision. The total water needed for this project is 2.10 AF (14 units x 0.15 AF/unit):

0.70 AF of current and committed (grandfathered) groundwater
1.40 AF of 2017 alternative water being requested
2.10 AF total

Agenda Item: Water Service Agreement Application No. WSA17-027 by 357 Pierson, LLC, for APNs 111-11-133 and 111-11-133A, a 14-unit apartment project at 852 and 858 Valley Street

This request is anticipated to be considered by the City Council in 2018, and will be subject to the Calendar Year 2018 Water Management Policy at that time.

Attachments

- 1) Location Map
- 2) Water Service Agreement Application No. WSA17-027
- 3) Applicant letter dated November 8, 2017

Recommended Committee Action: Move the application to Council for consideration.

17 027



WATER SERVICE AGREEMENT APPLICATION

Water Resources
201 S. Cortez St., Prescott, AZ 86303
(P) 928.777.1645 (F) 928.777.1255

304.80

Please complete the form and submit a legible legal description on a separate sheet of paper as well as a site plan of the subject property with proposed improvements. Submit all documents and the filing fee directly to the Community Development Department at 201 S. Cortez St, Prescott, AZ 86302.

APPLICANT INFORMATION

Applicant: 357 Pierson, LLC Contact Person: Virgil Doerfler
Address: PO Box 11630 City/State/Zip: Prescott, AZ 86304-1630
Phone: 928 443-7590 Email: prescott@pierson.com

PROPERTY OWNER INFORMATION

Owner: Same Contact Person: _____
Address: _____ City/State/Zip: _____
Phone: _____ Email: _____

PROJECT SITE

Address: 852-858 Valley St, Prescott, AZ 86305
Current Zoning: _____ Proposed Zoning: _____
Assessor's Parcel Number(s) of Existing Property: 111-11-133A/6 111-11-133/7
Existing Water Service (Y/N): _____ Existing Sewer Service (Y/N): _____
Existing Well (Y/N): _____ If Yes, Well Registry No.: _____

PROJECT DESCRIPTION

Is the project Residential or Commercial? 14 unit apartment complex
Please provide brief description: _____

of Proposed Units: 14 # of Proposed Lots: _____

Has a Water Demand Analysis been completed (commercial)? _____
Has a building permit application been submitted? _____
Has a Planning and Zoning Recommendation been made? _____

FEES: Fees are subject to change.

Single Family Residence	Multi-Family/Apartments	Residential Subdivision	Commercial Subdivision or Individual Commercial Project
<input type="checkbox"/> \$150	2-5 units <input type="checkbox"/> \$150 6-10 units <input type="checkbox"/> \$200	6-25 lots <input type="checkbox"/> \$300 26-100 lots <input type="checkbox"/> \$500	<2 acre feet <input type="checkbox"/> \$150 2-4.9 acre feet <input type="checkbox"/> \$200
<input type="checkbox"/> \$150	11-50 units <input checked="" type="checkbox"/> \$300 51-99 units <input type="checkbox"/> \$400 100+ units <input type="checkbox"/> \$500	100+ lots <input type="checkbox"/> \$700	5-10 acre feet <input type="checkbox"/> \$250 >10 acre feet <input type="checkbox"/> \$300 100+ units <input type="checkbox"/> \$500

Applicant Signature: Virgil Doerfler

Date: 11-16-17

PASADENA CORPORATION
PO Box 11630
Prescott Arizona 86304
928-445-7590 928-445-0272 fax
pasadenacorp@gmail.com

November 8, 2017

To Whom It May Concern:

I would like to encourage the city to consider our project of a 14 unit apartment complex located at 858 Valley Street, Prescott AZ.

We believe this project will not only be a benefit to the surrounding community, but also to the residents of the area.

The location of these apartments a short distance to historic downtown where residents can enjoy shopping, dining, and leisure. It is conveniently located about a block away from an elementary school and numerous parks and trails.

We currently own and manage an apartment complex in the Prescott area and are aware of the increased need for portable housing and believe this project will benefit the residents in the area tremendously.

