

ATTACHMENT F

LTR of SUPPORT

Rcvd 3-1-2023

February 28, 2023

SENT VIA ELECTRONIC EMAIL: racelle.escolar@phoenix.gov

Rachelle Escolar
Planner 111
City of Phoenix Planning and Development Department
200 West Washington Street, 3rd Floor
Phoenix, AZ 85003

RE: Support for Z-62-22-8 (42nd Street and Edgemont Ave.)

Dear Ms. Escolar:

My company owns a property near the property subject to the above referenced rezoning. I followed the recent approval of the Camelback East Village Planning Committee related to the rezoning of a vacant lot near 42nd Place and Edgemont. I understand that Emery Lane Homes is planning to develop new townhomes on the project. I reviewed Emery Lane's website and they look to be delivering high quality projects in Phoenix, and excited for their investment in the area.

I also understand that the developer made changes to their project including dropping the density, limiting it to two stories and adding landscaping. I appreciate the developer's willingness to work with the neighbors.

I support this project and look forward to seeing new townhomes on this vacant lot.

Sincerely,



AJ Greathouse
2600 N. 44th Street
Phoenix 85008

From: [Jim Borst](#)
To: [PDD Planning Commission](#)
Cc: [Gini Borst](#)
Subject: 3/2/2023 6:00pm Planning Commission Hearing, Agenda item #13, Application #: Z-62-22-8
Date: Monday, February 27, 2023 10:29:52 AM

3/2/2023 6:00pm Planning Commission Hearing, Agenda item #13, Application #: Z-62-22-8

From: R1-6 To: R-3 Acreage: 0.86 Location: Approximately 200 feet east of the northeast corner of [42nd Street](#) and Edgemont Avenue Proposal: Multifamily residential Applicant: Sean J. Doyle, Tiffany & Bosco, P.A. Owner: 4211 Thomas, LLC Representative: Mark Tomecak, Architect

We would like to submit comments for ourselves, James and Virginia Borst at [4133 E. Edgemont Avenue](#). We live about 3 or 4 parcels from this property and we are very much in support of the proposed development to build 8 units on this property. We have also spoken to several of our other neighbors on Edgemont Avenue west of 42nd street and they are also in support of this development. Anyone else from the neighborhood “association” does not speak on our behalf. The association meetings are generally attended by about 7 to 9 residents and does not represent a majority of the neighborhood.

The development directly to the west of this proposed parcel is a multi-family property that was developed from single-level apartments into 12 individually owned units that are 2 and 3 stories tall, called the “Edgemont 12”. The previous apartments on this parcel attracted low-income renters with several problems that involved a lot of police activity with fighting in their common areas and disturbances. The current development has attracted new individual owners and wonderful neighbors. This proposed 8-unit development will provide a similar improvement. More neighbors walking the neighborhood with their children and dogs will be another improvement to the overall safety and community feel. The proposed 2-story units will also help to retain the views of Camelback Mountain that the 3-story units at the Edgemont 12 currently have from their balconies. The property to the east of this proposed development is a PUD with several patio-home style units with a community pool. This new development will blend really well between these two properties. There are 4 basement homes also on this street across from this parcel and 3 of those 4 residents seem to strongly oppose this 8 unit development. We have lived in our home long enough to remember when those basement homes were developed and a similar zoning change was required, and we also supported that at the time. We appreciate the risk and investment that the developers are making in our neighborhood to make this improvement.

Thank you,
Jim Borst
602-628-3040

Rcvd 3/1/2023

February 28, 2023

SENT VIA ELECTRONIC EMAIL: racelle.escolar@phoenix.gov

Rachelle Escolar
Planner 111
City of Phoenix Planning and Development Department
200 West Washington Street, 3rd Floor
Phoenix, AZ 85003

RE: Support for Z-62-22-8 (42nd Street and Edgemont Ave.)

Dear Ms. Escolar:

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Sincerely,



Mikhaila Forrest
2600 N. 44th Street
Phoenix 85008

Racelle Escolar

From: Waseem Hamadeh <whamadeh@hohinvestmentgroup.com>
Sent: Wednesday, March 1, 2023 8:52 AM
To: Racelle Escolar
Cc: William E. Lally
Subject: Support for Z-62-22-8 - 42nd Street and Edgemont Ave.

Dear Ms. Escolar:

I own property in the area located at 2600 N. 44th Street, it's a large office building and we are very familiar with our tenant needs and the needs of the building. I reviewed the recently approval of this project within the Camelback East Village, and I want to also lend my support to this case.

As an area property owner with significant investment in the area, I strongly support other property owner's investments in the area, especially when they are providing quality housing options for the area. The corner of Thomas and 44th Street is a significant employment corridor, and there is a need for additional housing options nearby.

Additionally, the subject property is currently an underutilized vacant lot. We have seen an uptick in homelessness here in the Phoenix area and have had to hire security patrols to try and mitigate the issues with homelessness, any vacant lot can quickly become an attractive nuisance for the surrounding areas.

As an area landowner, we urge the Planning Commission and the City Council to support the case and support the local property owners.

Thank you,

Waseem J. Hamadeh
Managing Member

HOH Investment Group

11811 N. Tatum Blvd. #1051
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