

# ATTACHMENT G

January 6, 2023

Encanto Village Planning committee  
City of Phoenix - District 4  
200 W. Washington St.  
Phoenix, AZ 85003  
attn: Planner Nick Klimeck &  
Sarah Stockman

## RE: 11th and Mcdowell PUD - Z-2-22-4 (Companion Case Z-15-22-4):

Dear Committee,

My name is Artie A. Vigil III, I am a 17 year resident of the Coronado Historic District and reside at 2026 N 10th street, which is approximately two blocks from this site. I am unable to attend the January 9th committee hearing.

I have been apart of a group of neighbors who have been working with the developer on trying to get the project to be more compatible in both scale, diversity and traditional architecture with the Coronado Neighborhood. The developer is seeking a substantial entitlement over what is allowed in both height and density within the Coronado Conservation plan. In exchange for the increased density I have been advocating for the saving of all historic homes, a transition in height towards the neighborhood to the north and architecture that divides the buildings up into more traditional blocks, rather than one large continuous building. Lastly and what I feel is more important for compatibility is a quality architecture that will be timeless and compatible with the Historic Coronado Neighborhood.

I am in support of redevelopment of the Surical Center. However, at this scale, its important that the project will not deteriorate quickly and become the largest eyesore of the Coronado Historic District.

These goals and principles are outlined as goals within the city of Phoenix. For example within the General plan, one of the primary goals is to ensure certainty for our neighborhoods and protection of our historic districts.

Design (pg 106): Protect and **enhance the character of each neighborhood** and its various housing lifestyles through new development that is **compatible in scale, design and appearance**.

Design (pg 107) Provide high quality urban design and amenities that reflect the best of urban living at an **appropriate village scale**.

Historic Districts (pg110) Ensure new development and infill that is responsive to the historic surroundings and is compatible in **scale, massing, proportion** and materials.

Certainly the current plan has made improvements from the intial proposal. However, I'm very concerned about the "Cruise Ship" extended balconies on the 7 story building.

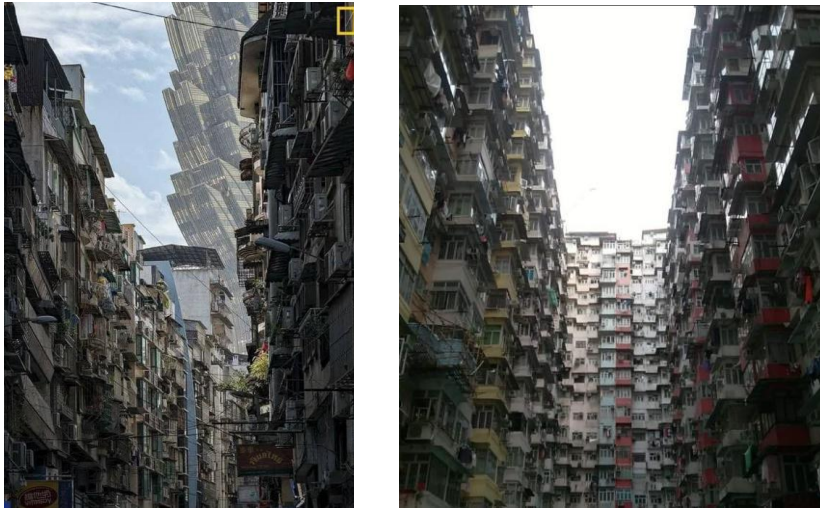
Current Proposal:



Cruise Ship



The primary concern with these balconies extended over the street is how they evolve over time and become eyesores for the adjacent neighbors and anyone passing by. You can see this devolution of extruded balconies a global blight.



Alternatively, places of high quality and character have a more organized street façade. Balconies are minimal to not allow the visualization of furniture at 7 levels above ground. They don't become storage areas for residents.

**San Antonio:**

Notice all balconies are recessed within a formal façade. This project is within the Pearl Brewery Historic neighborhood.



