

Attachment F

Racelle Escolar

From: Hannah Bleam
Sent: Thursday, September 20, 2018 1:44 PM
To: Mark Newman; Amanda Murrietta
Cc: Racelle Escolar
Subject: FW: 7th St and Thomas Tower Development

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: Dan Fleming [mailto:danfleming90@gmail.com]
Sent: Monday, September 10, 2018 3:55 PM
To: Hannah Bleam <hannah.bleam@phoenix.gov>
Subject: 7th St and Thomas Tower Development

Hello Hannah,

My name is Dan Fleming and I am buying a house in the Central Phoenix area. As a future homeowner I believe that building up and not out is the best way to reduce urban sprawl. I have met with representatives of Sunbelt Holdings to review their proposal for the condominium project on the Phoenix Country Club site at 7th St. and Thomas Rd. I believe the project is appropriate for the unique site and will be a beneficial addition to the community. The proposed high-end residential tower will contribute to the successful commercial revitalization of the intersection and will support the surrounding neighborhoods. I support the proposed rezoning for this project, Case #Z-41-18.

Please forward this email to all members of the Encanto Village Planning Committee.

Regards,

Dan Fleming
Phoenix, AZ
(602) 373 - 8018

Racelle Escolar

From: Hannah Bleam
Sent: Thursday, September 20, 2018 1:44 PM
To: Mark Newman; Amanda Murrietta
Cc: Racelle Escolar
Subject: FW: Condo Hi Rise 7th St/Thomas

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

-----Original Message-----

From: Elaine Walter [mailto:ewalter01@cox.net]
Sent: Monday, September 10, 2018 1:28 PM
To: Hannah Bleam <hannah.bleam@phoenix.gov>
Subject: Condo Hi Rise 7th St/Thomas

Hannah,
I am in favor of the proposed project. I believe it will be an improvement to the area and that this a unique situation. There was a lot of discussion last week in the meeting regarding walkability. In twenty years I have never seen a neighbor walking on Thomas and I am one block south and am on Thomas Rd at a minimum of twice a day. Hopefully the improvements in walkability will keep the high school kids on Thomas as opposed to cutting through on Edgemont. Thank you.
Elaine Walter

Elaine Walter

STATEMENT OF SUPPORT

for the
“Phoenix Country Club Residences”
Case #Z-41-18

Dear Hannah,

Our commercial real estate company is working as the Listing Agents for the owner of the commercial property at the southeast corner of 7th Street and Thomas Road in Phoenix. We are actively pursuing commercial redevelopment of the site that will have a positive impact on the value and quality of life in the surrounding neighborhoods.

We have met with representatives of Sunbelt Holdings (Sunbelt) to review plans for the development of new luxury condominiums located at the northeast corner of 7th Street and Thomas Road in Phoenix, AZ. This proposed redevelopment will revitalize a vacant property that otherwise has not been a benefit to the community in years. We strongly believe that the successful advancement of the Sunbelt project will enhance the value of the surrounding area and facilitate the redevelopment of high-quality commercial projects on sites such as the southeast corner of 7th Street and Thomas Road that will benefit the surrounding neighborhoods.

In summary, we are working as the Listing Agents for the property on the southeast corner of 7th Street and Thomas Road. We have taken the time to review and understand Sunbelt’s rezoning request for “Phoenix Country Club Residences”, and we strongly support the rezoning in this case.



Signature _____

Printed Name Greg Laing

Street Address 3131 E. Camelback Rd., Ste. 340

City Phoenix Zip Code 85016

Phone Number (602) 734-7207

Email glaing@pcaemail.com

Date September 12, 2018

Racelle Escolar

From: Hannah Bleam
Sent: Thursday, September 20, 2018 1:41 PM
To: Mark Newman; Amanda Murrietta
Cc: Racelle Escolar
Subject: FW: Support for proposed 7th St and Thomas Residential project

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: Christopher Pfeiff [mailto:christopher.pfeiff@gmail.com]
Sent: Wednesday, September 19, 2018 8:15 AM
To: Hannah Bleam <hannah.bleam@phoenix.gov>
Subject: Support for proposed 7th St and Thomas Residential project

Hannah,

Could you please forward my letter below to all members of the Phoenix Planning Commission.

