

Attachment I

OPPOSITION

Samantha Keating

From: James Shea <jimmshea@icloud.com>
Sent: Saturday, February 1, 2020 4:24 PM
To: Samantha Keating
Cc: Jake Adams; Council District 4
Subject: Tower

Z-51-19-4

I am writing as a resident/taxpayer/voter to express my Strong Opposition to the above rezoning case James Shea

Sent from my iPad

Samantha Keating

From: Larry Whitesell <thepeakhomeassoc@gmail.com>
Sent: Saturday, February 1, 2020 5:39 PM
To: Samantha Keating
Cc: Jake Adams; Alan Stephenson; council.district4@phoenix.gov
Subject: Fwd: Please Voice Your Opposition to Phx CC Tower

Subject: Opposition to Case Z-51-19-4

I am writing to express my strong opposition to the above rezoning case.

Please ensure that every member of the Encanto Village Planning Commission receives this email prior to the meeting on Monday, February 3, 2020.

Thank you,

Larry Whitesell, Co-chair
The Peak NA
602-370-8453

Samantha Keating

From: Mary Horton <msh1601@yahoo.com>
Sent: Saturday, February 1, 2020 3:20 PM
To: Samantha Keating
Subject: Opposition to Z - 51 - 19 Phoenix Country Club PUD

Dear Committee Members,

If this rezoning goes through, it will set a precedent for future development on Phoenix Country Club property and future development around Phoenix outside the 3rd Street to

3rd Avenue corridor that permits mid-rise to high-rise buildings. The consequences will be the destruction of the voter mandated General Plan. My neighbors and I can not sit by

and watch developers run rough shod over the future of our beloved neighborhoods! Please give a copy of my opposition to all the members of the Encanto Village Planning

Committee.

Sincerely,

Mary Horton
822 E. Edgemont Ave.
Phoenix, AZ

Samantha Keating

From: Mary Rubert <headingwest7@yahoo.com>
Sent: Saturday, February 1, 2020 7:04 PM
To: Samantha Keating
Cc: Jake Adams; Alan Stephenson; council.district4@phoenix.gov
Subject: Opposition to Z-51-19-4

To all:

I continue to be STRONGLY OPPOSED to the above building project. That corner is not the appropriate location for a tower. Build multiple lower buildings around golf course, but don't destroy the city skyline.

Thank you.
Mary Rubert

Sent from my iPhone

Samantha Keating

From: WARREN HIGHTOWER <warrenhightower5350@msn.com>
Sent: Saturday, February 1, 2020 6:29 PM
To: Samantha Keating
Cc: Alan Stephenson; Jake Adams; Council District 4
Subject: Opposition to Case Z-51-19-4

I am writing to express my **Strong Opposition** to the above rezoning case.

Thank you,
Warren and Roberta Hightower

Samantha Keating

From: Eileen Eisen-Cohen <eileeneisencohen@gmail.com>
Sent: Sunday, February 2, 2020 8:00 PM
To: Samantha Keating
Cc: Jake Adams; Alan Stephenson; Council District 4
Subject: Opposition to Case Z-51-19-4

I'm writing today to express my **opposition** to the proposed development (Z-51-19-4) at Phoenix Country Club. I have lived in the Country Club Park/Coronado neighborhood since 1998 when my kids were almost 1 and 3. I love this neighborhood- it's a neighborhood of caring, middle-class residents, who want to live in midtown and take advantage of being in an eclectic and affordable part of the city. We care about Phoenix and support growth and opportunity.

However, the proposed tower **does not fit** in with either the City of Phoenix General Plan guidelines (and the Planning and Development staff report) nor the culture of midtown, outside of the central corridor.

It's true that the corners of 7th street and Thomas Road need help. Two of these corners have sat empty for so long and need the expertise of City planners to turn these areas into properties that developers would fight over. And the parking lot of the Phoenix Country Club is an eyesore that already creates gridlock every weekday morning as their members struggle to turn on Thomas from the Club. This area needs redevelopment and I support that. But this corner needs the right kind of development that fits within the General Plan and enhances the culture of 7th street with our independent restaurants and shops.

