

Attachment E

Racelle Escolar

From: Hannah Bleam
Sent: Thursday, September 20, 2018 1:44 PM
To: Mark Newman; Amanda Murrietta
Cc: Racelle Escolar
Subject: FW: Z-41-18

Please include in case file (Z-41-18) and PC packet.

Thank you,

Hannah Bleam, AICP
Planner III
City of Phoenix Planning & Development Department
200 West Washington Street, 3rd Floor
Phoenix, Arizona 85003
602-256-5648
hannah.bleam@phoenix.gov

From: Susan Stroud [mailto:ss-one@cox.net]
Sent: Monday, September 10, 2018 5:09 PM
To: Hannah Bleam <hannah.bleam@phoenix.gov>
Subject: Z-41-18

Encanto Village Planning Committee
c/o Hannah Bleam

Ladies and gentlemen:

I am expressing my opposition via email because I was only recently notified of the meeting and cannot change my schedule to attend. I'm appalled that a project like this would even be considered for this neighborhood – it is totally inappropriate. I realize things change but old established neighborhoods with residents who live there because of their low density, low profile and relative quiet in the city should not be invaded by the developer who wants to make a profit by building something so completely out of character. And the city planning staff, which I understand rejected this proposal, the Village Planning Committees and the City Council shouldn't help the developers to do that. I sincerely hope you will at least consider turning this down.

Regards,

Susan Stroud



Racelle Escolar

From: Hannah Bleam
Sent: Thursday, September 20, 2018 1:45 PM
To: Mark Newman; Amanda Murrietta
Cc: Racelle Escolar
Subject: FW: Opposition to Z-41-18

Please include in case file (Z-41-18) and PC packet.

Thank you,

Hannah Bleam, AICP
Planner III
City of Phoenix Planning & Development Department
200 West Washington Street, 3rd Floor
Phoenix, Arizona 85003
602-256-5648
hannah.bleam@phoenix.gov

From: Kristin Hower [mailto:khower@cox.net]
Sent: Monday, September 10, 2018 5:10 PM
To: Hannah Bleam <hannah.bleam@phoenix.gov>
Cc: Robert Warnicke <robertwarnicke@yahoo.com>
Subject: Opposition to Z-41-18

Dear Encanto Village Planning Committee,

We have resided for the past 20 years in the historic La Hacienda neighborhood on Verde Lane. Our home is approximately 400+/- feet west of the proposed tower project. We are strong supporters of the Phoenix Country Club, and although we consider ourselves generally pro-development, we are opposed to this project for the following reasons:

1. Too tall

The desired height for the tower is not appropriate for the area as evident in current zoning restrictions. Tower buildings are suited to be developed within the existing, established and designated zones (Eg. Central Ave)

2. Increase through-traffic on our street

The new tower will invariably bring more congestion and the speeding cross traffic from frustrated drivers stuck at red lights on Thomas and 7th Street. Please know that in Fall of 2017, both our pet dogs were hit and nearly killed in our yard, by an erratic, speeding, hit and run driver.

3. The design

The elevations representing the Tower depict two to three stories of garage parking walls with very little setback or buffer. These elevations do not support pedestrian friendly interaction compared with more traditional residential multi-family projects. Better suited examples include common public areas, small boutique retail opportunities and open space for all to enjoy.

Sincerely,

Nick & Kristin Hower
381 East Verde Lane
Phoenix, AZ 85012

Racelle Escolar

From: Hannah Bleam
Sent: Thursday, September 20, 2018 1:40 PM
To: Mark Newman; Amanda Murrietta
Cc: Racelle Escolar
Subject: FW: high rise

Please include in case file (Z-41-18) and PC packet.

Thank you,

Hannah Bleam, AICP
Planner III
City of Phoenix Planning & Development Department
200 West Washington Street, 3rd Floor
Phoenix, Arizona 85003
602-256-5648
hannah.bleam@phoenix.gov

From: Liz Walker [mailto:walkaway@cox.net]
Sent: Tuesday, September 11, 2018 1:12 PM
To: mark.newman@pghoenix.gov; Hannah Bleam <hannah.bleam@phoenix.gov>
Subject: high rise

Mark,

I live in the Coronado Neighborhood and would like you to know that I am very much Against the high rise that is being considered at the N/W corner of Thomas and 7th St. That is NO PLACE for a high rise!

There are already too many apartments and Condos being build in my area.

Sincerely,

Liz Walker



Virus-free. www.avast.com

Racelle Escolar

From: Dennis Burke <burkearizona@gmail.com>
Sent: Friday, September 21, 2018 5:19 PM
To: Mark Newman; Racelle Escolar
Subject: Public Comment on Case No. Z-41-18, proposed condo tower at Phx Country Club

Dear Chairman Johnson and Members of the Phoenix Planning Commission:

Please allow my public comment on Case No. Z-41-18:

When high-rise projects slip free of central business districts they do damage to both areas: the central business district is diluted—deprived of that extra shot of vitality that the project would have provided, and the area where they do build suffers a suspension of progress.

For example, when tall buildings were first allowed along Central, outside the Downtown and Midtown designated high-rise areas, the neighborhoods from 3rd Avenue to 3rd Street went into nearly thirty years of suspended animation and hard times. Why? Because, when the first and second-generation homeowners in those neighborhoods died or aged out of their homes, they or their families kept ownership in hopes that their land, too, could soon have a high-rise on it. In short order, beautiful, owner-occupied streets became weedy rental neighborhoods. It took many years of political support, millions of dollars in public investment and individual efforts of restoration to return those neighborhoods to today's vitality. Even today, some homes too close to buildings that leer over their backyards have resale issues.

If you would like a more current example, consider Crystal Point, the high-rise condominiums on Osborn at 12 Street. Take a drive (or Google Earth street view) the neighborhood directly behind the tower and you will see what will sure be the last part of that great neighborhood to fully recover.

The effect may be different with the proposed tower at 7th and Thomas; it may largely be a commercial effect. Larry Lazarus, the attorney for the project at the Club, said that other corners of 7th & Thomas would be improved with at least a new restaurant if the tower is built. That may indeed happen, although no restaurateur will be able to afford to buy one of those corners—they will be renters in temporary buildings owned by people who, if the Club tower is approved, will waiting to put up high rise buildings on their corners, too; the "highest and best use" values will have shifted. That largely misplaced hope will stall normal progress on those corners for a decade or two, as no other towers will be coming for at least that long. Finally, there is the issue of design. Indeed, the Club that long excluded people of other colors and religions now has a proper symbol of its history: a stark concrete wall, instead of any design that might be called urban or cosmopolitan. Can you imagine the people of Paris or San Francisco allowing the similar walling-off of a city block? It would not happen there, and it should not happen here. Portland Place (by the same developers proposing the Club tower) is an example of how to do it right, by the way. Margaret Hance Park, the Japanese Friendship Garden and the Irish Cultural Center buffer the building from the historic residences to the north; apartment blocks are to the south. The condos are in an urban neighborhood rapidly becoming more pedestrian-oriented and are directly adjacent to a light rail station. Would the Club tower design work even at that location? No—not if it proposed to wall-off the city. It would not have been approved by the City or by neighbors.

Very respectfully,

Dennis Michael Burke

1126 W. Edgemont Ave
Phoenix, AZ 85007

(602) 908-4067

Racelle Escolar

From: Mary Horton <msh1601@yahoo.com>
Sent: Monday, September 24, 2018 5:21 PM
To: Mark Newman
Cc: Racelle Escolar
Subject: OPPOSITION TO REZONING CASE Z - 41- 18

I am totally opposed to the rezoning case Z - 41 - 18. My address in Country Club Park is 822 E. Edgemont Ave. The building height

restriction of 48 feet protects the value of property in the historic neighborhoods near 7th Street. A 15 story high rise will negatively impact

the value of my home. Nobody wants a high rise looking down into their front yard and backyard. Phoenix has a high rise corridor with

plenty of land available for high rise development. This is outside of the corridor.