September 18, 2018

To Whom It May Concern:

I have been a resident of the Phoenix metro area for more than 30 years, and a Phoenix resident for the last 12 years. My wife and I recently purchased a home in a historic district to be closer to the urban core but also to be part of a community that values the history of this great city as well as the recent revitalization of the urban core. I also live approximately a half mile south of the proposed project. I would like to voice my general support for the project based on the increase of density for new residential buildings in the central core of the city. The Phoenix metro area has always been known as an urban sprawl location. Projects such as this only help to change that notion and make it a destination for people to work and live. As far as traffic, we will not be putting a freeway down 7th St. any time soon, and the population will continue to grow regardless if this project moves forward. We as a city should be more concerned with growing transit, improving walkability and bicycling through projects such as the 3rd street promenade.

I currently don't love the current design of the project. I believe the building should be more open to the street and not block off the corner with walls. But rather than just say, "no" to these investors, let's engage with them and voice our

concerns and reach a compromise. We don't want to be known as a city of naysayers where future developments would rather go to Scottsdale and Tempe to pursue their projects than face a swarm of opposition before we even know the full details of the project.

Thank you,

Christopher Pfeiff

390 E Monte Vista Road

602-319-3916

Racelle Escolar

From: Elizabeth Maupin <emaupin@alcocklaw.com>
Sent: Thursday, September 20, 2018 9:46 AM
To: Racelle Escolar
Subject: Country Club High Rise Project

Good morning:

I ask that you share this letter with the planning commission members in anticipation for the October 4th meeting. My name is Elizabeth Maupin and I live at [801 E. Edgemont Ave Phoenix AZ 85006](#). I am a 34 year old native Arizonan and local attorney. I own my designated historic home that was recently remodeled. I am active with my neighborhood communities (Country Club Park and Coronado). Edgemont Avenue is the street nearest to Thomas Rd. My home is on the corner lot of 8th Street and Edgemont Avenue, very close to the project.

I am surprised that this multi-million dollar project has not been recommended by the Encanto planning commission. Unfortunately, supporters of the project didn't turn out to the meeting. Our neighborhood had a meeting at my home to discuss the project. Many neighbors attended and we didn't take a formal vote but neighbors were both against and for the project. Those excited for the project and those against were mixed and one didn't outnumber the other. We worked through it and supported one another's views. Many of the neighbors are excited about the likely rise in home values. Many supporters just assume this multi-million dollar project would be a no brainer and go in. So many supporters would not feel the need to attend these meetings. Again, I was surprised by the results of that meeting, which unfortunately I did not attend.

I strongly SUPPORT the proposed high rise project. Several of my neighbors that also reside very close to the project support and are excited for this venture. We feel that this proposed luxury high rise is exactly what our area needs. My home is completely remodeled and I am very tuned in to rising and falling property values in this area. I strongly feel this would make a positive fiscal impact to the city and the many neighboring home values.

It would bring in professionals to the area with high disposable incomes (I believe about 160 high net worth families). It would encourage walkability and positive urban sprawl to the area. It would encourage the development of more upscale local businesses to cater to the increased disposable income. It would encourage Phoenix to grow and become more urban in a positive way like NYC, LA, Boston, etc. I am especially pleased that the project would contain high value luxury condos and not be a common low cost apartment complex. The luxury condos already built in downtown Phoenix have truly transformed those areas and are starting to make the area look and feel more and more like a real downtown city.

Other neighbors also brought to my attention that the Phoenix Country Club, an asset to our community, is struggling financially. Should this project not go in they could face bankruptcy. That is a terrible possibility. Our city would surely suffer should we lose this historical asset. I feel lucky to live so close to the country club and encourage more upscale development.

The city should not turn away from such a high dollar project. The increased tax money this project would bring to the city for years to come is something that needs to be strongly analyzed. Property taxes (to the county and the city) from not only the project but surrounding raised home values and sales tax earnings in the area would be astounding.

These are the reasons I strongly SUPPORT this project and hope the rezoning will be approved.