Please vote no on this project! I appreciate your time in reading this email and listening to the concerns of the neighbors. I know you care about Central Phoenix and if you're like us, you're loving the new cultural flavors and bursting activity on 7th street and midtown. Our neighborhood will fight for the right kind of development on this corner.

Thank-you!

Eileen

--

Eileen Eisen-Cohen, PhD
801 E. Cambridge Ave
Phoenix, 85006
(602) 716-1115

Samantha Keating

From: Jeanne Yawger <jeanneyawger@yahoo.com>
Sent: Monday, February 3, 2020 10:20 AM
To: Samantha Keating
Cc: Jake Adams; Alan Stephenson; Council District 4
Subject: Opposition to Phx CC Tower Z-51-19-4

Ms. Keating,

Forwarding an email from Gayle Eidson, a resident of Country Club Park...who is expressing her Strong Opposition to the above case.

It was not clear whether Gayle had sent it to you.

Please ensure that it is delivered to each and every member of the Encanto Village PC today, and prior to their meeting.

Thank you,

Jeanne Yawger

Begin forwarded message:

From: Gayle Eidson <gayleeidson@gmail.com>
Subject: Re: Please Voice Your Opposition to Phx CC Tower
Date: February 2, 2020 at 12:07:24 AM MST
To: Jeanne Yawger <jeanneyawger@yahoo.com>

On the subject of Case Z-51-19-4 I would like to express my Strong Opposition to this rezoning case Sincerely, Gayle Eidson 715 East Windsor

Samantha Keating

From: Illya Riske <illyariske@gmail.com>
Sent: Sunday, February 2, 2020 8:21 AM
To: Samantha Keating; Council District 4; Jake Adams; Alan Stephenson
Subject: Opposition to Case Z-51-19-4

Hello,

I am writing to express my **Strong Opposition** to the above rezoning case. I live in what would be the shadow of this unneeded high rise, my address is 2710 N 8th St, very close to the corner of 7th St and Thomas. This rezoning is entirely unnecessary and runs contrary to the city plan's vision. The neighborhood is absolutely opposed to this.

Please ensure that each and every member of the Encanto Village PC receives this email prior to their meeting [on Monday, 2/3/2020](#).

Thank you,

Illya Riske

Samantha Keating

From: Artie A. Vigil III <av3design@gmail.com>
Sent: Monday, February 3, 2020 9:29 AM
To: mkrentz@thedavisexperience.com
Cc: Benjamin Tate; Samantha Keating; Robert Warnicke
Subject: Re: PCC Draft PUD Concept Imagery Examples

Mike,

This is too vague. Any good attorney such as Withey Morris could argue for any design as being supported with that paragraph.

I cannot support this project for the following reasons.

- 1) The drawings are too vague.
- 2) The material's section of the PUD allows for metal and glass ratios which will create a starkly contemporary project that will be in contrast to the neighborhood.
- 3) Although the podium is better designed. It is a bad development and planning policy.
- 4) There was not enough time for the public to review the revised PUD. I didn't see it until last week. I don't think any of the opposing neighbors have seen it yet.
- 5) The tower's massing appears to be the same as it did nine months ago (minus the height reduction).
- 6) Color and material elevations should be provided similar to what is expected in Scottsdale, Gilbert or any other city that has a design review board.
- 7) PUD exhibits are needed for many of the descriptive paragraphs to guide planning on what is expected. The descriptions are vague and allow a broad interpretation. The intent of the PUD process was to prove that this is a better quality project that deserves the exceptions to the height.

Thank you,

--

Artie A. Vigil III
architect . leed ap . cnu-a

AV3 design studio
architecture . urban design
p . 602.326.3387
e . av3design@gmail.com

On Mon, Feb 3, 2020 at 8:43 AM Mike Krentz <MKrentz@thedavisexperience.com> wrote:

Artie,

Good morning!