Because 7th Street is used as an unofficial part time expressway 5 days a week, there is a lot of traffic and congestion. Cars cut through

my neighborhood in order to avoid the traffic at 7th Street and Thomas Road. Most of the streets in Country Club Park have no sidewalks ,

which means that people have to walk their dogs in the street and push baby strollers in the street. The local teenagers walk in the street

to get to and from North High School. This is a dangerous situation that will only get worse if high density, high rise housing is permitted at

the corner of 7th Street and Thomas road.

Please see that a copy of my opposition to the Rezoning Case Z - 41 - 18 is given to each and every member of the Planning Commission.

Thank you.

Respectfully,

Mary S. Horton

Racelle Escolar

From: Illya Riske <illyariske@gmail.com>
Sent: Wednesday, September 26, 2018 10:36 PM
To: Mark Newman; Racelle Escolar; Hannah Bleam
Subject: Case Number Z-41-18 - Resident Opposition

Mark, Racelle, and Hannah,

My name is Illya Riske and I live in the Country Club Park section of the Coronado Neighborhood and I am opposed to Case Number Z-41-18 and the requested rezoning. I agree with the staff recommendations outlined in the staff report from the Encanto Village Planning Committee, specifically that this proposed 15-story high rise is in direct violation of all of the land use principles that the City values.

I love living in the neighborhood I live in because I know my neighbors, I am close to the central corridor, close to downtown, and I don't have any high rise half a block away with dozens of residents staring down into my backyard. Building a high rise apartment or condo building on the northeast corner of 7th St and Thomas will do nothing for the neighborhood or the City. I don't have an issue with a two or three story building at this location, 15 stories is ridiculous and out of place in that location. Further, this opens the door to other high-rise apartments moving in and killing the sense of community within my neighborhood, which is incredibly rare in Phoenix.

I support Phoenix's Planning Commission and city planners. Please rely on their expertise, knowledge and vision of what Phoenix should be, and don't be fooled by a developer trying to make a quick buck without really caring about what the community wants.

If the Phoenix Country Club is having so much trouble paying it's bills that it needs to sell off it's parking lot to make ends meet, tell them they can put the high rise on the 8th hole fairway in the middle of *their* neighborhood. Coronado doesn't want it.

Please deliver this email to every member of the Encanto Village Planning Committee.

Regards,

Illya Riske
2710 N. 8th St
Phoenix, AZ 85006

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Illya Riske
illyariske@gmail.com
(480) 773-2353

Racelle Escolar

From: Roger Stage <roger_stage@cox.net>
Sent: Wednesday, September 26, 2018 7:53 PM
To: Racelle Escolar
Subject: Opposed to high rise tower at 7th Street and Thomas Road

Dear Racelle,

As a resident of the Coronado Neighborhood with a strong interest in maintaining the integrity of our historic neighborhoods and avoiding the blight of wantonly ill planned development, I am adamantly opposed to the high rise tower proposed for the northeast corner of 7th Street and Thomas Road (Z-41-18-4). I urge you and your peers on the Planning and Zoning Commission to reject the proposal on the basis of its incompatibility with the immediately surrounding neighborhoods, the disruption to parking and traffic flow in the immediate vicinity, and the loss of privacy that would result from a tower looming over the homes and yards of adjacent properties.

Regards,
Roger Stage
2321 N 13th Street
Phoenix, AZ 85007

Racelle Escolar

From: Robert Warnicke <robert@warnickelaw.net>
Sent: Thursday, September 27, 2018 10:05 AM
To: Hannah Bleam
Cc: Racelle Escolar
Subject: Re: Opposition to Z-41-18: H-R , Northeast Corner of 7th Street and Thomas Road

Ms. Bleam,

I was down at the city yesterday initiating ZA-505-18 for a formal determination and interpretation of § 631 and our corner, and I was told that the Staff Report in Z-41-18 would not recommend H-R. Currently the Staff Report says H-R is permissible if it is limited to 60 feet, and on Monday you indicated to me that the Staff Report would not be changed. Is a change now planned?

H-R, § 631 cannot apply to this corner at all by the very terms of § 631. The corner is not one of the “few areas” of the city that generates “exceptional” commercial activity. The Developer has repeatedly stated in public meetings and at the Village that anything less than the 15 stories is a no go, so the additional height over R-5 offered in the Staff Report has no chance at resolving this matter, it just promotes confusion as to whether § 631 applies at all.

My concern is that the decision makers will think that § 631 can apply to this corner and then think they are empowered under it to allow the 175 feet. They may think that the Developer and the neighbors just have dispute about how *much* H-R height should be allowed. In fact, they have no such power under § 631 to grant any H-R height. The Staff Report should state that § 631 cannot be used to allow additional height at this location at this time based on the location and the facts presented in the narrative.

I am available for a call toady if anyone wants to talk about it.

Robert

Warnicke Law PLC
2929 North Second Street
Phoenix, Arizona 85012
602-738-7382

On Sep 24, 2018, at 8:06 AM, Hannah Bleam <hannah.bleam@phoenix.gov> wrote:

Good morning Mr. Warnicke,

We do not intend to update the staff report at this time.

Thank you,

Hannah Bleam, AICP
Planner III
City of Phoenix Planning & Development Department
200 West Washington Street, 3rd Floor
Phoenix, Arizona 85003
602-256-5648
hannah.bleam@phoenix.gov

From: Robert Warnicke [<mailto:robert@warnickelaw.net>]
Sent: Monday, September 24, 2018 7:49 AM
To: Hannah Bleam <hannah.bleam@phoenix.gov>
Subject: Opposition to Z-41-18: H-R , Northeast Corner of 7th Street and Thomas Road

Ms.Bleam,

Is the staff report going to be amended to note that the High Rise High Density Zoning District is only “intended” for those “few areas of the city” that "generate exceptional amounts of activity of commercial nature?”

631 High-Rise H-R District—High-Rise and High Density District.

The High-Rise H-R is intended to be a special district to allow greater building height and density within those few areas of the City that, by their strategic location and intense land use, generate exceptional amounts of activity of a commercial nature. Within these areas of greatly intensified activity the H-R districts may be combined with the R-4, R-4A, R-5, C-O, C-1, C-2, C-3, A-1, A-2, P-1 or P-2 districts and shall control in those requirements which it sets forth.

Robert

Warnicke Law PLC
2929 North Second Street
Phoenix, Arizona 85012
602-738-7382

Racelle Escolar

From: James Shea <jimmshea@icloud.com>
Sent: Thursday, September 27, 2018 3:34 PM
To: Mark Newman
Cc: Racelle Escolar
Subject: Z-41-18,highrise bldg.

I am totally opposed to the highrise high priced 15 story condominiums being proposed at N.7th St and E.Thomas.The traffic during morning and afternoon rush hours is horrible,horrible,and frustrating.Adding 150+more cars to this daily travesty will diminish the traffic to an absolute standstill.I when traveling during the rush hours have noticed many times people coming out of the country club lot having to wait until someone on Thomas lets them into traffic.Can you imagine what it will be like when 150 more people try the same thing.Also,I am guilty of this ,people bypass the LONG lines of jammed up traffic and cut through the southeast neighborhood of the Thomas/7st.intersection. I have lived in the neighborhood of the Phoenix North high school for 45 years and have seen the quality of life go down due to the traffic.We taxpayers and voters deserve our quality of life ,what is left of it,not to be ruined by developers.Thank you.

Sent from my iPad

Racelle Escolar

From: kathy gorman <gorman_kathy@hotmail.com>
Sent: Friday, September 28, 2018 2:39 PM
To: Racelle Escolar
Subject: Case Number Z-41-18

Sent from my T-Mobile 4G LTE device

Dear Ms. Escolar,

I am a long time resident of the Coronado Historic District and I am completely opposed to the rezoning Case number Z-41-18 for the following reason(s):

* High rise height is outside the Central Corridor It is a bad precedent for properties along 7th Street North & South as well as properties on Thomas Rd.

