

Edison Impact Hub Project Information

General Plan Use Designation: Public/Quasi Public

Community Benefits: How does the request address the community's unique opportunities and challenges related to prosperity, health and the environment?

Prosperity

- Jobs - The Edison Impact Hub will include a Job Center to help job seekers connect with employment opportunities and provide small business assistance.
- Education – Classroom space will be available for City partners such as AZ Facts of Live, Association of Supportive Child Care, Beat Street Kids, KickStart, City Prosecutor, Southwest Human Development, Friendly House, Be a Leader, Fulfillment in Training, Maricopa County Public Health, Maricopa County Attorney, and Parks Department Summer/After School Programs.
- History – The exterior of the historic Crippled Children's Hospital will be restored and the interior will be adaptively re-used to provide service to the community.
- Transportation - Several bus stops serve the area with the closest bus stop just a block north of the Edison Impact Hub. The nearest light rail stop is 1 mile away at 24th Street and Washington. There is a grid bike station just south of the Hub.

Health

- The Hub will have a medical and behavioral health clinic and is located adjacent to Edison Park and a to be constructed expansion of the park and new linear park with trails, skatepark, sport field, playgrounds, and activity hub.
- Health classes will be offered in the classroom space.

Environment

- The Edison Impact Hub has a large courtyard and the patios, which were filled in sometime after construction of the building, will be restored, adding additional open space and creating a shaded environment from which to enjoy the outdoors. Additionally, the rehabilitation of the building will include energy efficiency improvements which will lower utility costs.
- The Hub is within the Choice Neighborhoods Edison Eastlake Neighborhood, which will be receiving significant improvements over the next 5 years, including new affordable housing, shaded sidewalks, new lighting, a HAWK, and park improvements. The Edison Impact Hub will serve the new and existing residents.

Core Values: Identify two or more Core Values that the request represents:

- 1) Indicate how the request contributes to the goals of the Core Value.
 - 2) Describe how one or more land use and design principles of the Core Value are expressed in the request.
- Connect People and Places – The Edison Impact Hub will provide services to the community and will therefore connect residents to one another as well as to much needed services. The Edison Impact Hub will be part of the HUD EnVision Center which will consist of Aeroterra Community

Center, Family Services Center, and Edison Impact Hub. The EnVision Center is dedicated to improving the lives of the EEC residents via education, job attainment, improved health, and character building.

- Strengthen Our Local Economy – Rezoning to WU 5/2 will allow the building to continue to be used as a commercial building and will allow the City to expand services to the community through local partnerships. The Hub will provide services for small businesses, thereby encouraging entrepreneurs and helping small businesses flourish. The Hub will also provide job services to residents seeking employment.
- Celebrate our Diverse Communities and Neighborhoods – The Housing Department is focused on celebrating the history of this community through the adaptive reuse of this significantly historic building. The building was previously the Crippled Children’s Hospital, constructed in 1941 as a Work Projects Administration (WPA) project and made possible by the New Deal. Thousands of children were provided medical and other services over its 30 years in operation. The property was designed in a Southwestern Mission style by well-known Phoenix architect Orville A. Bell. This building, along with other historic buildings we are reusing will promote the recognition of this community’s rich history and encourage the residents to take pride in their historic and diverse community. This pride, along with the services provided at the Edison Impact Hub should result in a cleaner, safer, happier, and healthier neighborhood.

Indicate whether the proposal utilizes any of the Tools identified for use in achieving the Core Values:

The proposal will maintain existing partnerships with local service providers and develop new partnerships. The Hub will offer community services provided by City partners.

Street Classification Map:

Provide the name(s) of the street(s), classification of street(s), and existing right of way widths.

Street	Classification	ROW Widths
McKinley Street	Local	30’ R.O.W. Half Street
Garfield Street	Local	30’ R.O.W. Half Street
18 th Street	Local	30’ R.O.W. Half Street
19 th Street	Local	30’ R.O.W. Half Street (NOTE: East edge of parcel borders Parcel 116-11-001C, not 19 th Street)

2. Is the property located in a special designation area (Specific Plan, Special Planning District, Redevelopment Area, Historic District, Special Study Area, Planned Community District or are there special design guidelines applicable to the area)? If so, state how the proposed project conforms to the area plan, its goals and any applicable development standards.

Yes, the property is located within the Edison Eastlake Neighborhood and within the boundaries of the Choice Neighborhoods redevelopment area. Choice Neighborhoods has three aspects, Housing,

Neighborhoods, and People. By restoring the exterior of the former Crippled Children’s Hospital and renovating it into the Edison Impact Hub, the vacant building will once again provide services to the community and reduce blight in the neighborhood. Providing services to residents is a requirement of the Choice Neighborhoods Grant, and the services that will be offered were requested by the residents of the Edison Eastlake community. Providing services to the neighborhood helps meet the goals of both the People and Neighborhood aspects of the Choice Neighborhoods redevelopment area.