Sincerely,

Elizabeth Maupin
[801 E. Edgemont Ave.](#)
[Phoenix, AZ 85006](#)
[602-702-3959](#)

THIS EMAIL MESSAGE AND ANY ATTACHMENTS CONTAIN INFORMATION INTENDED SOLELY FOR THE INDIVIDUAL OR ENTITY TO WHOM IT IS DIRECTED. IT MAY CONTAIN INFORMATION THAT IS CONFIDENTIAL AND PROTECTED BY ATTORNEY-CLIENT PRIVILEGE, ATTORNEY WORK PRODUCT DOCTRINE AND OTHER APPLICABLE PRIVILEGES UNDER BOTH FEDERAL AND STATE LAW. ANY DISSEMINATION, DISCLOSURE, DISTRIBUTION, OR REPRODUCTION OF THIS MESSAGE AND/OR CONTENTS BY AN UNINTENDED RECIPIENT IS STRICTLY PROHIBITED. IF YOU HAVE RECEIVED THIS MESSAGE IN ERROR AS AN UNINTENDED RECIPIENT, YOU ARE DIRECTED TO CONTACT THE SENDER IMMEDIATELY VIA TELEPHONE AT (602) 404-6000 OR REPLY EMAIL, THEN PERMANENTLY DELETE THIS MESSAGE AND ANY ATTACHMENTS FROM YOUR INBOX, EMAIL SERVER, AND/OR COMPUTER HARD DRIVE.

Racelle Escolar

From: Hannah Bleam
Sent: Thursday, September 20, 2018 1:39 PM
To: Amanda Murrietta; Mark Newman
Cc: Racelle Escolar
Subject: FW: Proposed high rise at 7th Street and Thomas

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: Bridget Gutierrez [mailto:bridgetgutierrez@yahoo.com]
Sent: Wednesday, September 19, 2018 8:42 PM
To: Hannah Bleam <hannah.bleam@phoenix.gov>
Cc: Christopher Pfeiff <christopher.pfeiff@gmail.com>; Patience Huntwork <phuntwork@courts.az.gov>
Subject: Proposed high rise at 7th Street and Thomas

Hi Hannah,

Can you please share my letter of support with the City Planning Commission?

Thank you,
Bridget

To Whom It May Concern,

My husband and I recently moved with our one-year-old to one of the historic neighborhoods just south of the proposed high-rise complex at the corner of 7th Street and Thomas. We moved from a nice, quiet cul-de-sac in a wonderful school district in North Central Phoenix to move closer to downtown to raise our family. To some, it may seem like an odd choice that at this point in our lives, we'd make a move like this. But let me tell you why: we love the diversity of this area and think it's important for our daughter; we love the juxtaposition of new and old—we can live in a historic home, but are a stone's throw away from a bustling 7th Street; we can take in the tranquility of the decades old trees in our backyard but appreciate the buzzing cars in the evening; and, lastly we hedged our bets. We made an investment in the hopes that this part of Phoenix would continue to thrive, and a big part of that bet is on 7th Street.

When I moved from Los Angeles to Phoenix over a decade ago for a job at a local TV news station, I went to work in downtown Phoenix. I remember the silence when I went to grab lunch on weekends. Fast forward, and now Phoenix has reawakened and is truly becoming a city we can enjoy with wonderful restaurants, entertainment and culture. While 7th Street has some bright spots, we hope that it will one day offer more bright spots and fewer empty lots and boarded-up buildings.

The proposed project could be a step in the right direction and entice more shops and restaurants in the area. We don't feel emotionally attached to the giant parking lot of the Phoenix Country Club or the businesses at any of the four corners

of the intersection, but I understand the passion coming from neighbors who are concerned. We ask that the neighbors consider working with the developer to address these concerns rather than strictly oppose the project and discourage other potential future development in this area.

My husband and I still have discussions about whether or not this was the right decision for our family, but we hope we can look back one day and confidently answer yes because who wouldn't want to live this close to 7th Street?

Sincerely,
Bridget Pfeiff

PATIENCE T. HUNTWORK

ATTORNEY AT LAW

1501 West Washington Street, Suite 445

Phoenix, Arizona 85007-3327

Patience.huntwork@gmail.com

September 26, 2018

Dear Mayor Williams, Councilwoman Laura Pastor, Members of the City Council and Planning Commission, and City Staff,

I am a resident of a mid-town historic district bordering 7th Street (Los Olivos, between 3rd and 7th Street on East Monte Vista Rd.). I write to **wholeheartedly support** the proposal in Rezoning Case No. Z-41-18 for a residential high-rise at the corner of 7th Street and Thomas.