Thank you for the feedback below. As we continue through the PUD process with you, we have made some modifications to the Design Guidelines section based upon your comments which I have enclosed for your review. The current staff report parrots this design verbiage along with including imagery from the presentation we made in our Architectural Review Committee meeting on December 19th. The current staff report is located at <https://www.phoenix.gov/pdd/planning-zoning/pzservices/pud-cases> for your review.

We look forward to seeing you tonight and for your support to approve the PUD.

Let me know if you have any questions or need any other information.

Best,

Mike



Michael W. Krentz AIA, LEED® AP

President

o 480 638 1148

m 512 963 4778



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twitter.com



thedavisexperience.com

74 E. Rio Salado Parkway, Suite 200

Tempe, Arizona 85281

From: Artie A. Vigil III <av3design@gmail.com>

Sent: Wednesday, January 29, 2020 1:30 PM

To: Mike Krentz <MKrentz@thedavisexperience.com>

Cc: Benjamin Tate <ben@witheymorris.com>
Subject: Re: PCC Draft PUD Concept Imagery Examples

Hi Mike,

Please find attached some notes and i've made boxes around the ones that are "okay". I'd prefer Robert AM Stern style for the historic neighborhood.

A few notes....sorry for brevity as i'm on the run to a few meetings.

- Traditional architecture is preferred.
- No metal siding please. That is not compatible with the neighborhoods and is too reflective.
- The glass to solid ratio is too high in these. They look like office buildings.
- No Jenga chaotic massing facades.

Portland On The Park Phase 1 is a great example of architecture that is complimentary with the adjacent historic neighborhoods. Something like that would be appreciated. Possibly different materials to be more compatible with the country club neighborhood filled with white Spanish / Mediterranean style homes.

Thank you,

--

Artie A. Vigil III
architect . leed ap . cnu-a

AV3 design studio

architecture . urban design
p . 602.326.3387

e . av3design@gmail.com

On Wed, Jan 29, 2020 at 12:44 PM Mike Krentz <MKrentz@thedavisexperience.com> wrote:

Artie,

Good afternoon!

Thank you for the call last night and we appreciate your feedback on the Draft PUD document.

Per our conversation I have enclosed a series of images that I would like your feedback on. Your input can be as simple as circling or annotating the concept imagery that, in your estimation, aligns with the ARC's consensus for simple, timeless design and marking an "X" through imagery that does not meet that standard. You are also welcome to send us examples of imagery to review as well.

Again, the images you see in the current document are only intended to represent the finish and quality level of the materials, not define architectural form or massing. Any of the images that you select will be used in a similar fashion as they are added to the PUD document. We will also be adding language to the design guidelines that the tower design shall be compatible/harmonious in architectural style and materiality with the conceptual podium design to ensure consistency in the design.

Please feel free to give me a call with any questions.

Best,

Mike



Michael W. Krentz AIA, LEED® AP

President

o 480 638 1148

m 512 963 4778



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[linkedin.com](#)



[twitter.com](#)



[thedavisexperience.com](#)

74 E. Rio Salado Parkway, Suite 200

Tempe, Arizona 85281

Samantha Keating

From: GLENDA <GGROYER@COX.NET>
Sent: Monday, February 3, 2020 8:33 AM
To: Samantha Keating; jeanneyawger@yahoo.com
Subject: Subject: Opposition to Case Z-51-19-4

I am writing to express my **Strong Opposition** to the above rezoning case.

Please insure that each and every member of the Encanto Village PC receives this email prior to their meeting on Monday, 2/3/2020.

Thank you,

Glenda Groyer

Samantha Keating

From: Jason Hawley <jhawley@dinancompany.com>
Sent: Monday, February 3, 2020 11:57 AM
To: Michael Petersen-Incorvaia; Alan Stephenson; Samantha Keating; Jake Adams
Subject: Case Z-51-19-4

Hello,

I, and many other members of Phoenix Country Club, do not support the rezoning and PUD of Case Z-51-19-4. This process has lacked transparency and details since its conception. We do not believe this rezoning is in the best long-term interest of Phoenix Country Club, nor the surrounding neighborhood.