The site is also within the Eastlake Garfield Transit Oriented Design District, part of ReinventPHX. Rezoning the site to the Walkable Urban Code will allow some flexibility in use and allow the City to meet some of the goals of the Eastlake Garfield TOD Policy Plan. The Edison Impact Hub will help meet the Health and Economic Development goals by offering a health clinic, classes, assistance to small businesses and other services to the community. Current plans are to remove some of the parking around the structure and replace it with xeriscape landscaping, which will help achieve the green systems element of the Plan.

3. Complete the following table(s) related to specific project information.

Commercial/Commerce Park/Industrial

Standards	Requirements for the District/Land Use (WU T5:2)	Provisions on the Proposed Site Plan
Building Setbacks Street Side Rear	Primary frontage - 12’ max Secondary frontage - 10’ max Sides- 0’ min Rear – 0’ min	Primary (Garfield St.) - 50’ Secondary/Rear (McKinley St) – 44.51’ Side – West – 46.7’ min., East – N/A
Landscaped Setbacks Street Side Rear		
Lot Coverage	80% max	29% max
Building Height	30’ max	20’ max
Parking	Primary 30’ min setback Secondary 20’ min setback Landscape 10’ setback from Street ROW Sides - 0’ min Rear - 0’ min	Primary – 30’ min Secondary
Other		

Single Family – N/A – No Single family planned

Multi-Family – N/A – No multifamily planned

4. Are there any unusual physical characteristics of the site that may restrict or affect development? If so, explain. What improvements and uses currently exist on the property?

The site is a typical flat site, however, there is currently a 40,000 SF commercial building on the site. The building has not been used in nearly 2 years. The intent is to demolish roughly half of the existing building (non-historic portion) and renovate the historic portion, adaptively reusing the building to provide community services. In addition to the commercial building, there is a garage/maintenance building on the site, as well as a parking lot. A portion of the site is also within the boundaries of La Ciudad, a prehistoric Hohokam village.

5. What impact will the proposed project have on current or future surrounding land use and zoning patterns?

The project will complement the surrounding land uses and zoning patterns. To the north of the site, a 177 unit affordable housing complex is under construction. The site is zoned WU T5:5 and T4:3. To the South is the A.L. Krohn public housing complex that has been rezoned to WU T5:5 and T4:3. A.L Krohn will be demolished and new affordable apartments will be constructed as part of the Choice Neighborhoods redevelopment. To the west is Edison Elementary School, zoned R-4, and to the east is Edison Park and part of the A.L. Krohn public housing complex mentioned above. This portion of A.L Krohn has been rezoned to WU T5:5 and T4:3 and will be demolished and Edison Park will be expanded.

6. Are there unique design considerations proposed, beyond Zoning Ordinance requirements that reduce development impacts or would further compatibility with adjacent properties? If so, explain.

The existing building is the former Crippled Children's Hospital and was constructed in the 1940's and added onto in the 1960's. The City of Phoenix is seeking a historic designation for the original portion of the building. The building additions that were constructed in the 1960's will be demolished and the original structure will be preserved. The interior will be adaptively reused to provide services to the community.

7. Why is the subject property not suitable for development as currently zoned?

The subject property is currently zoned R-4, although it has been owned by the state and used commercially since the building was constructed in the 1940's. The City of Phoenix intends to revitalize the existing building, restore the exterior to meet historic preservation requirements, and adaptively re-use the interior to provide services to the community. Commercial uses are not allowed under R-4 zoning. Rezoning to WU T5:2 will allow the City to utilize the commercial building to provide community services and allows flexibility for additional uses in the future. The surrounding properties to the east, south and north have already been rezoned to the WU code.

8. Other than the development review process, what other approval processes are required to accomplish the development proposed, i.e. abandonments, variances, use permits, state or county licenses or permits, etc.?

The project must be approved by the Historic Preservation Office. Archaeology may also be required, depending on the extent of soil disturbance. A National Emission Standards for Hazardous Air Pollutants (NESHAP) Permit will be required from Maricopa County for asbestos and lead abatement and a Construction General Permit from the State for stormwater discharge during construction. No other abandonments, variances, use permits or state or county licenses or permits are expected to be required at this time.

9. As part of the Reimagine Phoenix initiative, the City of Phoenix is committed to increasing the waste diversion rate to 40 percent by 2020 and to better manage its solid waste resources. Will the proposed development incorporate recycling? If so, how?

Yes, the proposed development will incorporate recycling. Bins for recycling will be provided within the building as well as a larger recycling dumpster outside.