As a preservation activist since moving from Boston in 1977, I have learned that the quality of development on 7th Street directly affects the property values of all surrounding residential historic districts. Blight on 7th Street negatively affects all nearby properties— and most of all, the fragile historic neighborhoods. At the corner under debate, there is currently a shuttered check cashing store, a shuttered gas station, an unattractive Circle K, and (the acreage at issue) an asphalt parking lot which is usually empty. This long-entrenched blight has come to define the area, and its negative impact upon property values is felt for many, many blocks and by all historic districts in the area.

Because we depend upon the free market, we residents cannot merely wave a magic wand and produce a project to our specifications, nor should we delay progress for another economic cycle. We would be wise to embrace a viable project which is high-quality and reflective of an improved image at this location. This proposal by developers with a proven track record should be viewed as an economic boon rather than as a threat to be zealously opposed. It will bring jobs, clientele for small businesses on 7th Street, residents who walk and take light rail instead of driving, a shaded oasis of trees as its streetscape, and best of all a renewed and transformed image for this area of Phoenix.

Opponents have falsely raised the specter of incompatible use and destruction of historic homes. In fact a luxury high-rise is fully compatible with single family homes, as exemplified by the Willo neighborhood and neighborhoods flourishing in the shadow of many of the City's high rises. And, contrary to opponents' misleading claims, this project does not threaten to displace a single home, historic or otherwise. I urge approval of this worthy project.

Sincerely yours,

Patience T. Huntwork

Patience.huntwork@gmail.com (preferred e-mail contact)

(602) 410-5879 (preferred phone contact)

Racelle Escolar

From: Hannah Bleam
Sent: Wednesday, September 26, 2018 2:30 PM
To: Racelle Escolar
Subject: FW: Phoenix County Club tower

Regarding Z-41-18 - please include in case file and in 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

-----Original Message-----

From: Kevin Skinner [mailto:kts63@sbcglobal.net]
Sent: Wednesday, September 26, 2018 2:17 PM
To: Hannah Bleam <hannah.bleam@phoenix.gov>
Subject: Phoenix County Club tower

Hello,

I'm a homeowner near the proposed building. I am in full support of the zoning change. We need more high density development in the central corridor. Specifically, high rise residential that is owner occupied. There is only so much land left to build on in the valley that is not reservation property. Not everyone wants to live out in Anthem. I think the development will be good for the neighborhood in the end.

Kevin Skinner

SAM & ANITA MEANS

380 E. Monte Vista Rd

Phoenix, Arizona 85004

September 27, 2018

Dear Mayor Williams, Councilwoman Laura Pastor, Members of the City Council and Planning Commission, and City Staff,

I am a resident of a mid-town historic district bordering 7th Street (Los Olivos, between 3rd and 7th Street on East Monte Vista Rd.). I write to **wholeheartedly support** the proposal in Rezoning Case No. Z-41-18 for a residential high-rise at the corner of 7th Street and Thomas.

Sincerely yours,

Sam & Anita Means

sam@hellomerch.com

(480) 203-9198

Racelle Escolar

From: Julianne Mate <julianne.mate@gmail.com>
Sent: Friday, September 28, 2018 11:08 AM
To: Mark Newman
Cc: Racelle Escolar; Hannah Bleam
Subject: Case No. Z-41-18

To Whom it May Concern:

I am a resident and homeowner within the Coronado Historic District overlay. I am strongly in favor of density and development in the urban Phoenix core that promotes walkable, sustainable and inclusive communities.

I am opposed to this proposal. I support staff's recommendation that the requested high-rise rezoning is inappropriate at this location, and a different multifamily density would be more appropriate.

The city has established an area where high rise density and zoning is appropriate. Ignoring those guidelines and allowing this type of density outside that established area weakens the urban core. This is primary among my concerns. Granting this rezoning would set a precedent to dilute the established efforts to urbanize the central corridor at the whim of specific projects, and I am extremely uncomfortable with that.