Sincerely,
Jason J. Hawley

Jason J. Hawley, CVA
Vice President
Dinan & Company, LLC
307 N. Gateway Boulevard | Phoenix, AZ 85008
P – (602) 248-8700 | C – (602) 821-4386
E – jhawley@dinancompany.com | W – www.dinancompany.com [dinancompany.com]

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Samantha Keating

From: j47switzer <j47switzer@yahoo.com>
Sent: Monday, February 3, 2020 1:14 PM
To: Samantha Keating
Subject: Z 51-19

Dear Councilwoman,

It's hard to imagine that we're facing another challenge to the City Plan that was to give its historic neighbourhoods security from such challenges of the developers that are interested in randomly placing tall buildings in small neighborhoods that have infinite value to its citizens and the history of our city.

Please do not approve is this PUD.

I am not able to make the meeting tonight due to some health issues. Otherwise, I would be there in person.

Best Regards,

Jean Switzer
La Hacienda Historic District
369 E. Catalina Dr.
Phoenix, AZ 85012
602 558-3331

Sent from my T-Mobile 4G LTE Device

Samantha Keating

From: Jeanne Yawger <jeanneyawger@yahoo.com>
Sent: Monday, February 3, 2020 10:44 AM
To: Samantha Keating
Cc: Jake Adams; Alan Stephenson; Council District 4
Subject: Opposition to Z-51-19-4

Dear Ms. Keating,

I am writing to express my Strong and Continued Opposition to the proposed Tower at the Phoenix Country Club, Case Z-51-19-4.

It's been obvious since day one that there has been very little consideration for the voter mandated General Plan, and an overwhelming disregard for the myriad of Phoenicians who have opposed this project from the start.

The Staff Report was a rush job, and only completed on Friday, allowing for very little review of the PUD filing or the Report by the EVPC members, or even the general public.

It seems that it would be important for the EVPC members to have sufficient time to review all of it before voting tonight.

Thank you in advance for seeing that each and every member of the EVPC receives this email.

Respectfully,

Jeanne Yawger

One of the original Neighborhood Opposition Leaders

Samantha Keating

From: Mary Zulli <mary.zulli@icloud.com>
Sent: Monday, February 3, 2020 9:49 AM
To: Samantha Keating
Cc: Jake Adams; Alan Stephenson; Council District 4
Subject: Opposition to Case Z-51-19-4

I am writing to express my Strong Opposition to the above rezoning case.

As a voter, I am very disappointed that any developer has the temerity to present a plan for development that flies so flagrantly flies in the face of a development plan approved by an overwhelming majority of my fellow citizens, both in detail and in spirit. Our plan calls for public-facing entrances and amenities at ground level; the current development calls for a solid concrete bunker 20 feet tall. Our plan calls for parking to be moved to the rear away from public view; the current development places parking at ground level directly on the corner of 7th and Thomas. Our plan calls for a gradual diminution of building height, with the tallest buildings along Central, reducing to a few stories by the west side of 7th Street; the current development proposes an isolated tower of incongruous height.

What is the point of elections and votes if developers are allowed to flout the will of the citizens so egregiously? Why should we be forced to revisit this plan repeatedly? Why are we forced to waste our time going to meetings when this should be a slam dunk?

I urge the Planning Commission and Mayor and Council to do whatever is lawful to discourage this and other attempts to subvert and corrupt our zoning process.

Mary Zulli

Samantha Keating

From: Susan Montgomery <smontgomery@milawaz.com>
Sent: Monday, February 3, 2020 9:15 AM
To: Samantha Keating
Cc: Jake Adams; Alan Stephenson; Council District 4
Subject: Opposition to Case Z-51-19-4

Dear Ms. Keating:

I am writing you to express my continued and **strong** opposition to the above referenced rezoning case. As a resident of Country Club Park Historic District for over 18 years, we value the character of our neighborhood. This project is grossly inconsistent with our neighborhood and it should not be approved.