Thank you for the consideration,



Virgil Doerfler
President/CEO of Pasadena Corporation

COUNCIL WATER ISSUES COMMITTEE AGENDA MEMO

December 5, 2017

DEPARTMENT: City Manager (Water Resource Management)

AGENDA ITEM: Water Service Agreement Application No. WSA17-028 by Architectural Resources Team, for conversion of an existing commercial property owned by Catholic Charities Community Services, Inc., a fifty-one (51) unit veterans housing facility and on-site management office, on APNs 113-12-049A, 113-12-049B, and 113-12-049C, at 434 W. Gurley Street

Approved By:

Date:

Water Resource Manager: Leslie Graser

Regional Programs Director: Craig McConnell

Summary

Water Service Agreement Application No. WSA17-028 was submitted on November 14, 2017, by Architectural Resources Team on behalf of Catholic Charities Community Services, Inc, requesting an alternative water allocation for conversion of an existing commercial building into a 51-unit housing complex for veterans. Catholic Charities will be seeking a Low Income Housing Tax Credit program (HUD) grant for this project.

Background

APNs 113-12-049A, 113-12-049B, and 113-12-049C are part of the Fluerys Addition Subdivision, and zoned as either Downtown Business (DTB) or Business General (BG). Site plan (SI17-007) and rezone (17-004) applications have been filed for the project, located within located within the City limits in a platted groundwater subdivision. The combined area of the three lots is 0.87 acres. The total water needed for this project is 7.65 AF (51 units x 0.15 AF/unit), part of which will be offset by the current and committed (grandfathered) groundwater associated with this property. The resulting water requirements can be met as shown:

1.30 AF of current and committed (grandfathered) groundwater
6.35 AF of 2017 alternative water being requested
7.65 AF total

The current (2017) Water Management Policy provides:

Policy 16 – New applications for water service agreements to serve apartments shall be accepted, but not acted upon during Calendar Year 2017, with the following exceptions: (1) it is a project for which a portion of the needed alternative water quantity was allocated in an earlier contract; or (2) the project was in process during Calendar Year 2016; or (3) the project is listed in “Exhibit A (Attachment 2); provided, however, that **on a case-by-case basis, the Council may consider other apartment projects, and approve an allocation of alternative water, if available, for each such other project upon a finding of particular community benefit.** The City shall prepare a report assessing inventories and demands for apartments and other housing types within the City limits. Findings will be reported

Agenda Item: Water Service Agreement Application No. WSA17-028 by Architectural Resources Team, for conversion of an existing commercial property owned by Catholic Charities Community Services, Inc., a fifty-one (51) unit veterans housing facility and on-site management office, on APNs 113-12-049A, 113-12-049B, and 113-12-049C, at 434 W. Gurley Street

to the City Council as input for the Calendar Year 2018 Alternative Water Allocation policy and budget.

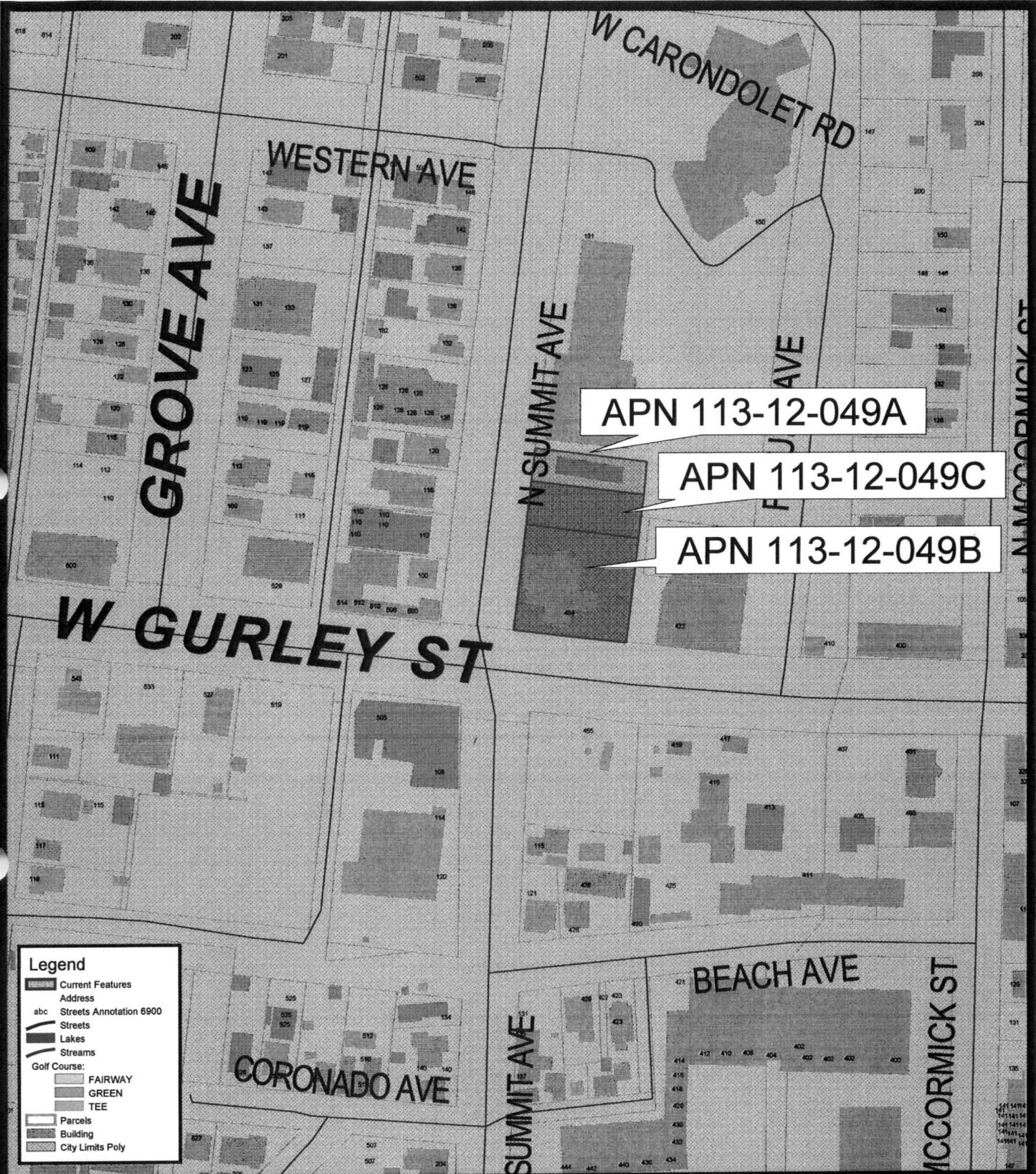
Due to the timetable and requirements to successfully apply for a grant for this project, the applicant is seeking City endorsement based on its particular community benefit.

