

City of Goodyear: City Council Hearing - February 28, 2022

Thrive @ Avision

DOWNTOWN'S RESIDENTIAL INFILL PROJECT



Project Overview



Development Project

Delivering on Goodyear's Goals:

- Transit Oriented Development
- Walkability & Connectivity
- Townhome residential infill provides a seamless residential transition between existing commercial uses and downtown

- Located on 4.6 acres just east of the North East Corner of Van Buren St. and N. Central Ave.
- 49-unit, 29' in height townhome community which complements and enhances the surrounding area, while maximizing development in an urban, infill site
- Request is rezone property from C-2 to R1-A PAD to accommodate up to 10.85 units per acre
- Variety of unit sizes including 3- and 4-bedroom units
- Unit and property design will be focused on street engagement
- Project provides a critical land use buffer between single family residential to the north and commercial to the south and east
- Lush landscape, pedestrian pathways and amenity areas will enhance the pedestrian experience and provide critical shade along pedestrian walkways to maximize walkability and connectivity

Development Team

Proven Track Record:

- Townhome Residential Developers
- Designers
- Owners and Managers

Principal Owners

Avision Development/Edward Homes

Applicant

Evolve Ventures, LLC

Architect

Ryan Allord Design

Civil Engineer

Prefling Engineering

Landscape Architect

Floor + Associates

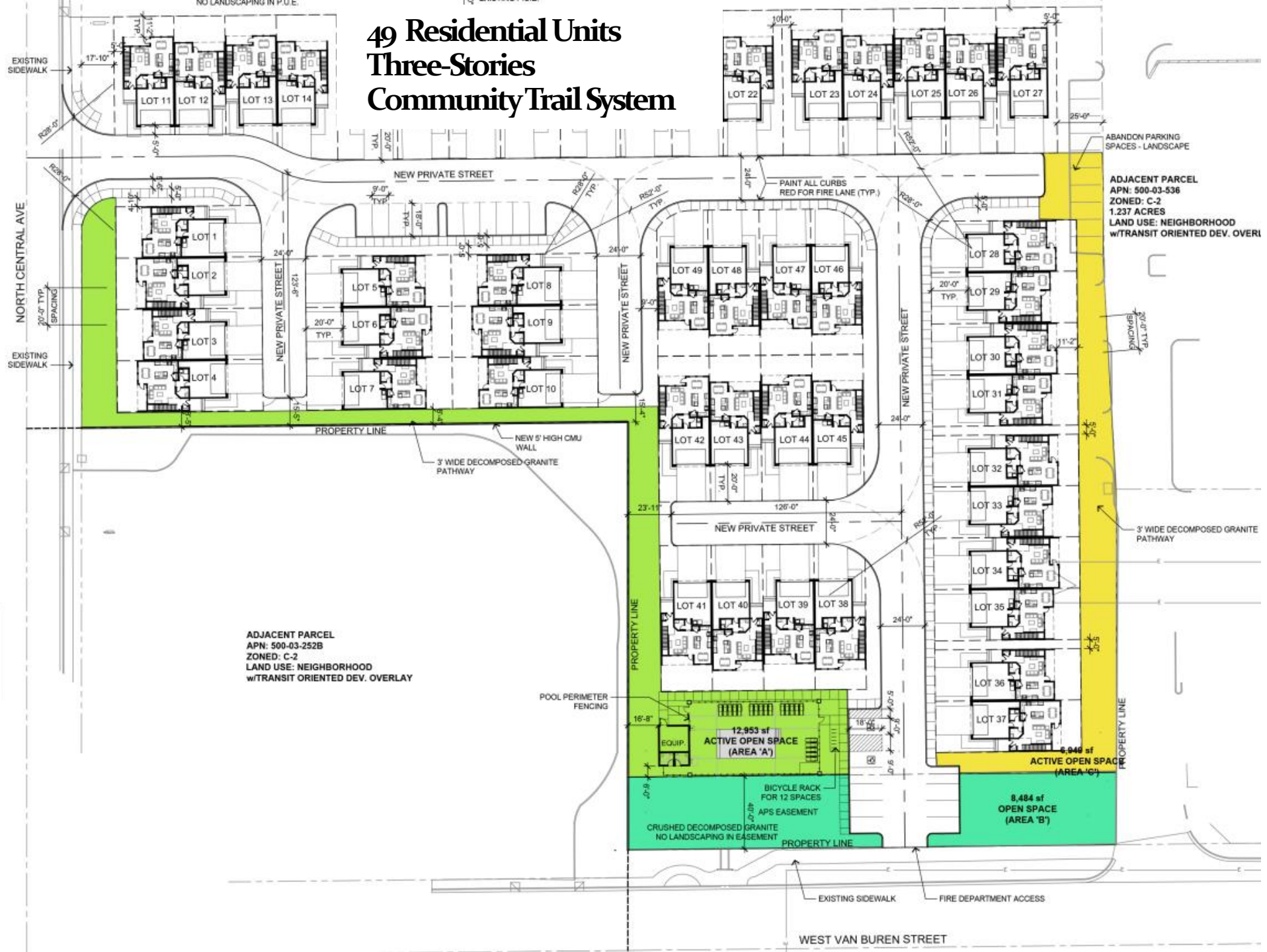
Project Details



Aerial: Central, Infill Location



49 Residential Units Three-Stories Community Trail System



Building Elevations, Front



Building Elevations, Rear



Building Finishes

Exterior Elevation Finish and Materials Legend

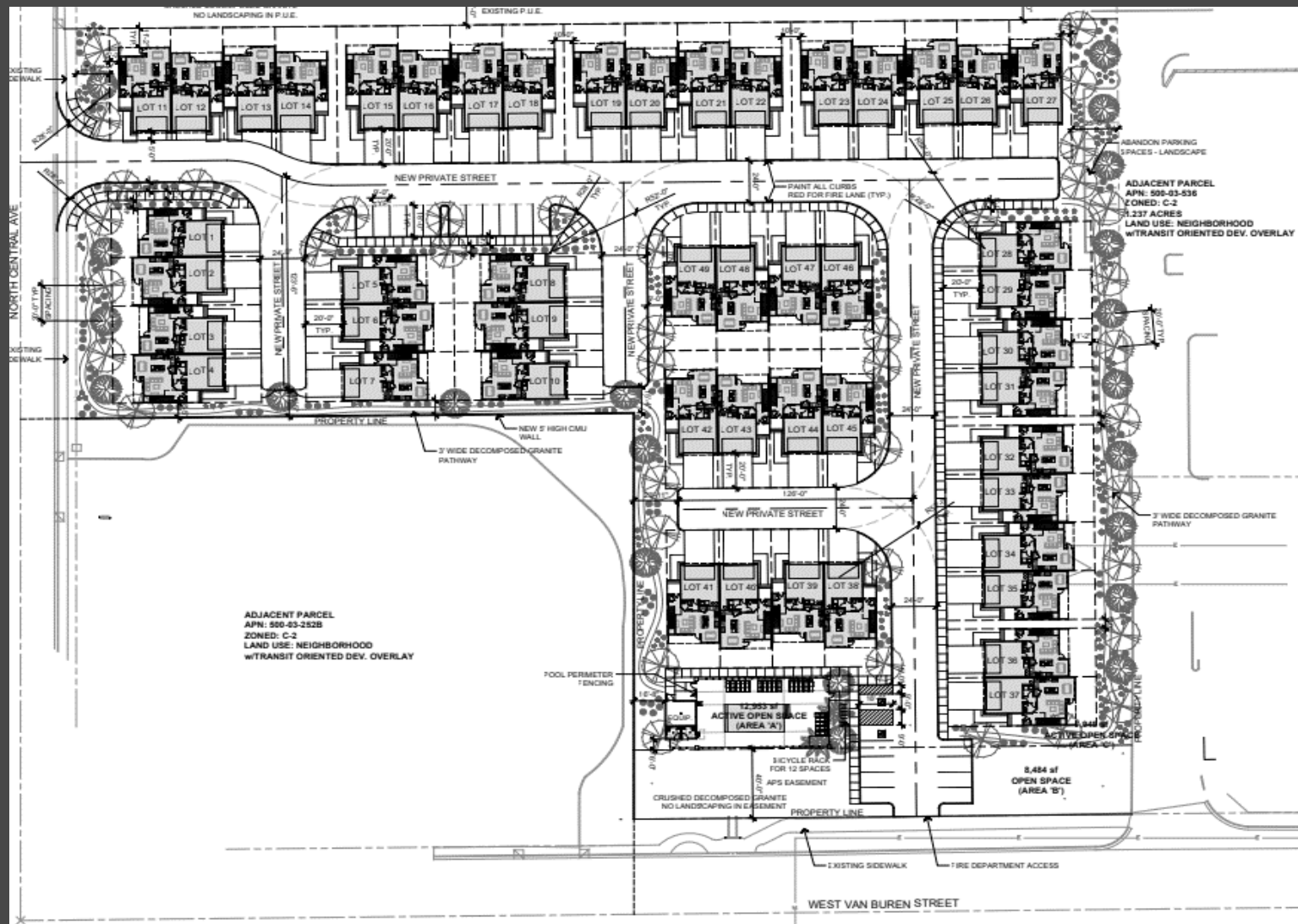
	PT-1	ONE (1) COAT CEMENT PLASTER, FINISH: SAND PAINT: SHERWIN WILLIAMS: ORIGAMI WHITE SW7636
	PT-2	ONE (1) COAT CEMENT PLASTER, FINISH: SAND PAINT: SHERWIN WILLIAMS: BACKDROP SW7025
	PT-3	ONE (1) COAT CEMENT PLASTER, FINISH: SAND PAINT: SHERWIN WILLIAMS: THUNDER GRAY SW7645
	CT-1	PORCELAIN EXTERIOR TILE: EMSEER GLAZED PORCELAIN CASSERO II, COLOR: MOKA, SIZE: 12X24