As far as this particular project goes, I have some specific concerns. The proposed design imposes a 15-foot concrete wall on the very corner the development purports to revitalize. The proposed renderings remind me of the side streets and back alleys the Las Vegas Strip. This lifeless zone, however, is faced directly at a major intersection -- an intersection which is admittedly in need of a boost of vitality. I also support my neighbors particularly in the Country Club Park historic overlay who are concerned about preserving their privacy and the sense of place of their historic neighborhood.

I and others who oppose this project do not oppose change and progress. Instead, we are challenging the city and developers to do better and adhere to standards for smart development, set forth to shape Phoenix into a city of the future.

Please pass on this letter to every member of the planning commission.

Thank you,

--

Julianne Mate
julianne.mate@gmail.com

Racelle Escolar

From: Hannah Bleam
Sent: Monday, October 01, 2018 8:05 AM
To: Racelle Escolar; Mark Newman
Subject: FW: Phoenix Country Club High Rise Proposal

Can you add to case file 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: Four AllTheRest [mailto:fouralltherest@outlook.com]
Sent: Saturday, September 29, 2018 9:44 AM
To: Hannah Bleam <hannah.bleam@phoenix.gov>; Mayor Williams <mayor.williams@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>
Cc: Four AllTheRest <fouralltherest@outlook.com>
Subject: Phoenix Country Club High Rise Proposal

My wife and I have lived in this neighborhood for 25 years and we are excited to hear that a high end high-rise is being considered on the current Phoenix Country Club parking lot at 7th Street & Thomas Rd.

We know there is opposition and respect those concerns but, we feel the projects positives outweigh the negatives. I fear that if this project does not happen, the Country Club may have to close the golf course and sell parts of the land to smaller projects. This is a great opportunity for the PCC to generate revenue that is very much needed and will assist in saving the historical country club.

Although we will not be speaking at the meeting, we will be there to show support.

Scott and Donna Lehman

838 E Edgemont Ave
AND
843 E Edgemont Ave

Racelle Escolar

From: Rolandh Rillos <rolandrillos@gmail.com>
Sent: Saturday, September 29, 2018 11:38 AM
To: Racelle Escolar
Subject: Phoenix Country Club High Rise Condo Project

Ms. Escolar,

Please share this letter with the planning commission members for their upcoming meeting on October 4, 2018. My name is Roland Rillos and I am a resident of the Country Club Park historical neighborhood, directly across the street from the proposed project site at 801 E Edgemont Ave. I strongly favor the proposal.

Our neighborhood met when we first learned of the project. We did not take an official vote but the meeting had members of our community speaking for and against the project. However the people who supported the project and the people who objected to the project were fairly evenly split.

It appears as though there is a vocal group of people opposing the project. However, the vocal group in opposition certainly does not represent the significant group of people who support this project.

I believe that this development will be an asset to the community. The development of upper end housing will increase the City's property tax base and will encourage much needed development in the corners of Thomas and 7th Street. Currently those corners are less than appealing, this project will support a revitalization of the area. Likewise, the owners of the condos will likely have disposable income that will be spent at the many restaurants that are starting to develop and grow on 7th Street. The overall added benefit to the economy and the revitalization of the surrounding areas would be a wonderful thing for the city and the area surrounding the project.

If Phoenix is going to continue growth and truly assert itself as a major city in America, this type of development is needed. Revitalizing the downtown area, encouraging walkability should not end at the central corridor. This type of development will raise home prices, encourage restaurants, cafes, and clean cared for streets. The overall value to the surrounding areas significantly outweighs any argument against the project.

For a standpoint of a property owner, I am happy about this project. I believe the project will raise property values. From the standpoint of a resident the upside to this project is encouraging and will support the growth of Phoenix into a major metropolitan area. Please approve this project it has tremendous potential and will be good for the city and our neighborhood.