This request is anticipated to be considered by the City Council in 2018, and will be subject to the Calendar Year 2018 Water Management Policy at that time.

Attachments

- 1) Location Map
- 2) Water Service Agreement Application
- 3) Letter of Community Benefit
- 4) Site Plan

Recommended Committee Action: MOVE the application to Council for consideration of adoption of a resolution endorsing the project for grant application purposes.



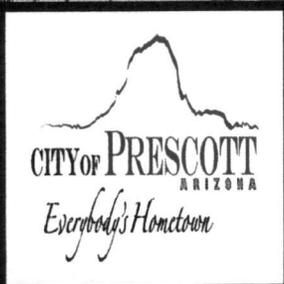
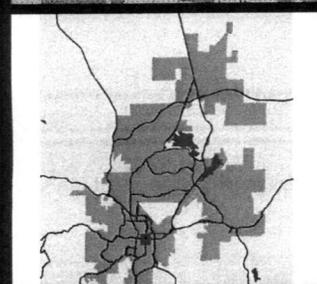
APN 113-12-049A

APN 113-12-049C

APN 113-12-049B

Legend

- Current Features
- Address
- Streets Annotation 6900
- Streets
- Lakes
- Streams
- Golf Course:**
 - FAIRWAY
 - GREEN
 - TEE
- Parcels
- Building
- City Limits Poly



Architctual Resources
Team

This map is a product of
The City of Prescott

WSA 17 - 028



WATER SERVICE AGREEMENT APPLICATION

Water Resources
 201 S. Cortez St., Prescott, AZ 86303
 (P) 928.777.1645 (F) 928.777.1255

Please complete the form and submit a legible legal description on a separate sheet of paper as well as a site plan of the subject property with proposed improvements. Submit all documents and the filing fee directly to the Community Development Department at 201 S. Cortez St, Prescott, AZ 86302.

APPLICANT INFORMATION

Applicant: Architectural Resource Team Contact Person: Doug McCord, AIA
 Address: 99 E Virginia Ave, Ste 120 City/State/Zip: Phoenix, AZ 85004
 Phone: 602.509.9824 Email: dmccord@art-team.com

PROPERTY OWNER INFORMATION

Owner: Catholic Charities Contact Person: Steve Capobres
 Address: 4747 N 7th Ave City/State/Zip: Phoenix, AZ 85013
 Phone: 602.650.4807 Email: scapobres@cc-az.org

PROJECT SITE

Address: 434 W Gurley St
 Current Zoning: DTB/GB Proposed Zoning: DTB
 Assessor's Parcel Number(s) of Existing Property: 113 12 049A 113 12 049B 113 12 049C
 Existing Water Service (Y/N): Y Existing Sewer Service (Y/N): Y
 Existing Well (Y/N): N If Yes, Well Registry No.: _____

PROJECT DESCRIPTION

Is the project Residential or Commercial? Mixed Use
 Please provide brief description: Proposed 51-unit, 4-Story Veteran's Housing Project with approximately 6,000 SF of Office/support space for the Owner (Catholic Charities)

of Proposed Units: 51 # of Proposed Lots: 1

Has a Water Demand Analysis been completed (commercial)? _____
 Has a building permit application been submitted? _____
 Has a Planning and Zoning Recommendation been made? _____

FEES: Fees are subject to change.

