

NAME TO KNOW

ADAM BAUGH

When Adam Baugh, zoning attorney with Withey Morris PLC, took on a zoning case in Queen Creek for a build-to-rent community, he knew he had his work cut out for him.

Queen Creek homeowners had vehemently rejected an apartment community for that same 26-acre parcel at the northeast corner of Riggs and Ellsworth roads several years ago.

A land use market study commissioned by Queen Creek showed that the town needs to diversify its housing stock so that not all homes sit on an acre, Baugh said.

"Long term, it's hard for a town to sustain its infrastructure if every property is one home per acre, which for the most part is the character of Queen Creek up until today," he said.

He met several times with homeowners to describe the project to them and hear their concerns. Each time he scheduled a meeting, he said fewer people showed up, which meant he was getting through

to them.

By the time his case reached city council, he had unanimous approval and not a single neighbor opposed the case.

New York-based GTIS Partners LP is developing that 275-unit build-to-rent community in Queen Creek, with Phoenix-based Sonoma Communities serving as co-developer.

With financing provided by institutional investors, it will cost more than \$60 million to develop, said Josh Pristaw, senior managing director at CTIS. Plans call for starting development in late fall, with leasing expected to begin in 2023.



ELAINE
KESSLER