* Project does not represent a true revitalization of this corner, since plans show it will be "Walled Off" with no retail/commercial space

* Project does not promote a "walkable city plan" for it is outside the zoning district for the light rail

The argument that the Willo Historic Neighborhood is next to high rises does not apply to Coronado Neighborhood. People who purchased in Willo were aware of the existing high rises at time of their purchase and the zoning in place for the Central Corridor.

I am in favor of revitalizing this corner but this Project is not suitable for the location or the surrounding neighborhoods.

PLEASE DELIVER A COPY OF THIS LETTER TO MEMBERS OF THE PLANNING COMMISSION.

Respectively,

Katherine Gorman

2521 N. Richland St

Phoenix AZ 85006

Racelle Escolar

From: Paul Barnes <pbarnes32@cox.net>
Sent: Friday, September 28, 2018 8:12 AM
To: mark.newman@phoenix.com
Cc: Racelle Escolar; Hannah Bleam
Subject: Item 14 of 10/4/18 P.C. Agenda Z-41-18-4
Attachments: 7th Street & Thomas.docx

Hello Mark:

It is respectfully requested that you deliver the attached letter to each of the members of the Planning Commission.

Your action on this request will be very much appreciated.

Paul Barnes
Neighborhood Coalition of Greater Phoenix

NEIGHBORHOOD COALITION OF GREATER PHOENIX

PAUL BARNES

SUBJECT: Z-41-18-4 – NEC Thomas Road and 7th Street

RE: Item 14 of 10/4/18 P.C. Agenda

Honorable Members of the Phoenix Planning Commission:

1. The case before you on 10/4/18 is an unfortunate example of a few good people with a special interest pushing to do a harmful and totally unjustified rezoning.
2. As the staff report for this item quite ably points out the site in question as proposed by the applicant fails to meet any of the following:
 - The General Plan Land Use Map designation
 - It is not within a Village core
 - It is outside the Midtown TOD Policy Plan
3. Also, it fails to meet the requirements of an H-R District High Rise per Section 631 of the Zoning Ordinance
4. On pages 18 and 19 of TAB C NARRATIVE of the Rezoning Application Submittal, the applicant identifies the site with Infill Goals. Even if one accepts that the site is within the City designated infill area, the requirements of Zoning Ordinance section 630 would limit the height to 6 stories and 65 feet (assumes a rezoning to R-5).
5. You don't need a high rise to walk to a bus station or a light rail station.
6. Neither the City nor the neighbors should feel they need to help the Phoenix Country Club reduce its financial problems by approving this rezoning application. Further, doing so will in no way assure that the Phoenix Country Club golf course will remain open space in the future.

7. The applicant appears willing to throw the objecting neighbors under the bus by justifying his unwanted project as a catalyst to encourage future development in the area.
8. Particularly egregious is the applicant's TAKE IT or LEAVE ATTITUDE demonstrated by its repeated refusal to accept anything less than a R5 – R-H re-zoning designation at the 7th Street and Thomas site.

In conclusion, it is respectfully requested that the Planning Commission members vote to reject the applicant's rezoning request as the Encanto Village Planning Committee did on 9/10/18.

B. Paul Barnes
Neighborhood Coalition of Greater Phoenix

PS: The Coalition would support a rezoning from P-1 to R-5 for the site in question.

9/29/2018
Via Email
Phoenix Planning Commission

Dear Sir/Madam:

My husband, Tom, and I have lived in the Country Club Park Historic Neighborhood since July 1997. For over 21 years we have enjoyed the ongoing development of this neighborhood and the area surrounding it. However, we are totally opposed to the rezoning of the northeast corner of 7th St. and Thomas Road to allow for the construction of a High Rise/High Density condo (Case No. Z-41-18). We respectfully ask that this letter be delivered to each member of the Planning Commission.

The Phoenix City Zoning Code provides that High Rise zoning belongs in areas of our City that generate exceptional amounts of activity of a commercial nature. That in NO way describes the corner of 7th St. and Thomas Road. We are not at the light rail or central corridor. As others have pointed out, 7th St. and Thomas Road is not the City Core, not in the Encanto Village Core, and at least a half a mile from Central Avenue. Keep the High Rises between 3rd St. and 3rd Ave. and within the Central High Rise Corridor, where they are within reasonable walking distance to the light rail. For several months of the year Phoenix is not walk-able. It's only common sense that most people will not walk all the way from 7th St. to take the light rail. Traffic in our neighborhood will only increase.

7th St. is already a high-volume north/south street that is dangerous, due to the middle lane used for alternate traffic flow both on north-bound and south-bound traffic, depending on the time of day. Early morning and *especially* late afternoons, Thomas road is already backed up, slow and bumper to bumper. Where we live on 10th St., just south of Thomas, we already get lots of cut-through traffic every day. A high-rise development will only increase the traffic issues in our nice neighborhood.

The language of the proposed changes describes them as a stimulus for further redevelopment and renovation of vacant or underutilized properties in the area. Although we're not opposed to further redevelopment and renovation of the area, building High Rises is NOT the way to do it. Any further development should fit the look of the historic neighborhoods around it, in keeping with the current zoning, and certainly NOT allowing any 15-story concrete buildings.

We are dismayed that the Phoenix Country Club would even consider such a proposed structure and very concerned that such a change in zoning might set a new precedent for development of more like it. This High Rise may solve some of Phoenix Country Club's financial problems, but it will do so at the expense and to the detriment of the surrounding historic residential neighborhood. Please soundly reject Case No. Z-41-18.

Respectfully,

Gayle Parker
Tom Parker
2720 N. 20th St.
Phoenix, AZ 85006

Joe Every
818 E. Edgemont Ave.
Phoenix, AZ 85006
(602) 240-5424

September 30, 2018

To: Phoenix Planning Commission

Attn:

Mark Newman
Rachelle Escobar
Hannah Bleam
200 W. Jefferson
Phoenix, Az

Re: **Opposition** to Z-41-18: H-R, Northeast Corner of 7th Street and Thomas Road

Dear Member,

I am **strongly opposed** to the proposed 15 Story Residential Tower to be constructed in the existing parking lot of the Phoenix Country Club.

As I understand the concept of the High Rise (H-R) High Density District, the original intent was to allow for increased residential density in areas where there was a reasonable expectation for increased commercial activity. The theory being that as a direct result of more residents living in the area, albeit in a vertical dwelling, businesses would have more opportunity to generate additional revenue. This is not the case at the corner of 7th Street and Thomas Road. The only retail businesses accessible within a short walking distance are a Circle K, some sort of payday loan office, a long forgotten vacated Valero gas station, a car repair shop and a gentlemen's club. No restaurant of any note comes to mind. Oh yes, there is also a barber shop a block away. I will venture the opinion that a resident of the proposed tower would never avail themselves of the services of one of these businesses but maybe once a year at best.

Were this structure to be constructed at the northwest corner of Central Avenue and Thomas Road it would be within the Central Corridor established for just this purpose. This makes sense to me. Here the residents would find ready access to a myriad of restaurants, accountants and

financial institutions, more restaurants and more financial institutions and, come to think of it, there is even a vet clinic just across the street on Central.

And then there is the light rail. Just go out the front door and hop on. If a D'Backs game is on the agenda on a hot(duh) July evening what better way to get there from Central and Thomas? Afterwards spend some time downtown and do whatever. Isn't this what the rail system was designed for? I know from experience that the light rail is not a viable option from 7th Street and Thomas. You really want to use it, but Central is just too far to walk in June, July, and August. So then why not drive to Central, park somewhere and then catch the light rail? That doesn't make sense as since you've fired up the old SUV, why not just go ahead and drive downtown and park in a parking garage?

The crux of the negative opinion I have regarding the proposed tower at 7th Street and Thomas really focuses around the light rail system. While all the other arguments regarding increased traffic congestion, loss of homeowner's privacy, decrease in property values, potential blight in adjoining neighborhoods, all have substantial merit, the real issue facing you as a member of the Planning Commission is planning what is best for Phoenix.