Single Family Residence	Multi-Family/Apartments	Residential Subdivision	Commercial Subdivision or Individual Commercial Project
<input type="checkbox"/> \$150	2-5 units <input type="checkbox"/> \$150 6-10 units <input type="checkbox"/> \$200	6-25 lots <input type="checkbox"/> \$300 26-100 lots <input type="checkbox"/> \$500	<2 acre feet <input type="checkbox"/> \$150 2-4.9 acre feet <input type="checkbox"/> \$200
Existing Connection	11-50 units <input type="checkbox"/> \$300 51-99 units <input checked="" type="checkbox"/> \$400	100+ lots <input type="checkbox"/> \$700	5-10 acre feet <input type="checkbox"/> \$250 >10 acre feet <input type="checkbox"/> \$300
<input type="checkbox"/> \$150	100+ units <input type="checkbox"/> \$500		100+ units <input type="checkbox"/> \$500

Applicant Signature: Date: 14NOV2017



Applicant: Catholic Charities Community Services, Inc.

Proposed Location: 434 West Gurley Street, Prescott, AZ 86303

Project Name: Lofts at Twin Cedars

Conversion Plan: The proposed project is redevelopment of a current one-story office building owned and occupied by Catholic Charities. The current facility will be demolished and replaced with 51 units of permanent supportive housing.

Development Funds: Catholic Charities is submitting a Federal Low-Income Housing Tax Credit Application to the Arizona Department of Housing during their April 2018 round.

Community Members Served: Low and very-low income households including a minimum of 30-units for veterans.

Proposed Rental: All units are set-aside for household with incomes at 30%, 40%, 50%, or 60% of the Area Median Income with allowable rents based on income. Rents are derived from the most current HUD Median Income Charts; Current rents for a one-bedroom unit range from \$308 to \$617 per month based on household income. Current rents for a two-bedroom unit range from \$370 to \$741, based on household income.

Redevelopment will consist of new construction of a 60,000 square foot, four-story building with fifty-one units of affordable housing providing homes for under-served veterans and other low-income households. The development will incorporate one and two-bedroom apartments and approximately 6,000 square feet of the ground floor office space for the delivery of supportive services. A community room, located on the ground floor, will overlook a large outdoor courtyard area, as well as other amenities for the residents. The design of the building will be 'mountain modern' with wood beams and pitched metal roofs. All water fixtures will exceed the EPA Water Sense program in water efficiency. This high efficiency has been an Arizona Department of Housing standard under continuous improvement taking into consideration the valuable water resources of Arizona and the latest technologies.

The site plan has been created to work around and preserve the two grand Deodor Cedar trees that have been on the site for decades. Access to the property, as well as typical office hours, will be essentially the same as what currently exists for the property. Parking will be reduced to 24 spaces; however, a cross-access parking arrangement is being negotiated with the adjacent church NE of the subject property, which has excess parking capacity during Catholic Charities office hours. This project will be a benefit to the community, the surrounding area, and to the people it will directly serve.

Catholic Charities will provide resident services through an on-site coordinator that will include financial literacy and life skill/wellness, computer training, workforce readiness, counseling, and community activities. In addition, veterans will receive case management, assistance applying for benefits along with referrals for health care, legal, and other services.

Catholic Charities currently operates a number of related programs and will utilize staff expertise to serve veterans living at Twin Cedars. These programs include Supportive Services for Veteran Families (SSVF) program in Yavapai and Coconino counties that assists low-income veterans and veteran families who are homeless or at-risk of homelessness with stability through permanent housing and a variety of services and community resources. In Prescott, Catholic Charities currently provides permanent supportive housing to veterans at its Willow Creek property and Eureka Apartments.



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Catholic Charities Community Services help people of all faiths, backgrounds, and abilities.

N. SUMMIT AVENUE

GURLEY ST.

LOT 30 / ZONING:
SG, APN 113-12-049A

LOT 31 / ZONING:
SG, APN 113-12-049C

LOTS 32,33,34 / ZONING:
DTB, APN 113-12-049B

