

ATTACHMENT F

From: [Brian Greathouse](#)
To: [Ellen Bilbrey](#); [Sarah Stockham](#)
Cc: [Randy Primrose](#); taylor@mpcres.com; [Jamie Blakeman](#); [Ricki Horowitz](#)
Subject: RE: Magnolia Camelback Apartment Project & Medlock Place
Date: Monday, December 19, 2022 11:46:52 AM

Ellen,

Thank you. We appreciate Medlock's support email below!

Sarah,

Please see below email from Ellen Bilbre and Rick Mountjoy on behalf of the Medlock Place Historic District Association.

Brian Greathouse

(602) 234-9903



[\[bcattorneys.com\]](http://bcattorneys.com)

From: Ellen Bilbrey <blockwatch.medlock@gmail.com>
Sent: Saturday, December 17, 2022 3:39 PM
To: Brian Greathouse <bgreathouse@bcattorneys.com>
Subject: Magnolia Camelback Apartment Project & Medlock Place

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Hi Brian

I will also send this to Drew Bryk to support Magnolia.

Ellen

Ellen Bilbrey

602-432-7942

Begin forwarded message:

From: Rick Mountjoy <rick.mountjoy@gmail.com>
Date: December 12, 2022 at 1:53:39 PM MST
To: Council District 4 <council.district.4@phoenix.gov>
Cc: blockwatch <blockwatch.medlock@gmail.com>, Michael Petersen-Incorvaia <michael.petersen-incorvaia@phoenix.gov>, Maria G Lopez-Corona <maria.corona@phoenix.gov>, Kini Knudson <kini.knudson@phoenix.gov>, Christopher Kowalsky <chris.kowalsky@phoenix.gov>
Subject: **Magnolia Camelback Apartment Project & Medlock Place**

Dear Vice Mayor Pastor,

Thanks again for meeting with us on November 1st regarding traffic control and safety in Medlock Place, and for your directive to implement a trial traffic control feature on Colter Street (the “simulation”).

As you are aware, the Magnolia Property Company is proposing a 250-unit, four-story apartment project very near our neighborhood (7th Avenue & Camelback). This is in addition to Alliance Residential’s adjacent 285-unit project called “Broadstone Uptown” now under construction. These two projects combined add 535 dwelling units to our neighborhood, far exceeding all the dwellings in the Medlock Place Historic District. The additional traffic load from these projects will cause traffic on Colter Street to exceed 1000 vehicles per day; over the limit for a local street.

We had several meetings with Magnolia regarding traffic impact and mitigation, and Magnolia had agreed to implement a traffic suppression feature at Third Avenue and Colter Street. Subsequently, the Streets Department (Chris Kowalski) informed Magnolia that traffic suppression would be designed and installed solely by the Streets Department as part of the “Colter Street Project” and/or the “Third Avenue Project”.

We are thus forced to rely entirely on the City to finance and implement cut-thru traffic suppression from the Magnolia and Alliance projects. The preliminary designs shown on-line for the Colter Street Project **are not sufficient** to mitigate the cut-thru traffic. We **must** have a **stronger** solution; we expect the “trial” feature on Colter to help determine what this solution will be.

Magnolia has asked us to support their zoning change petition at the Village Planning Committee hearing on the 20th. Since the City has assumed leadership and responsibility for effective cut-thru traffic control, on this basis we will support Magnolia’s proposed zoning change subject to the City’s draft stipulations (Z-50-22-4) provided to us on November 17th by Magnolia’s attorney (Brian Greathouse).

Sincerely,

Ellen Bilbrey, President; Medlock Place Historic District Association

Rick Mountjoy, Chairman; Medlock Place Traffic Committee