Millions have been spent to build the light rail. Millions more are spent annually for operations and maintenance, and to fund the construction debt. These monies come to some extent from ridership. As a member of the Planning Commission I feel that it is your duty to remember this. Put high rise towers where they belong, and where they are zoned to be located: the High Rise(H-R) High Density District of the Central Corridor. This is what your predecessors planned on and what you should abide by. Plan now for that day in the future when the Central Corridor can no longer accept any additional development.

This is your opportunity of a lifetime to do what is right. Take it.

Sincerely,



Joe Every

818 E. Edgemont Avenue

Please ensure that each member of the Planning Commission receives a copy of this letter.

DEREK D. HORN
602-481-8794
derekdhorn1@gmail.com

September 30, 2018

Subject: Case Z-41-18-4

To the Phoenix Planning Commission,

I am writing request your support for the Encanto Village Planning Committee position on Case Z-41-18-4. Both the staff report and the action of the VPC identify very clearly the issues with this project, so I need not repeat them.

As a Midtown Phoenix resident, I support the concept of keeping high-rise development, such as this one, in the Central Avenue Corridor per the Midtown TOD District, Midtown TOD Policy Plan and General Plan. The Planning staff and community worked very hard to set up the Central Avenue Corridor for success with higher density and more intense development. This project is not consistent with those efforts

Thank you for considering this request.

Sincerely,

Derek D. Horn

Via Email

Phoenix Planning Commission

Re: Opposition to Case No. Z-41-18

Dear Phoenix Planning Commission Member,

As long time residents in Country Club Park Historic Neighborhood, my husband Joe and I are **totally opposed** to the rezoning of 2+ acres located at the NEC of 7th St and Thomas Rd and part of the Phoenix Country Club parking lot. The applicant is requesting to change the zoning from P-1 to R-5 H-R (**Multi-family Residential, High Rise/High Density**). Below we have outlined some of our reasons why the rezoning request (Case No. Z-41-18) should be **denied**.

1) The proposed **15 Story Condominium Tower of 175 foot height** (up to a possible 250 foot height with H-R) is ridiculously **excessive** for the area of 7th St and Thomas Rd. The present building height along 7th Street is **48** feet, approximately 4 stories in height. A 4 story building **towers** over any nearby single story residence, not to mention what it would be like to have a **15 Story Monster** towering over nearby single story homes. The residents within the Country Club, residents west of 7th St, and residents south of Thomas are all negatively impacted by **King Kong** towering over their properties. This is **egregious** and **unacceptable**.

2) This High Rise/High Density project falls **outside** the city's Central High Rise Corridor, and **outside** the Light Rail Corridor and Transit Overlay District. It belongs between 3rd St and 3rd Avenue and closer to Central Avenue and the Light Rail, not 4 blocks away. It does **not** belong on the east side 7th St and does **not** belong outside of Phoenix's **planned** Central Corridor. Stick to the plan!

3) Approval will set a **bad precedent** for further High Rise development along 7th St, as well as East of 7th St. Keep High Rises between 3rd St and 3rd Ave, and within the Central High Rise Corridor, and where they are within **reasonable** walking distance to the Light Rail. No one East of 7th Street walks to Central Avenue to take the Light Rail. And anyone living East of 3rd St is hard pressed to walk to Central to use the Light Rail. Seven to eight months out of the year Phoenix is **not** a walkable city. No amount of dreaming or scheming is going to make it so. Residents of high end condos are not going to walk more than a block away for anything and this location offers no amenities worth walking to.

4) The project design with its 2 story concrete walls along 7th St and along Thomas Rd surrounding the parking garage in **no way** fits nor promotes the **city's walkable urban plan**. These concrete walls will be **unwelcoming** and are not a destination on the corner for pedestrians. The proposed 15 foot concrete walls will be less

beneficial for the corner than the existing metal fence and vines. The concrete walls will likely be a new venue for graffiti artists. The imposing walls are likely to reflect sound, light, and heat back at pedestrians. The only significant open space anywhere near the corner is an elevated amenities deck that is for residents only, and yet we are to approve the project because of the 105 acre golf course green space. The corner gets the concrete and not the green space which remains private and hidden. Our city deserves better on this corner than a 15 story tower built over a parking podium with 2 stories of **unforgiving** concrete walls.

5) The increase in density on that corner will have a negative impact on the already **heavy traffic** in the area of Thomas Rd and 7th St. You do not need a traffic study of the area to know the impact of an additional 200 plus vehicles in and out of the Club's 2 entrances on to two of the city's busiest streets. Just drive through that intersection any time Monday through Friday, and especially after 2PM. Let's not forget the negative impact on the residents within the Country Club having to share their ingress and egress with an additional 200 plus vehicles. What about 3rd St traffic that will be forced to take another route soon with the 3rd Street Promenade project? That traffic will flow over to an already congested 7th St. The applicant admits that there will be another **704** vehicle trips, with **99** of those during **peak hours**. This is putting at least **99** more cars into the mix every day at **uncontrolled** intersections on to the north and east of this hugely congested corner, and factor in the added difficulty of the reverse lane on 7th St. It will not be safe, and it will be putting us all at more risk, especially pedestrians waiting for buses that could end up sharing the sidewalk with spinning cars.

6) Another **traffic issue**: Country Club Park Historic Neighborhood is already plagued with **cut through traffic** on our surface streets, thanks to the reverse lane on 7th St, the traffic heading west on Thomas Rd and backing up to 11th St and beyond, and student drop off traffic related to North High. More traffic in the area means more cut through traffic within Country Club Park, i.e. Windsor Ave, 8th St, 10th St, and Dayton. There are **no** sidewalks within 2/3's of this neighborhood, and the streets are shared by both pedestrians and vehicles. Any increase in traffic escalates an already **unsafe** situation for residents and pedestrians.

7) Phoenix should **reject** this 15 Story High Rise project and the rezoning request as it is merely a bandaid on the Country Club's financial problems. It is a temporary fix at the **expense** and to the **detriment** of the surrounding **historic** residential neighborhoods; Country Club Park (and Coronado) to the south, La Hacienda to the west, and Country Club Place within the Country Club to the north and to the east. Selfishly, the Country Club is the only one to benefit from this High Rise. The project provides absolutely **no** benefit to the neighborhoods surrounding 7th St and Thomas Rd. It is a complete **NO WIN** situation for everyone but the Club.

We are not opposed to the area around 7th St and Thomas Rd being developed. We welcome it. However, this High Rise project is **all wrong** for that location. Let's not ruin these three historic neighborhoods.

Respectfully,

Jeanne Yawger (Resident since 1995, Property Owner since 2005)
818 E. Edgemont Ave
Phoenix, AZ 85006

P.S. Our property backs to Thomas Rd and this **Albatross** will be hovering over our backyard. Imagine this happening to you and your neighbors. Say goodbye to your privacy, quiet enjoyment, property values, existing views, etc.
It is egregious and totally unacceptable.

October 1, 2018

To: Phoenix Planning Commission Members

From: Dr. Ruth Ann Marston
57 W. Vernon Avenue
Phoenix, AZ 85003

Re: Case No. Z-41-18-4

Dear Commission Members:

Because of the size, complexity and dynamism of our city, I know you must wrestle constantly with how to allow the General Plan of the City of Phoenix to respond to the changing needs of our citizens while still protecting them under the rule of law. Sometimes it's a tough call. We all have the right to suggest changes to the Plan, and we all have the expectation that under the Plan the rezoning process will protect not only our own property but the orderly development which protects our property values and the quality of life in our communities.

It must be obvious that the citizens of Phoenix would never knowingly approve a General Plan which contained provisions for so many egregious exceptions as are embodied in Case No. Z-41-18-4. I do not need to repeat the recommendations for denial of zoning for this project comprehensively covered in the Staff Report issued by the City Planning and Development Department and by the Encanto Village Planning Committee.

I want to say that, if this project were to be built, it would be a shameful monument in the most public of places...a monument to the failure of the City of Phoenix to follow its own General Plan. Every time we passed it, our trust in Phoenix would be further eroded.

