

ATTACHMENT F

From: [Mark Trahan](#)
To: 901NCentral@mainstreetcapital.com
Cc: [Anthony M. Grande](#)
Subject: #Z-TA-10-23-7
Date: Sunday, May 5, 2024 10:15:09 AM

Dear Main Street Capital,

Thank you for your Notification Letter. I do have a few comments for consideration. I am a homeowner on Portland Street NW. I am a senior and plan on giving up driving in the next couple of years. I use light rail and Waymo frequently.

First: I am in favor of increasing residential density in the downtown neighborhoods. I think this is important for Phoenix.

I do, however, have two concerns, access to retail, especially a grocery store west of Central. And parking.

We moved five years ago from Washington, DC. We had zero interest in living in the suburbs. We wanted to be in a walkable neighborhood with restaurants, retail and a grocery alternative. The move here was good — and there is an urban feel that is rather new to Phoenix. Unfortunately it's a long walk to either of our two grocery stores. Given the density downtown I think a high priority ought to market to include a grocery store in any large development package. I am a big fan of Vancouver, BC, and its mix of high density residential and conveniences. In this neighborhood there is not an easy walk to a bank or credit union. The ideal would be a high-rise that includes planning for a grocery store (especially a Trader Joes or Aldi) or a larger department store such as a Target.

There are too few retail options in walking distance.

That said: I love this neighborhood and I am happy with our restaurant choices, even if they are a bit youth focused.

Last note: I know I am out of step in Arizona, but I think downtown parking (even for residents) should be limited and more expensive. This will serve as an incentive to demand better public transit and fewer cars. (Our neighborhood in DC had a free shuttle (now a dollar) that circulated only in our neighborhood.

I know this goes beyond the scope of your zoning notification but I do hope it's part of your business strategy and planning.

Mark Trahan
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