

20 Story Building proposed for Speedway & Campbell

*** Please Attend a Presentation (by developer representatives) and Q&A at the SHNA Board Meeting. Tuesday, August 19, 2014, 7pm at Himmel Library.**

The skyline at the corner of Campbell and Speedway will change dramatically if the proposed construction is given the green light by the city. Preparations are moving forward for a tear down of the apartment complex on the Northwest corner replacing it with several buildings on the 2.49 acre lot. The central building is slated to be a twenty-story (250') building with a six to eight story building along Speedway and ten to twelve story buildings along the arterials. The compound, known as Palm Shadows, will have two levels of underground parking and some above ground parking totaling 1,000 spots. The plan calls for a 40,000 square foot WHOLE FOODS, restaurants, offices, and high end residential condominiums "appropriate for a transit-oriented infill development." Further the plan calls for the possible inclusion of the adjacent Arizona Board of Regents ("ABOR") lands on the SW corner. This would only take place with U of A participation. (More depth can be gleaned from the document REQUEST TO AMEND THE UNIVERSITY AREA PLAN (UAP)).

Traffic Impact Analysis (TIA) will be done and the developer will pay for improvements deemed necessary to handle the increased traffic. Helen Street will be used as the primary access point. The plan also loosely addresses sun-reflection, the helicopter flight plan and the reverberating noise from a building of this size which falls within the UAMC heliport area. Additionally, there will be a need to increase the capacity of the sewer systems as well as all other utilities. These expenses will be billed to the Palm Shadows construction company.

From the developer's attorney:

This version is hot off the presses, having been submitted last week to City staff. As we indicated in all of our meetings thus far, this process is iterative and there will be updated drafts throughout the process to respond to neighborhood, staff and Planning Commission concerns. You will see that this draft directly responds to many of your concerns related to the use of the term "Transit Oriented Development," and being clear that this amendment is for Sub-Area 1 only. We have re-named the policy to reflect the name of the Streetcar Station on Helen.

The Planning Commission will be holding a study session on July 16th at 6:00 at the Mayor and Council chambers to start reviewing this Plan Amendment. The attached draft will be the one transmitted to the Planning Commission. The July 16th meeting is NOT a noticed public hearing. The purpose of the study session is to give staff and the applicant an opportunity to introduce the concept and take questions/concerns from the Planning Commission at that time. The Planning Commission will decide at the end of that meeting to schedule the public hearing for the Plan Amendment. We are expecting that to be sometime in August – most likely August 20th.

These documents are subject to change without notice.
Note: The city website may not have the most recent version.