No 15 Story Tower on 7th Street and Thomas Road



Looking east-south-east



Looking north



Looking south, 1960s era zoned Crystal Point in foreground, proposed Tower in red.

The City Staff Report **confirms** the basis for the **outrage** of neighbors to **175 feet** over $\frac{1}{2}$ mile away from **Central Avenue**, beyond the **MidTown TOD**, and **outside the infill height incentive district**. The City Staff Report recommends denial of the rezoning because it:

- is "not complying with [many] land use principles"
- is "not a reasonable level of increase in intensity"
- "ignores policies designed to protect residential areas"
- "in no way furthers the certainty or character of the surrounding area"
- "is not appropriate"
- "is in conflict with the Strategic Policy Framework"
- "is in conflict with the policies in the General Plan"
- constitutes impermissible "spot zoning"

If the project was in the TOD the height would be limited to 56 feet and if it was in the infill height incentive district the height would be limited to 65 feet.

The ordinance at issue states:

631 High-Rise H-R District—High-Rise and High Density District.

The High-Rise H-R is **intended** to be a special district to allow greater building height and density within those **few areas** of the City that, by their strategic location and intense land use, **generate exceptional amounts of activity of a commercial nature**.

7th Street and Thomas Road **does not** generate exceptional amount of commercial activity. It is actually unlawful to rezone the property to high rise under the ordinance!

Racelle Escolar

From: Katherine M Harmeyer <harincaz@gmail.com>
Sent: Tuesday, October 02, 2018 6:44 AM
To: Mark Newman; Racelle Escolar; Hannah Bleam
Cc: robert.warnicke@yahoo.com
Subject: Opposition to Proposed Rezoning of the NEC of 7th St and Thomas Rd

To the Honorable Members of the Phoenix Planning Commission:

My husband Allan and I have lived in the Phoenix Country Club neighborhood for more than 35 years. Since 1990, we have resided at the northeast end of the Phoenix Country Club Manor, less than two blocks from the golf course; from 1983-1990, we lived in the La Hacienda Historic District (in the childhood home of Joan Ganz Cooney), within a stone's throw from the Country Club. We oppose the subject rezoning request (Case No. Z-14-18).

Prior to the early 1990s, we and our fellow Phoenicians frequently publicly advocated to preserve the historic, predominantly residential character of our neighborhoods from repeated assaults by developers presenting ill-conceived, architecturally and structurally incompatible, high density plans, culminating in the construction of the "white elephant" eighteen story Crystal Point condo tower, which never should have been built on Osborn Road.

Since 1990, City officials have worked more closely with midtown/central Phoenix residents to achieve a better balance between the wants of developers and the concerns of homeowners, imposing height limitations and other restrictions, and denying outright several harebrained development schemes, in accordance with the City's General Plan.

Unfortunately, at the height of each real estate cycle, along comes another developer with a "pie in the sky" proposal for high density development incompatible with our historic neighborhoods. Such is the current proposal for a 175 feet tall, 15 story, 125 unit condo tower in the parking lot of the financially troubled Phoenix Country Club.

Allan and I oppose the proposed condo tower because the building height far exceeds the limitations set by the City's General Plan for this location, would result in excessive density and uncontrollable traffic congestion, is incompatible with surrounding historic, primarily residential neighborhoods, and would repeat the mistake of permitting another Crystal Point-type eyesore adjacent to the Phoenix Country Club.

The proposed project also is not located within Phoenix's Central High Rise Corridor and the Light Rail/Transit Overlay District, more than half a mile from the nearest light rail station. The project provides for a two level parking structure at the base of the tower with an ugly concrete barrier along the street, closing the structure off from non-residents and incentivizing residents to drive their vehicles rather than walk or use public transit.

If the City were to permit the project to proceed in contravention of its General Plan, a horrible precedent would be set for more high rise, high density development within the Phoenix Country Club and along Thomas Road and Seventh Street. Will the next real estate cycle, coupled with the Club's declining fortunes, prompt another half-baked proposal to build additional towers on the golf course, which is literally in the backyards of our neighbors on Manor Drive West?

Phoenix does not lack vacant parcels within the Central Corridor and along the light rail track that are ripe for development. The construction of a fifteen story condo tower would probably draw scant opposition in this predominantly commercial, high rise/high density area..

For each of the foregoing reasons, Allan and I respectfully request the Phoenix Planning Commission to deny the application to rezone the southwest corner of the Phoenix Country Club parking lot to High-Rise H-R under Section 631 to the Phoenix City Code.

Thank you for your consideration.

Respectfully submitted,

Katherine M. Harmeyer
3222 N Manor Dr E
Phoenix, AZ 85014

Racelle Escolar

From: Hannah Bleam
Sent: Tuesday, October 02, 2018 9:23 AM
To: Racelle Escolar
Cc: Mark Newman
Subject: FW: Z-41-18

Please include in the case file and share with the PC members.

Thank you,

Hannah Bleam, AICP
Planner III
City of Phoenix Planning & Development Department
200 West Washington Street, 3rd Floor
Phoenix, Arizona 85003
602-256-4242
hannah.bleam@phoenix.gov

From: Edward Keyser
Sent: Tuesday, October 02, 2018 9:00 AM
To: Hannah Bleam <hannah.bleam@phoenix.gov>
Subject: FW: Z-41-18

Please place in the appropriate file or forward to which ever staff would address this.

Thanks,
EJK

From: Zoning Mailbox PLN DSD
Sent: Tuesday, October 02, 2018 8:55 AM
To: Edward Keyser <edward.keyser@phoenix.gov>
Subject: FW: Z-41-18

Hello Ed,

Please see email below.

Thank you,



Stephanie Vasquez
City of Phoenix
Planning & Development Department
200 West Washington Street, 3rd Floor
Phoenix, Arizona 85003-1611
P: (602) 534-7658 | F: (602) 732-2587



From: Lydia Reynolds [<mailto:lydia.reynolds.01@gmail.com>]
Sent: Monday, October 01, 2018 1:14 PM
To: Zoning Mailbox PLN DSD <zoning@phoenix.gov>
Subject: Z-41-18

To whom it may concern:

I live in the Arcadia area and I strongly oppose the 175-foot condominium high rise that developers are proposing for a current parking lot at 7th Street & Thomas Rd.

I moved to Arcadia for the neighborhood feel and family-friendly atmosphere. This high-rise would severely detract from this atmosphere.

Please vote AGAINST this development.

Thank you,
Lydia S. Reynolds

Racelle Escolar

From: Hannah Bleam
Sent: Thursday, October 04, 2018 10:45 AM
To: Racelle Escolar; Mark Newman
Subject: FW: Z-41-18

FYI

Thank you,

Hannah Bleam, AICP
Planner III
City of Phoenix Planning & Development Department
200 West Washington Street, 3rd Floor
Phoenix, Arizona 85003
602-256-4242
hannah.bleam@phoenix.gov

From: Zoning Mailbox PLN DSD
Sent: Thursday, October 04, 2018 10:40 AM
To: Hannah Bleam <hannah.bleam@phoenix.gov>
Subject: FW: Z-41-18

Hello Hannah,

Please see email below.

This is coming from our zoning mailbox.

Thank you,

Fax {t} i taâxé

Stephanie Vasquez
City of Phoenix
Planning & Development Department
200 West Washington Street, 3rd Floor
Phoenix, Arizona 85003-1611
P: (602) 534-7658 | F: (602) 732-2587
stephanie.vasquez@phoenix.gov



From: Mary Anne Hammond [<mailto:maryannehammond@cox.net>]
Sent: Thursday, October 04, 2018 3:14 AM

To: Zoning Mailbox PLN DSD <zoning@phoenix.gov>

Subject: Z-41-18

Dear members of the Planning Commission,

My husband and I are opposed to the request to change the zoning to allow a 175 foot tower or even a 5 story condo building on the grounds of the Phoenix Country Club. When I go to meetings there, I park in this SW corner and see no glut of parking spaces. The high concrete walls along the street corner will do nothing to beautify the city.