**Santa Barbara, California:**

Balconies are either fully recessed into the building. Or Juliet shallow balconies which do not allow for furniture, storage or clothing. The architectural façade is an organized composition and the balconies are minimal and used as architectural accents within the overall design. Only a few residential units have balconies.



**Phoenix - 1st street and McDowell.**

Not every unit has a patio. If they do, they are either fully recessed or a Juliet style.



**4357 Goldwater Blvd, Scottsdale AZ**

All balconies are recessed into the façade and organized within the façade in groupings. Not every residential unit has a patio or Juliet balcony. No balconies extend beyond the façade of the building.



## New York City

The most expensive real estate in New York City overlooking Central Park does not have balconies extending beyond the façade.



Therefore, I'd request that the committee stipulate that:

- 1) All balconies are either fully recessed into façade of the building.
- 2) Or Juliet balconies do not extend beyond the façade more than 2'-0".
- 3) CCR's that ensure that balconies and patios do not become eye sores for use as storage.

Thank you,

  
**Arthur A. Vigil III**, Coronado Resident

**From:** [Rick Krussman](#)  
**To:** [PDD Long Range Planning](#)  
**Subject:** Fwd: Destruction of PHOENIX CORONADO HISTORIC DISTRICT  
**Date:** Monday, January 9, 2023 1:19:59 PM

---

**File number 100537-000001**  
**Z-2-22**  
**Z-15-22**

----- Forwarded message -----

**From:** Rick Krussman <[rickkrussman@gmail.com](mailto:rickkrussman@gmail.com)>  
**Date:** Mon, Jan 9, 2023 at 1:14 PM  
**Subject:** Fwd: Destruction of PHOENIX CORONADO HISTORIC DISTRICT  
**To:** <[pdd.longrange@phoenix.gov](mailto:pdd.longrange@phoenix.gov)>

----- Forwarded message -----

**From:** Rick Krussman <[rickkrussman@gmail.com](mailto:rickkrussman@gmail.com)>  
**Date:** Mon, Jan 9, 2023 at 1:13 PM  
**Subject:** Destruction of PHOENIX CORONADO HISTORIC DISTRICT  
**To:** [joshua.bednarek@phoenix.gov](mailto:joshua.bednarek@phoenix.gov) <[joshua.bednarek@phoenix.gov](mailto:joshua.bednarek@phoenix.gov)>, Kurt Waldier <[kwaldier@beusgilbert.com](mailto:kwaldier@beusgilbert.com)>, <[council.district.4@phoenix.gov](mailto:council.district.4@phoenix.gov)>, <[mayor.gallego@phoenix.gov](mailto:mayor.gallego@phoenix.gov)>

**I am writing as I continue to oppose this outrageous attack on this Historic District. I am a property owner very near to this proposed monstrosity.**

**I and my many neighbors purchased property in this DESIGNATED HISTORIC DISTRICT believing that it was a Protected District. Now we are faced with this project that completely is opposite of what a Historic District is. The city of Phoenix MUST honor its code and protect Coronado from this invasion of GREED.**

**The density of the project is absurd and will upset the entire nature of the community as well as all the nearby neighbors. There are so many things wrong with this project--parking that is insufficient to house 271 households, increased traffic and crime, gross annoyance to the residents immediately adjacent, and the aesthetics of high rise buildings in a Historic District. I am sick of the City allowing these high density projects built right onto the roadway. The Planners,**

**in my opinion, have no clue as to what is valued by our citizens and how these projects destroy the peacefulness in our Historic Districts.**

**The processes by which citizens must comply to appeal the moves by these greedy developers and poor Planners makes me angry as Hell. We should not have to attend virtual meetings, write opposition letters, etc when in fact this is a PROTECTED HISTORIC DISTRICT. It is a no brainer situation that it should be DENIED.**

**Please do not allow this project and RUIN Coronado. Do the right thing for once!**

**Rick Krussman**