Roland Rillos

Racelle Escolar

From: Hannah Bleam
Sent: Monday, October 01, 2018 8:05 AM
To: Racelle Escolar; Mark Newman
Subject: FW: Letter in support of the proposed condo development at the Northeast corner of 7th st and Thomas

Can you add to 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

-----Original Message-----

From: Christopher Simmers [mailto:simmersfamily@me.com]
Sent: Saturday, September 29, 2018 5:15 PM
To: Hannah Bleam <hannah.bleam@phoenix.gov>; Mayor Williams <mayor.williams@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: Letter in support of the proposed condo development at the Northeast corner of 7th st and Thomas

Hello,

My name is Chris Simmers and my wife Sarah and our 3 young children live in the Los Olivos historic neighborhood on E Monte Vista Rd between 7th and 3rd streets. I wanted to send a letter to convey our support for the proposed condo tower development at the northeast corner of 7th street and Thomas.

As a young family living in the area we welcome this kind of development and would be very excited to see what kind of transformation a project like this could bring to 7th street in that area. We enjoy riding our bikes as a family in the area and always stay clear of that area due to the blight and questionable characters and businesses that tend to frequent that area.

I know there has been some objection to the project specifically in regards to the height but when we chose to live in a midtown area in one of the fastest growing metropolitan areas in the country I expected and hoped that projects growing up instead of out would happen. It does not seem feasible as this growth continues to limit higher heights to the central corridor. We would also fully support such a building right next to us on 3rd street!

Thank you for your time,
Chris Simmers
332 E Monte Vista Rd

Racelle Escolar

From: James Williams <jamesjosephwilliams@gmail.com>
Sent: Saturday, September 29, 2018 4:43 PM
To: Racelle Escolar
Subject: Support for proposed development

I ask that you share this letter with the planning commission members in anticipation for the October 4th meeting. My name is James Williams and I live at 1637 E Yale St Phoenix AZ 85006. I am a 33 year old local teacher who has worked actively in the community for 11 years. I own a 1930 home that was recently remodeled. I am active with my neighborhood communities, as well. I love seeing the new developments and how they are providing economic growth for local businesses, especially restaurants.

I am surprised that this multi-million dollar project has not been recommended by the Encanto planning commission. Unfortunately, supporters of the project didn't turn out to the meeting. Our neighborhood had a meeting at my home to discuss the project. Many neighbors attended and we didn't take a formal vote but neighbors were both against and for the project. Those excited for the project and those against were mixed and one didn't outnumber the other. We worked through it and supported one another's views. Many of the neighbors are excited about the likely rise in home values. Many supporters just assume this multi-million dollar project would be a no brainer and go in. So many supporters would not feel the need to attend these meetings. Again, I was surprised by the results of that meeting, which unfortunately I did not attend.

I strongly SUPPORT the proposed high rise project. Several of my neighbors that also reside very close to the project support and are excited for this venture. We feel that this proposed luxury high rise is exactly what our area needs. My home is completely remodeled and I am very tuned in to rising and falling property values in this area. I strongly feel this would make a positive fiscal impact to the city and the many neighboring home values.

It would bring in professionals to the area with high disposable incomes (I believe about 160 high net worth families). It would encourage walkability and positive urban sprawl to the area. It would encourage the development of more upscale local businesses to cater to the increased disposable income. It would encourage Phoenix to grow and become more urban in a positive way like NYC, LA, Boston, etc. I am especially pleased that the project would contain high value luxury condos and not be a common low cost apartment complex. The luxury condos already built in downtown Phoenix have truly transformed those areas and are starting to make the area look and feel more and more like a real downtown city.

Other neighbors also brought to my attention that the Phoenix Country Club, an asset to our community, is struggling financially. Should this project not go in they could face bankruptcy. That is a terrible possibility. Our city would surely suffer should we lose this historical asset. I feel lucky to live so close to the country club and encourage more upscale development.

The city should not turn away from such a high dollar project. The increased tax money this project would bring to the city for years to come is something that needs to be strongly analyzed. Property taxes (to the county and the city) from not only the project but surrounding raised home values and sales tax earnings in the area would be astounding.

These are the reasons I strongly SUPPORT this project and hope the rezoning will be approved.