As 55 year residents of Phoenix, my husband and I feel that this is not appropriate and would set a very bad example. High rises belong in the Central Corridor as wisely planned and zoned previously. Unfortunately we will not be able to attend the meeting this evening.

Thanks for considering our request and requests of other tax paying citizens.

Yours truly,
Mary Anne Hammond (Mrs. Alan L. Hammond)
4325 E. Coronado Rd.
Phoenix, AZ 85008

Racelle Escolar

From: Hannah Bleam
Sent: Friday, October 12, 2018 9:40 AM
To: Racelle Escolar
Subject: FW: Proposed High- Rise zoning change / Phoenix Country Club

Racelle,

Can you add to the case file for Z-41-18?

Thank you,

Hannah Bleam, AICP
Planner III
City of Phoenix Planning & Development Department
200 West Washington Street, 3rd Floor
Phoenix, Arizona 85003
602-256-4242
hannah.bleam@phoenix.gov

From: Mayor Williams
Sent: Friday, October 12, 2018 8:36 AM
To: Hannah Bleam <hannah.bleam@phoenix.gov>
Subject: FW: Proposed High- Rise zoning change / Phoenix Country Club

Andrea Gaston

Community Relations Director
Office of Mayor Thelda Williams
City of Phoenix
200 W. Washington St., 11th Floor
Phoenix, AZ 85003

From: KATHERINE PANKOW [<mailto:katherinepankow3287@msn.com>]
Sent: Thursday, October 11, 2018 10:18 PM
To: Council District 1 PCC <council.district.1@phoenix.gov>; Mayor Williams <mayor.williams@phoenix.gov>
Subject: Proposed High- Rise zoning change / Phoenix Country Club

Dear Mayor Williams and Council Members:

I am writing to voice strong opposition to the proposed High-Rise/ Condominium development on the northeast corner of Thomas Road and 7th Street.

I have owned a home in Country Club Park for almost 40 years. Thoughtful improvements and development are certainly welcome along 7th Street, however this project, as proposed, will only be a huge eyesore, not contributing architecturally to the cityscape.

We all know of the TOD and BRT restrictions, no need to repeat them. I am wondering why this developer is requesting to bend the rules in such a egregious manner, stating that this project is so wonderful and will be an asset to the neighborhood. In fact what is the point of crafting an agreed upon General Plan, only to have it challenged by this developer hoping to be granted an exception.

Too many of the historic Phoenix neighborhoods have been compromised and torn apart by unwise and for-profit reasons.

Please keep the charm and little bit of sanity that our historic neighborhoods give us by rejecting this request.

Respectfully,

Kathy Pankow
801 E. Windsor Ave.
Phoenix, AZ 85006

Via e-mail

October 14, 2018

Phoenix City Council

Re: Case Z-41-18

Dear Phoenix City Council Member,

As new home owners in Country Club Park Historic Neighborhood, we are vehemently opposed to the rezoning of more than two acres on the northeast corner of 7th Street and Thomas Road. The applicant is requesting to change the zoning from P-1 to R-5 H-R (Multi-family Residential High Rise/High Density). This high rise proposal is detrimental to the neighborhoods surrounding the area and very wrong.

There are several reasons this project should not be approved.

1. This project falls outside the city's TOD urban plan. A beautiful plan was developed and presented to the public. Numerous resources, over several years, were used to create this logical plan. I am in possession of the Midtown TOD Policy Plan, a beautiful 86 page brochure. This application does not fit into this plan in any reasonable manner. I strongly suggest that the city stick to the well-researched, well-thought out, well-funded plan for area as "it grows and evolves." This is not a part of the plan.
2. This proposed high rise will tower over residential homes destroying the wonderful sense of community the surrounding neighborhoods currently experience. Our front and back yards will no longer be the charming, friendly places we always imagined. I hope the city councils demonstrates their belief in Phoenix being a great to live by not destroying established neighborhoods.
3. This plan does not offer pleasing aesthetics or an attractive design on a major intersection. The building will dwarf (even at 140 feet) all other structures in the vicinity. The proposed wall structure along both Thomas Road and 7th Street is at the least unsightly and truly appalling.
4. Limited parking options. The country club already has parking difficulties during several events they sponsor throughout the year. This projects not only removes necessary parking spaces but creates even more demand for parking spaces.

I have listened to the developer's reasoning that this piece of property presents a unique opportunity. That is true. Unfortunately, when carefully considering the project and how it fits into the surrounding area, the cost to the wonderful neighborhoods

surrounding the property is too great. The damage is just too significant to allow this proposal to go through.

Respectfully,

Kristy Brown

921 E. Cambridge Ave.
Phoenix, AZ 85006

TO: Mayor Williams
Councilmember Waring (District 2)
Councilmember Stark (District 3)
Councilmember Pastor (District 4)
Councilmember Guevara (District 5)
Councilmember DiCiccio (District 6)
Councilmember Nowakowski (District 7)
Councilmember Mendoza (District 8)

DATE: October 14, 2018

FROM: Chris & Roger Stage, 2321 N 13th Street, Phoenix, AZ 85006

RE: Opposition to Z-41-18

We want to voice our total opposition to Z-41-18 in this letter because due to work schedules we may not be able to attend the November 7, 2018 City Council meeting.

Z-41-18 is seeking your approval for High Rise Zoning on the northeast corner of 7th and Thomas Streets; we are asking that you vote NO on this issue. After living in the Valley for almost 30 years, we left the East Valley and moved into Phoenix because of its neighborhoods. Of the many things that distinguish Phoenix, its unique and appealing neighborhoods are major contributors; Z-41-18 is completely incompatible with our neighborhood and surrounding community.

“planPHX” adopted March 4, 2015 states as a goal, “Every neighborhood and community should have a level of certainty” (p. 106). In describing land use and design principles to provide this certainty “planPHX” explains that it will protect and enhance the character of each neighborhood... through new development that is compatible in scale, design and appearance. At 175 feet or even 140 feet in height, Z-41-18 is completely incompatible in terms of scale, design and appearance. This incompatibility has been voiced by many:

- NO to the high rise = City Staff
- NO to the high rise = Encanto Village
- NO to the high rise = 100s of organized neighborhood and community residents

Why vote NO on Z-41-18? We completely agree with Staff’s report on this application:

- does NOT comply with [many] land use principles,
- is NOT a reasonable level of increase in intensity,
- IGNORES policies to protect residential areas,
- is in CONFLICT with the Strategic Policy Framework,
- is in CONFLICT with policies in the General Plan, and
- constitutes IMPERMISSIBLE “spot zoning.”

We urge you to vote NO on Z-41-18, please give our neighborhood and surrounding community the “level of certainty” you promised in “planPHX.”



Warnicke Law PLC
Robert C. Warnicke
2929 North Second Street
Phoenix, Arizona 85012
602-738-7382
Robert@WarnickeLaw.net

October 15, 2018

Via Email
City Council

Re: Opposition to Z-41-18: H-R, Northeast Corner of 7th Street and Thomas Road

Dear Mayor and Council Members,

Thank you for your attention to this matter. I hope that you have been provided with my correspondence on behalf of La Hacienda Historic District in opposition to the rezoning provided to the Encanto Village dated **August 29, 2018** that goes into great detail about the General Plan and MidTown TOD Policy Plan as it relates to this Application. This letter is intended to update my earlier correspondence and not repeat it.

La Hacienda Historic District is just to west of the subject property, on the other side of 7th Street and a row of commercial uses.



This Google Maps view with the proposed 175 foot Application demonstrates how it looms over mostly one and two story buildings, and three neighborhoods of single family homes.

