

ATTACHMENT E

Members of the VPC:

I am unable to attend tonight's meeting, but I have participated in the feedback process regarding this case, and I would like to share my thoughts.

The site in question is currently zoned for single family homes, and ideally, the community would like to see it developed that way. Vintage Partners has proposed retail pads, which would undoubtedly be a welcome benefit in the area. Unfortunately, the addition of retail pads has also introduced a 3-story multifamily apartment complex. In a perfect world, we would love to see the retail pads mixed with single family homes, or rentals that are 1-2 stories in height.

If the VPC feels they are willing to accommodate the 3-story multifamily apartment complex, I would like to express my concerns and how Vintage Partners has addressed these concerns during the feedback process. I demanded a step-back approach for the homes north of the site in question. Vintage Partners accommodated the request and changed most of the buildings on the north side of the property to a 2-story building. This will protect the privacy and sightlines of the residents living adjacent to the canal. I also demanded covered parking. I have not yet seen plans to develop the covered parking. I would recommend the covered parking be added to the stipulations. Covered parking is an important amenity in Phoenix that will attract renters and reduce the heat island effect. I appreciated the shaded multi-use trail along Broadway and the development of the traffic light at 91st and Broadway.

Thank you for your consideration,

Abby Dunton

Farmington Park Block Watch

CITY OF PHOENIX

AUG 16 2024

**Planning & Development
Department**