

November 13, 2023

City of Phoenix Planning & Development
200 West Washington Street
Second Floor
Phoenix, AZ 85003

Subject: Case #Z-52-23-8

As property owners of the southwest corner of Washington and 14th Streets, we are concerned with the traffic that the proposed development will generate on the single lane business access route south of the light rail. This access route is already plagued by high-speed traffic making exit onto the access route difficult. The proposed development will significantly increase this traffic, particularly related to the hotel. With abandonment of 13th Street, all traffic to the hotel and residential/retail parking will be along the business access route onboarding at 14th Street.

We request the City to do a detailed traffic study with projections for traffic supporting the proposed development as well as additional developments projected to require use of the business access route. This study should recommend mitigation measures to:

1. Ensure that traffic on the business access route does not exceed capacity at its current speed of 25 mph,
2. Ensure that traffic entering the proposed development has sufficient space to queue without blocking the business access route, and
3. Ensure that traffic on Washington Street does not use the business access route to bypass traffic backed up for downtown sporting and cultural events.

Proper traffic management on this unique single lane access is critical to supporting existing and future business.

A handwritten signature in blue ink that reads "Donald B. Karner".

Donald Karner
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Timothy A. La Sota, PLLC
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tim@timlasota.com

November 13, 2023

VIA EMAIL TO:

Central City Village Planning Committee
c/o Anthony M. Grande
Anthony.grande@phoenix.gov

RE: Public Records Request

Dear Central City Village Planning Committee:

This firm represents Merchants Building Maintenance, LLC, which has owned a building at 1221 E. Washington St. in Phoenix since the 1980's. **I write to urge you to vote NO on case number Z-52-23-8**, an application to rezone a 4.72 acre site located at the southeast and southwest corners of 13th Street and Washington Street from General Commercial, Interim Transit-Oriented Zoning Overlay District One) and Multifamily Residence District, Residential Infill District, Interim Transit-Oriented Zoning Overlay District One to Walkable Urban Code, Transect 5:7 District, Transit Eastlake-Garfield Character Area) and Walkable Urban Code, Transect 5:7 District, Transit Eastlake Garfield Character Area, Historic Preservation Overlay.

There is very limited information available to the public with regard to this rezoning even though my client's business site sits right at the heart of this rezoning request. I also regret being unable to appear in person in front of the Committee. Part and parcel with the rezoning application is an abandonment application that causes a number of the problems. The reasons we ask that you oppose this rezoning are detailed below.

Access to my client's warehouse will be blocked if the rezoning and abandonment are approved.

The multi-story building to the west of Merchants Building Maintenance was built for residential units. The rear alley provides my client's business critical access to its building, which is needed to continue to provide its services--the access to the rear alley is absolutely necessary for us to be able to continue to effectively use the building my client owns.

Mr. Grande
November 13, 2023

My client's warehouse door is located in the back of our building. My clients receive critical and necessary supplies delivered to our warehouse through this rear alley access. These supplies are delivered multiple times throughout the week. If my client does not have rear alley access, my client would not be able to continue to conduct and execute the services the company has been hired to provide to its customers since these supplies are critical to my client's operation, not to mention the customers that rely on my clients for various sanitation services.

The rezoning would prevent the City of Phoenix from providing basic services

The city trash bins are located at the rear of our building, next to our warehouse. The city trash trucks must come through the rear alley access to get to the trash bins. These trash trucks cannot make the 90 degree turn to the rear of our building if they were to enter from the Washington Street driveway. This rezoning is completely incompatible with the continued provision of this important city service.

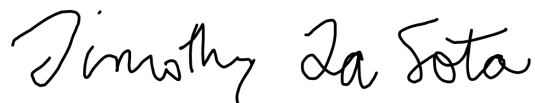
Alley access used by utility crews to back in the trailers would be obliterated by this application

My client's trailers are mounted with pressure washers and they are backed into the property through the alley access. These trailers are used by my client's utility crews for cleaning customers' properties. Specifically, these trailers are used extensively by my client's utility crews to perform various sanitary functions for our clients. This rezoning and attending abandonment would stop that.

Again, please vote no. Thank you.

Very truly yours,

TIMOTHY A. LA SOTA PLC

A handwritten signature in black ink that reads "Timothy La Sota". The signature is written in a cursive, flowing style.

Timothy A. La Sota

Timothy A. La Sota, PLLC
2198 East Camelback Road, Suite 305
Phoenix, Arizona 85016
602-515-2649
tim@timlasota.com

December 7, 2023

VIA EMAIL TO:

Planning Commission
c/o Josh Bednarek
josh.bednarek@phoenix.gov

RE: Zoning Case Number Z-52-23-8

Dear Planning Commission:

This firm represents Merchants Building Maintenance, LLC, which has owned a building at 1221 E. Washington St. in Phoenix since the 1980's. **I write to urge you to adopt appropriate stipulations to protect my client's access to its property, or failing that, to vote NO on case number Z-52-23-8,** an application to rezone a 4.72 acre site located at the southeast and southwest corners of 13th Street and Washington Street from General Commercial, Interim Transit-Oriented Zoning Overlay District One) and Multifamily Residence District, Residential Infill District, Interim Transit-Oriented Zoning Overlay District One to Walkable Urban Code, Transect 5:7 District, Transit Eastlake-Garfield Character Area) and Walkable Urban Code, Transect 5:7 District, Transit Eastlake Garfield Character Area, Historic Preservation Overlay.

Part and parcel with the rezoning application is an abandonment application that causes a number of problems. I understand that this is a separate process and this application is not yet filed. However, the applicant is asking for a significant upzoning, so it is appropriate to take steps to protect the neighbors now, as part of this process.

The reasons for my client's concerns are detailed below.

Access to my client's warehouse will be blocked if the rezoning and abandonment are approved.

The multi-story building to the west of Merchants Building Maintenance was built for residential units. The rear alley provides my client's business access to its building, which is needed to continue to provide its services--the access to the rear alley is absolutely necessary for us to be able to use the building my client owns.

Mr. Bednarek
December 7, 2023

My clients can only receive critical and necessary supplies delivered to our warehouse through our rear alley access that connects to 13th Street only. These supplies are delivered multiple times throughout the week. If my client does not have rear alley access, my client would not be able to continue to conduct and execute the services the company has been hired to provide to its customers.

The rezoning would prevent the City of Phoenix from providing basic services

The city trash bins are located at the rear of our building, next to our warehouse. The city trash trucks must come through the rear alley access to get to the trash bins. These trash trucks cannot make the 90 degree turn to the rear of our building if they were to enter from the Washington Street driveway. Abandonment is completely incompatible with the continued provision of this important city service.

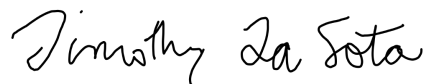
Alley access used by utility crews to back in the trailers would be obliterated by this application

My client's trailers are mounted with pressure washers and they are backed into the property through the alley access. These trailers are used by my client's utility crews for cleaning customers' properties. Specifically, these trailers are used extensively by my client's utility crews to perform various sanitary functions for our clients. This attending abandonment would prevent that.

Again, please adopt stipulations to ensure vehicular access to the back alley, and failing that, vote no. Thank you.

Very truly yours,

TIMOTHY A. LA SOTA PLC

A handwritten signature in black ink that reads "Timothy La Sota". The script is cursive and fluid, with the first name and last name clearly legible.

Timothy A. La Sota