On **September 4, 2018** the City of Phoenix issued a Staff Report that validated most of the issues I raised in my letter and that were voiced by other neighbors. The Staff Report confirms this High Rise High Density District request should be denied:

- **"not complying"** with land use principles; at p. 1 (once) & p. 2 (thrice).
- **"not a reasonable level of increase in intensity"**; at p. 2.
- **"ignores policies designed to protect residential areas"**; at p. 2.
- **"in no way furthers the certainty or character of the surrounding area"**; at p. 3.
- **"is not appropriate"**; at p. 2.
- **"is in conflict** with the careful work of the Strategic Policy Framework"; at P. 7.
- **"is in conflict with the policies in the General Plan that direct greater heights to village cores"**; at P. 7.
- constitutes impermissible **"spot zoning"**; at p. 9.

(emphasis added).

The Applicant urges that this project is just outside the MidTown TOD Policy Plan, which provides height incentives, and that ends on the west side of 7th Street. It is important to note that within the TOD on the west side of 7th Street the policy plan provides for 56 feet, not 175 feet. Furthermore, the Applicant may use the buzz word "infill", however, the height incentive for the infill district ends south of Thomas Road in this area, and this project is to the north of Thomas Road. The infill district only provides a height incentive of 65 feet, not the 175 feet requested in the Application.

On **September 26, 2018**, I filed a formal interpretation and determination of whether the northeast corner of 7th Street and Thomas is one of the "few areas" of the city that "generate exceptional amounts of activity of a commercial nature" "intended" to have "high rise high density zoning" as required by § 631 of *The Zoning Ordinance of the City of Phoenix*, initiating **ZA-505-18**.

631 High-Rise H-R District—High-Rise and High Density District.

The High-Rise H-R is intended to be a special district to allow greater building height and density within those few areas of the City that, by their strategic location and intense land use, generate exceptional amounts of activity of a commercial nature. Within these areas of greatly intensified activity the H-R districts may be combined with the R-4, R-4A, R-5, C-O, C-1, C-2, C-3, A-1, A-2, P-1 or P-2 districts and shall control in those requirements which it sets forth.

The Application in Z-41-18 actually demonstrates that the § 631 cannot apply to the subject property, with a map showing vacant buildings in the area as "Opportunity Sites." See Narrative for Application in Z-41-18 at p. 6. We agree with the inference from the

Application that the corner does not generate exceptional amounts of commercial activity. The Application is asking the City Council to commit an unlawful act by requesting high rise zoning.

We also wanted to present you with a map of the closest opposition to this project by people that have voiced their feelings in letters and petitions:



That is a lot of red dots representing outraged stakeholders.

The Planning Commission was concerned that if this project does not go through the corner will be left with an ugly parking lot. On a split vote, the Planning Commission recommended 140 feet, which is still much too high for the context. The Phoenix Country Club has chosen to maintain the property as a parking lot for decades, and we believe they recently shut off the water to the vines that use to grow on the metal fencing that surrounds the existing parking lots. An extraordinary zoning entitlement should not be given out because the current owner is not keeping the property beautiful. We disagree that the proposed rezoning change will be a catalyst or revitalize *any* of the corners, particularly because the proposed project turns its back on the corner and offers the corner a 15-20 foot high concrete walled parking structure with faux windows.

Another issue raised at the Planning Commission is the developer's Portland Place/Portland on the Park project, and the discussion was about how impressive the Portland project was, the similar height, and that it worked well within the community. Notably, the Applicant abandoned strongly relying on Crystal Point as precedent for this project in front of the Planning Commission, and yet Crystal Point is mentioned no fewer

than 12 times in the Application, even quoting from the justifications offered for the high rise zoning at that location in 1963 and arguing that the same justifications exist today at 7th and Thomas. The Applicant was anxious to discuss the Portland project instead because the City Staff analysis and the Encanto Village 13-2 vote demonstrates that Crystal Point has been not the model for redevelopment in Phoenix *for decades*.

Upon any actual analysis of context, the Portland project does not support this application. The Portland project is between Central and 3rd Avenue.



The tallest portion of the project, represented to be approximately 165 feet at the Planning Commission, is on the side closer to Central Avenue. Central is to the east of the project, just on the other side of mid-rise hotel property. Furthermore, precisely as the General Plan provides, to protect an existing neighborhood of single-family homes, Portland steps down from its highest elements to 6 stories as it extends west toward 3rd Avenue, where the neighborhood is on the other side of 3rd Avenue. Even then, *the much shorter 6 story element is still several hundred feet away from the neighborhood*. To the south there is a large low-rise multifamily project and to the north the park.

The Portland project is perfect for its context: it is well within the Central corridor and it's sensitive to the closest neighborhood of homeowners. And, interestingly, the first phase of the Portland project was the 6 story element, demonstrating that a developer can make money while using concrete for a condominium project that is not a high rise.

This proposal (in red below) is not right for the context: it is not within the Central Corridor, and it is not sensitive to the nearby homeowners. It is not sensitive to its context.



The Applicant merely proposes to plop a 175 foot building on the corner in one of five parking areas with no consideration for the presence of the nearby single family homes.



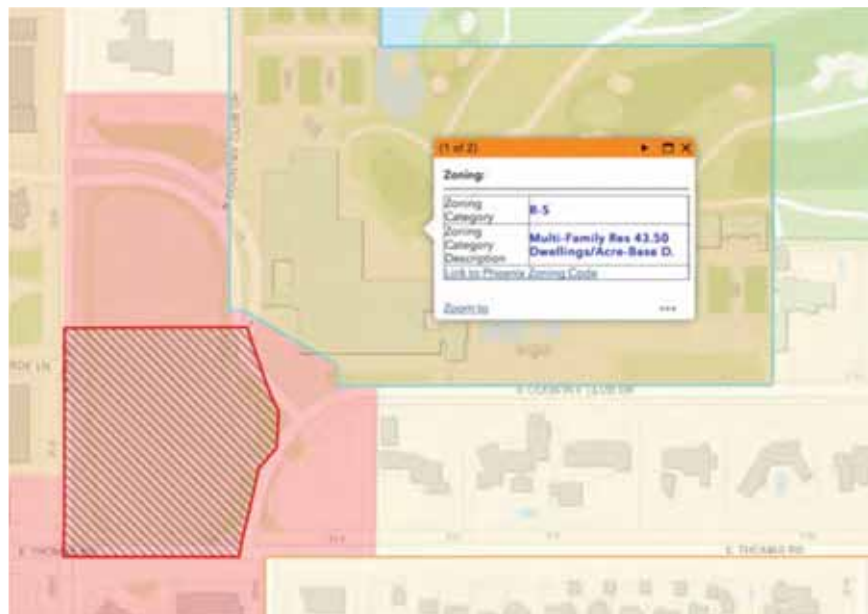
The proposed high rise high density zoning offers nothing to the corner but a 15-20 foot concrete wall around a parking structure with faux windows, it is also a mockery of the walkable city principles. The proposed high rise is a sharp departure from the promises made to nearby stakeholders in the General Plan about “certainty” and about focusing height, density and intensity in the Village Cores, as well as the MidTown TOD Policy Plan which, for this area, requires the height to be along the light rail on Central Avenue.

Fortunately, there is another possibility. The corner does not have to become concrete tomb, walled off to shield a parking structure, and the Phoenix Country Club (and neighbors) do not have to suffer losing at least 144 parking spaces, and the neighbors can enjoy the certainty promised in the General Plan. The Club has underutilized tennis courts, on the far side of the facility from the tennis shop, and a small parking area stretching along East Country Club Drive. As the East Country Club Drive residents notably do not represent *any* of the red opposition dots to the 175 foot high rise tower, we cannot see why they would have any opposition to a 48 foot high condominium project of a similar total volume where these extra tennis courts are currently located.





This alternative leaves the Club's parking lots around the corner available for some other project that addresses the corner and revisits all of the Club's surface parking lots, and not just the one. The best part is that even if these residents on East Country Club Drive were to suddenly change their minds about their needs, their neighbors' needs, the Club's needs, and the City plans and policies, *the tennis courts are already zoned R-5.*



We ask you to turn down the present Application as the High Rise High Density Zoning district in § 631 is completely inappropriate for the location. Please follow the General Plan, the MidTown TOD Policy Plan, and the language of § 631, and require that high rise project be constructed in the light rail corridor in this part of our great city.