Lush
landscape and
integrated
trails connect
community



Public Outreach



Community Engagement

Neighborhood & Community Outreach



**Adjacent Property
Outreach**
Fall, 2021

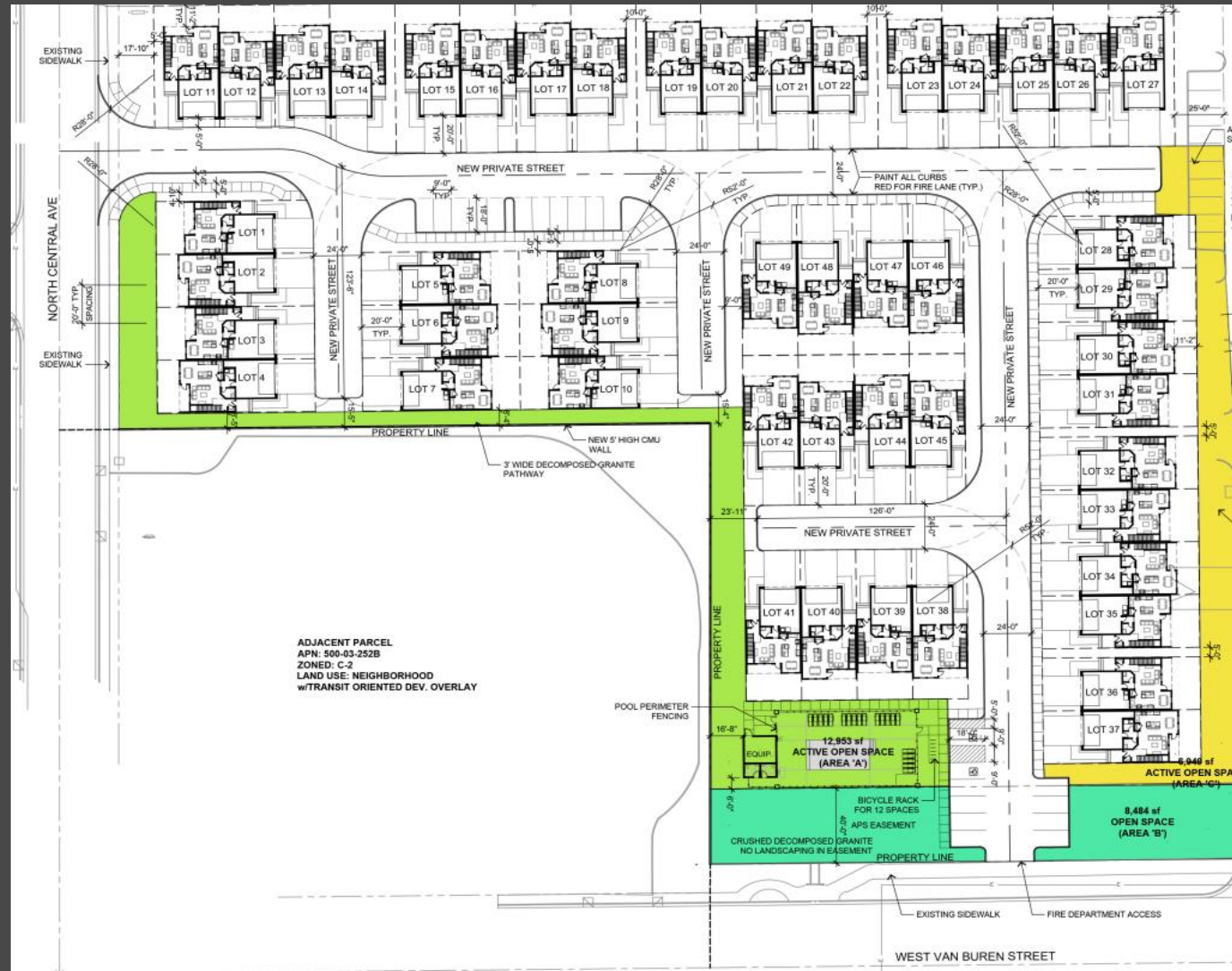


Neighborhood Mailing
January 4th, 2022



Neighborhood Meeting
January 19th, 2022

Project Timeline



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Project Schedule

Proposed Public Meeting Schedule



Neighborhood Meeting

January 19th, 2022



Planning & Zoning

February 16th, 2022



City Council Hearing

February 28th, 2022

Project Schedule

Proposed Construction Schedule



Construction Start

Summer, 2022



Construction Completion

Winter, 2023



Grand Opening

Spring, 2023

Thank you!

Any Questions?

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