Sincerely,

James Williams
1637 E. Yale St.
Phoenix, AZ 85006
404-513-7245

Racelle Escolar

From: Elaine Walter <ewalter01@cox.net>
Sent: Sunday, September 30, 2018 5:43 PM
To: Mayor Williams; Council District 2 PCC; Council District 3 PCC; Council.District4@phoenix.gov; Council District 5 PCC; Council District 6 PCC; Council District 7 PCC; Council District 8 PCC; Racelle Escolar
Cc: Krista Bilsten; Elizabeth Maupin
Subject: Phoenix Country Club Residences

I am a 20 year resident of Country Club Park and reside at 855 E Edgemont Ave (one block south of Thomas). I am in full support of the 15 story high rise structure proposed for the Phoenix Country Club parking lot at the corner of 7th St & Thomas. There are a number of high rises already visible on the skyline, we do live in midtown/downtown area and no homes need to be destroyed to make an exception for this unique situation. I am convinced that we will see a rise in home values, improvements in some of the less desirable locations nearby, specifically the other 3 corners at that intersection, increased tax base for the City and Schools and I believe the density impact of this high rise on traffic is far less than the 4/5 story apartments rising everywhere.

While the Planning Commission declined as a number of land use principles are not met by the development which seem to be tailored towards driving development to the Central Corridor for light rail, it seems extremely unlikely that residences of the high rise would be utilizing that mode of transit anyway. In addition, I recently drove Central north from Roosevelt to Indian School and saw only two vacant fenced lots, a couple of concrete parking lots and a closed fast food restaurant. It appeared to me there are few options on Central. Thank you,

Elaine Walter
855 E. Edgemont Ave
Phoenix, AZ 85006

602-326-3470

PATIENCE T. HUNTWORK

ATTORNEY AT LAW

1501 West Washington Street, Suite 445

Phoenix, Arizona 85007-3327

Patience.huntwork@gmail.com

[\(602\) 410 5879](tel:(602)4105879)

[October 2, 2018](#)

Dear Mayor Williams, Councilwoman Laura Pastor, Members of the City Council, Members of the Planning Commission, and Staff:

I have previously written in support of the high rise at 7th Street and Thomas and do not want to repeat those arguments. However, I feel compelled to send you recent comments *against* the high rise by two leading opponents, Robert Warnicke, and John Grimmer, on NextdoorMidtown Museum District. Respectfully, these comments are patently absurd and serve only to inflame opposition without any reasoned basis. Set forth verbatim below, they exemplify the unfounded arguments being used to oppose a worthy project.

"It's like if they ignore all the reasons not to keep a pet elephant in your home, the size of the doorways, the ceiling height, the floors bring to hard for its feet, the whole eating and wasting, the smell, and etc., it makes great sense, but we should not ignore the issues. Fortunately, we do have places for the elephant to live here, the Phoenix Zoo, the World Wildlife Zoo, and the Out of Africa Park, the elephant and people are much more comfortable with that arrangement. Same with the High Rise tower, the neighbors and city staff have towering issues where it is proposed in MidTown, but we have places for a High Rise Tower: Downtown, the Transit Overlay Districts, and the Village cores." Robert Warnicke

"To me it seems obvious and simple. If you remove the minor consequences of the tower: more traffic, people, concrete, privacy etc, you're left with a "bank building" so to speak, that is being proposed as the spark needed to bring life to our dreadful dreary neighborhood. Really! The residents of the tower, you will never see. Not at the many local restaurants, coffee shops, gathering places. Not walking the streets or riding their bikes, walking their dogs, having a family gathering at circle park or a block yard sale that NEIGHBORS put together. The low rider or custom car and motorcycle events with all of the great food trucks with the best junk food to be had. And you know what, you won't see me doing all of these things either but I could if I wanted to, because it's my neighborhood and these people, like them or not, are my neighbors. People that live here, want to. A deliberate act performed to buy a house where a plan was in place that would insure certain things, one being that really

big buildings had to stay over there, out of their neighborhood. Unfortunately this is all being threatened by money. Money wants to change all of that by changing all of the rules and money doesn't care about you it just cares about money. When new money wanted to build across from old money, old money said no but now the tides have turned and old money wants in. There are many places within the corridor for this tower to be built and you wouldn't have to change any rules or plans but old money needs money. So we will see what money can buy, or who it has bought." John Grimmer

It is regrettable that the debate over such an important project has deteriorated to the point that comments like the above pass as carefully considered contentions. Thank you for considering my views and those of many other historic district residents in support of this project.