/s/ Robert C. Warnicke
Warnicke Law PLC

Racelle Escolar

From: Andrea Gaston
Sent: Wednesday, October 17, 2018 8:41 AM
To: Racelle Escolar
Subject: FW: Z-41-18:HR building on Northeast corner of Thomas and 7th St

Andrea Gaston

Community Relations Director
Office of Mayor Thelda Williams
City of Phoenix
200 W. Washington St., 11th Floor
Phoenix, AZ 85003

From: Emily Stooks [mailto:yogawithemily@live.com]
Sent: Monday, October 15, 2018 6:15 PM
To: Mayor Williams <mayor.williams@phoenix.gov>
Subject: Z-41-18:HR building on Northeast corner of Thomas and 7th St

Dear Mayor Williams,

As a resident of the charming and fabulously historic area just WEST of where this new buiding is proposed, I PLEAD for you to NOT erect this building! Our lower building site lines make for the most amazing sunrise joy filled mornings. A huge building on that corner would be an eyesore and NOT fit in to the surrounding architecture and area.

Many thanks for your attention,
Emily Stooks

Sent from my BlackBerry Smartphone on the Verizon 4G LTE Network

Racelle Escolar

From: Mayor Williams
Sent: Tuesday, October 16, 2018 2:49 PM
To: Racelle Escolar
Subject: FW: In Opposition to Z-41-18: H-R , Northeast Corner of 7th Street and Thomas Road.

Andrea Gaston

Community Relations Director
Office of Mayor Thelda Williams
City of Phoenix
200 W. Washington St., 11th Floor
Phoenix, AZ 85003

From: Joel Morehouse [mailto:joelmorehouse@gmail.com]
Sent: Tuesday, October 16, 2018 2:15 PM
To: Mayor Williams <mayor.williams@phoenix.gov>; Council District 1 PCC <council.district.1@phoenix.gov>; Council District 2 PCC <council.district.2@phoenix.gov>; Council District 3 PCC <council.district.3@phoenix.gov>; Council District 4 <council.district.4@phoenix.gov>; Council District 5 PCC <council.district.5@phoenix.gov>; Council District 6 PCC <council.district.6@phoenix.gov>; Council District 7 PCC <council.district.7@phoenix.gov>; Council District 8 PCC <council.district.8@phoenix.gov>
Subject: In Opposition to Z-41-18: H-R , Northeast Corner of 7th Street and Thomas Road.

Good morning, Honorable Mayor and City Council members,

My wife and I moved to Phoenix from New York about a year ago, and we very much enjoy our little home at 522 E Cheery Lynn Road. Even though our home is small, it was designed and built in 1949 by Fred Weaver, a known Phoenix Midcentury architect. We have invested in our home, planted fruit trees and lawn, and hope to stay. We like our neighbors and the quiet street.

Before moving to Cheery Lynn, we lived in a Broadstone apartment building downtown, which felt very much like a college dormitory. The building was only at 40% occupancy and already had problems with plumbing and a severe shortage of parking. We moved as soon as our lease finished... it was definitely not the luxury it was promised to be. Most of our friends left after the first year, too. These buildings aren't what they promise.

I write to you today because I have seen a sad trend in our new neighborhood. Just as we were escaping the expensive Broadstone apartment building in order to find a simple, comfortable, affordable neighborhood, it seems we can't escape apartments encroaching on us. Almost overnight after we moved into our new home on 522 E Cheery Lynn Road, an entire block of historic homes to the east of us were destroyed, so that yet another apartment building can go up.

Now there is a proposal to build a highrise in the parking lot of the historic Phoenix Country Club, just around the corner from us. Our home value will only decrease as our street gets busier and less private. We're disappointed that our historic neighborhood isn't being valued.

While I understand the allure of higher density, I would rather see Phoenix deal with the homeless populations that seem to be everywhere. Every day I pass the same guy living at 7th Ave and McDowell. Every day I see

guys waiting for handouts at the exits from the I 10. It's dangerous and I've almost hit a guy on two occasions. This is the face of our downtown neighborhoods. Adding more apartments and high density in our neighborhood will only make this worse.

This isn't NY, this is Phoenix. Let's enjoy the value of our homes and neighborhoods, and make development sustainable. I am opposed to Z-41-18:H-R and I hope you will be too.

Thanks,

Joel

Joel Morehouse, MM, MEd

Director of Sacred Music

Saint Thomas Aquinas Catholic Parish

Phoenix, Arizona

585-305-6588 cell

Racelle Escolar

From: Mayor Williams
Sent: Wednesday, October 17, 2018 11:40 AM
To: Racelle Escolar
Subject: FW: Proposed Tower outside the high rise corridor

Andrea Gaston

Community Relations Director
Office of Mayor Thelda Williams
City of Phoenix
200 W. Washington St., 11th Floor
Phoenix, AZ 85003

From: Ron Warnicke [mailto:warnickelaw@gmail.com]
Sent: Wednesday, October 17, 2018 11:38 AM
To: Mayor Williams <mayor.williams@phoenix.gov>
Subject: Proposed Tower outside the high rise corridor

Dear Mayor Williams,

My wife and I live at the corner of 5th Street and Catalina Drive in the La Hacienda historical district. We are within a few hundred yards of the proposed tower at 7th Street and Thomas. The tower is in violation of every Plan this City has for our neighborhood and the Central corridor generally.

This is not our OPINION; it is a fact set forth by the City staff. If you disrespect your staff and the precepts developed by the process to favor a few who seek to profit from their property, no part of this City is safe. Worse, you will have set a precedent to be cited everywhere in the City when a developer wants to trash the plans for that area.

I was a member of the Phoenix Country Club from 1974 through 2008, more than 34 years. There is no reason for the Club to propose this out of place monstrosity other than an effort to reduce dues. The Club can afford to build a project with a lower height and fewer luxury units but wants to maximize the cash value. The Club can make the corner more attractive but, apparently, quit watering the vegetation several months ago to make the recently attractive corner look worse to support its application as one replacing an ugly parking lot. This is cynicism beyond reason when one trashes twenty years of carefully planted vegetation making the corner attractive for allowing an argument that this tower will be "curing blight."

This is a rape of the City's planning process for no reason but to ease the burden of club membership. This is not a good basis for overusing staff and trashing years of planning.

Ron Warnicke

Ronald Warnicke
355 E. Catalina Drive
Phoenix, 85012

602 363 5117

warnickelaw@gmail.com

Racelle Escolar

From: Mayor Williams
Sent: Thursday, October 18, 2018 12:09 PM
To: Racelle Escolar
Subject: FW: Country Club Historic Proposed Zoning Variance

Andrea Gaston

Community Relations Director
Office of Mayor Thelda Williams
City of Phoenix
200 W. Washington St., 11th Floor
Phoenix, AZ 85003

From: Flynn, Kevin [mailto:Kevin.Flynn@azahcccs.gov]
Sent: Thursday, October 18, 2018 11:22 AM
To: Mayor Williams <mayor.williams@phoenix.gov>
Subject: Country Club Historic Proposed Zoning Variance

Hello,

I am a resident of the Country Club Historic district (7th St. and Thomas) in central Phoenix.

I am concerned that the city is considering a zoning exception (rezoning from P-1 to R-5 (Multi family) to HR (High Rise-High Density) to build a high rise complex on the N/E corner of 7th St. and Thomas.

In addition to compromising existing zoning regulations to promote growth along the central corridor, we are also concerned about the impact to the historic character and composition of our neighborhood. This proposed building is inconsistent with both the neighborhood culture and aesthetics, and as proposed would constitute a fortress-like structure which does not in any way attempt or intend integration into the surroundings.

We do not want the city to make an exception to existing regulations that could pave the way for development of more of these isolated "islands for the privileged" in downtown. If they wish to remain in their element, let them build such in Scottsdale or Paradise Valley where they will more likely blend in.

Sincerely,

Kevin Flynn
2702 N. 8th St.
Phoenix, Az.

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