Susan Montgomery
2602 N. 10th Street
Phoenix, AZ 85006



"Look! A royal academy, intelligence means age, gender, and ethnicity."
Tax # 26-4504599

Mission Providing optional locations for young adults and entrepreneurs as they heal, gain family reunification, emulate leadership, and balance their lifestyle combating challenging issues.

Opposing (ZA-51-19) FOR (Z-41-18) HEARING February 3, 2020– 6:30 PM

Jadestorm Shamsid-Deen,
Founder, CEO, President,
Mir'Ra IMAGE™, INC.
9307 South 51st Avenue #1160
Laveen, Arizona 85339

With respect to the assigned Zoning Hearing Officers, thank you for your public service, and the City of Phoenix Neighborhood Association Division for registering Mir'Ra IMAGE™ as one of its leading Neighborhood Association Representatives, focusing on "Students' Opportunity for Success™" (S.O.S.) in the State of Arizona for Districts 8, 7, 6, 5, 4, and 2.

Our goal is to actively respond to all applications in a timely manner that have fulfilled its State requirement to notify registered City of Phoenix Neighborhood Association Representatives of its developing opportunities as State licensed facility or business owner on City Property.

(We) at the Mir'Ra IMAGE™, Foundation oppose the development of any multifamily homes built in our City Districts with parks and playground that contain material can contain heavy metals like lead and manganese, volatile organic compounds like toluene, and polycyclic aromatic hydrocarbons. The chemicals are associated with cancer and other illnesses.

These applicants have not responded to address our concerns to have the support of the youth in the surrounding district nor in regards to the multifamily homes will bring to the community.

The Mir'Ra IMAGE™ Foundation, S.O.S. mission and its initiatives to help strategically rectify the downfall of our young adults education and push forward sustainability and free of toxic dangerous material exposure. Along with the helping to reduce many of the children becoming victims of under-age use.

We ask that you do not approve the rezoning application until these concerns are addressed.

We understand our opposing or non-opposing request is never required in your decisions, but our comments and concerns are.

Thank you again for your time. - If you have any questions please feel free to email them to me at mirra.imagemt@aol.com , I will be honored to answer them.

Very truly yours,
Jadestorm Shamsid-Deen - Founder - President

Samantha Keating

From: ROSEMARY HOLUSHA <rholusha@cox.net>
Sent: Tuesday, February 18, 2020 3:19 PM
To: Mayor Gallego; Council District 1 PCC; Council District 2 PCC; Council District 3 PCC; Council District 4; Council District 5 PCC; Council District 6 PCC; Council District 7 PCC; Council District 8 PCC; Samantha Keating
Subject: EVERLASTING FIGHT RE THE TOWER

PLEASE DO NOT APPROVE THE DEVELOPER'S NEW PUD APPLICATION, (CASE Z-51-19-4)

Phoenix has residents who are not developers and we request that you all quit giving them precedence over our quality of life. Enough is enough. Somebodys are making piles of money to the detriment of our health with more pollution, dangerous traffic conditions that the city pretends isn't happening, water problems, and just making the city uglier.

RHolusha

Samantha Keating

From: Eileen Eisen-Cohen <eileeneisencohen@gmail.com>
Sent: Wednesday, February 19, 2020 10:22 PM
To: Samantha Keating; Mayor Gallego; Council District 1 PCC; Council District 2 PCC; Council District 3 PCC; Council District 4; Council District 5 PCC; Council District 6 PCC; Council District 7 PCC; Council District 8 PCC
Subject: opposition to Z-51-19-4

As a long time resident (20 years!) of the Coronado Historic neighborhood and a Phoenix native, I am very opposed to this new version of a steel and concrete monstrosity that the Phoenix County Club wants to build to pay off their debts. Why should a charming and eclectic neighborhood, outside of the high-rise corridor, have to endure a such an eyesore to provide luxury housing to financially well-off people to have closer access to their country club? There is no shortage of high-end housing close by. This development provides NO benefit to this mid-town area.

Please DO NOT allow this application to proceed!

Eileen Eisen-Cohen, PhD
County Club Park, Coronado Neighborhood Resident
806 E. Cambridge Avenue, 85006

Thank-you!