Sincerely yours,

/s/

Patience T. Huntwork

Racelle Escolar

From: Hannah Bleam
Sent: Tuesday, October 02, 2018 2:43 PM
To: Mark Newman; Racelle Escolar
Subject: FW: Rezoning Case No. Z-41-18: residential high-rise at the corner of 7th Street and Thomas

Another email 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: James R. Huntwork [mailto:jrh@slwplc.com]
Sent: Tuesday, October 02, 2018 1:14 PM
To: Hannah Bleam <hannah.bleam@phoenix.gov>; Mayor Williams <mayor.williams@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@phoenix.gov>; Council District 8 PCC <council.district.8@phoenix.gov>
Subject: Rezoning Case No. Z-41-18: residential high-rise at the corner of 7th Street and Thomas

Ladies and Gentlemen, I am writing in support of the referenced rezoning case. I have lived at 374 East Monte Vista Road, ½ mile south of the proposed development, since 1977. During that time, there has been a slow and steady decline along the heavily travelled 7th Street corridor between Palm Lane and Osborn Roads. This corridor could provide a dynamic economic engine for surrounding neighborhoods and the City as a whole, but instead it is a veritable Sargasso Sea of run down properties with random architecture and uses, the flotsam and jetsam of urban decay. Thousands of Phoenicians rush through this area every day at harrowing speeds to escape the dismal street scape en route to more attractive venues to the north and south. The Phoenix Country Club itself, despite all it contributes from the broader perspective, exacerbates this problem, with its vast open parking lot dominating the major intersection at the epicenter of the underutilization. Before this project was proposed, there was no reason to believe or hope that the situation will be better 40 years from now than it is today or was when I moved to this neighborhood 40 years ago. This project could be the spark, indeed the bolt of lightning, that we have been waiting for to jump start the process of revitalization, and the time for bold action has come! I ask you to seize this opportunity and not be deterred by those voices that oppose change even to escape from the cycle of stagnation and decay.

Racelle Escolar

From: Hannah Bleam
Sent: Tuesday, October 02, 2018 4:06 PM
To: Mark Newman; Racelle Escolar
Subject: FW: the proposed 15 story luxury high rise at 7th Street and Thomas

Another...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: Karl RR Marku [mailto:karlreinertsen@gmail.com]
Sent: Tuesday, October 02, 2018 3:03 PM
To: Hannah Bleam <hannah.bleam@phoenix.gov>; Mayor Williams <mayor.williams@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: the proposed 15 story luxury high rise at 7th Street and Thomas

Hello,

I live at 371 E Alvarado Rd 85004 and am the East Alvarado Block Watch president and I am writing to voice my support for the proposed 15 story luxury high rise at 7th Street and Thomas (in the south part of the Phoenix Country Club parking lot). Thank you for listening.

Karl Marku MD

Racelle Escolar

From: Hannah Bleam
Sent: Wednesday, October 03, 2018 1:49 PM
To: Racelle Escolar; Mark Newman
Subject: FW: Please support the Phoenix Country Club tower

FYI 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: Dean McAdams [mailto:dean@montevistarealestate.com]
Sent: Wednesday, October 03, 2018 1:14 PM
To: Hannah Bleam <hannah.bleam@phoenix.gov>
Subject: Please support the Phoenix Country Club tower

Dear Hannah Bleam,

Please support the proposed Phoenix Country Club tower as designed. I am sure you have been hearing from a vocal minority that is against growth of any kind in the area. Unfortunately, they have been bullying people in the area to try and stop the project. So, people do not want to speak up in support of the project for fear of retaliation from this vocal minority. However, as a resident in the area, I can say that the vast majority of the people I have spoken with in my neighborhood and the surrounding area support the project as designed and feel the development would be great addition to the area.

Phoenix is a growing city and we need to support good projects such as the proposed tower. It will help clean up that corner and hopefully lead to more quality development in the area. My fear is that if this project is denied we will end up with yet another boring 4 story stucco apartment building with even greater density than what the developer has currently proposed on that corner. Again, I hope that you support the proposed Phoenix Country Club tower.

Warmest Regards,

Dean McAdams

Dean McAdams
Realtor®



📞 602-266-4646 | ✉️ Dean@MonteVistaRealEstate.com

📍 51 E Monte Vista Rd, Phoenix, AZ 85004-1434

