

Attachment E

June 27, 2019

Councilwoman Guardado
District 5
200 W. Washington St 11th Floor
Phoenix, AZ 85003

RE: Maryland Homes Z-21-19 rezoning case

Councilwoman Guardado,

Congratulations on your newly elected position!

I am writing you today to discuss an upcoming zoning case in my neighborhood. I live at 6550 N 11th Ave, Phoenix, AZ 85013 and have for the past 3 years.

I have seen the proposal the architects have presented and I am fully in favor of this concept and this rezoning. I feel it will breath new life into our neighborhood and is a much better use for the land than its current two dilapidated houses with horses on large lots.

The new development will bring new residents that will keep our neighborhood vibrant, not too much traffic or noise, and the project itself is nicely designed. The developer, Nick Blue, builds a great product and I would encourage you to looks at some of his other projects.

I hope you will consider voting in favor of this rezoning, and try not to listen NIMBY viewpoint of other neighbors who have not taken the time to consider the benefits that this will bring to the area. I would appreciate it and know it will be good for my neighborhood.

Sincerely,

Noah Brocious
Noah Brocious

CC David Simmons, City of Phoenix Planner for Alhambra Village

David O Simmons

From: Richard Marmor <Richard@Arbour.cc>
Sent: Monday, July 15, 2019 2:56 PM
To: David O Simmons
Cc: Steve & Peggy Hamilton; Cindy Dillard; Debbie@skinsobeautiful.com
Subject: Zoning Application Z-21-19

In Re: Ibiza Ventures | 1021-1027 W Maryland Ave ("Maryland Homes")

Dear Mr. Simmons,

We are the members of the board of the HOA of Maryland Square, an existing patio home development at 710-734 W Maryland Ave., and lying within the notification radius of the proposed development. We have been solicited to submit comment to you by another area homeowner who reports that you have requested input reflecting community response to the subject application.

The original rezoning application contemplated ±35 units to be shoe-horned onto the property, a gross over-reaching that no neighbor could support. The revised application, which we understand to consist of 15 unattached units, is far more reasonable. That said, it should be noted that within less than ½ mile in 3 directions from the property are single family homes with values between \$500K and \$1Mil. There is thus an obvious opportunity for the developers of this project to consider enhancing the character of the contemplated project.

We wish to go on record as having no objection to the revised contemplated development, subject to the following conditions:

1. No more than 15 units can be constructed on the assembled parcel.
2. Importantly, provision is made for not less than 7 on-site visitor parking spaces, which spaces *are independent of, and in addition to, on-apron parking* at the individual residences. I will note in this regard that our own development has a private drive substantially like the one contemplated in Maryland Homes, and we are able accommodate comparable, single-loaded guest parking along our drive while still permitting access by emergency and service vehicles.
3. Covenants, conditions and restrictions ("CC&Rs") governing Maryland Homes be incorporated, which CC&Rs include a prohibition against rental of the residences, including both long-term residential leases and short-term vacation or transient, so-called B&B rentals.
4. Upper-level balconies, if any, of any residence may not overlook neighboring properties adjacent to Maryland Homes.

Should you have any questions, Richard Marmor can be reached either at this email or by telephone at the number below.

Thank you for your consideration.

Richard Marmor
Steve Hamilton
Cindy Dillard

Richard D Marmor

Attorney at Law

730 West Maryland Ave
Phoenix, Arizona 85013
Telephone 602 234 3000

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July 21, 2019

To Whom it May Concern,

As a proud owner of a Blue Sky Home, it gives us great pleasure to provide a letter of reference for not only Blue Sky Homes, but Nick and Adralyn Blue individually. We bought our home from Blue Sky in late November 2017 and have loved it from the moment we stepped inside. The home's design and construction quality are exceptional and Blue Sky has stood behind their product 110 percent.

Our experience with BSH was far more personalized than we had expected, we felt a real connection with their team, they were genuine, easy and fun to work with ---Very communicative, organized, and transparent on pricing for any upgrades.

Most notably, the whole team has continued to provide us with assistance answering all our questions regarding the function of features of the house since we moved in. As to be expected, with any new home we have run into some minor issues that need addressing, and the BSH team has always responded quickly. We can honestly say, Blue Sky's customer service is as exceptional as its homes.

In addition, we should say their claims of being a conscientious builder are very true! The 'Green' aspects of the Ashwood Circle Development truly indicates a sense of responsibility toward our wonderful Phoenix/Scottsdale community and to the environment. Plus, we have been delighted by much lower our energy bills compared to our last home, which was about 450 sq ft smaller. It's amazing!

We feel that adding another Blue Sky community to our North Central Phoenix neighborhood will not only add value to the area, but inject high quality homes and bring an energy to a specific area (10th Ave/Maryland) that needs some improvement.

Overall, we thoroughly enjoyed our home buying experience with BSH and would recommend them to friends and family. We look forward to enjoying many years in our new home!

Regards,



Cynthia Wetmore MD, PhD



Teresa Hammarback, MS, RN, CPN
245 E Ashwood Circle
Phoenix, AZ 85012

To Whom it May Concern,

Meeting Nick and Adralyn along with the Blue Sky Team made buying my home in Ashwood Circle one of the best decisions I have made. Phoenix is full of "Developments" and "Communities" to choose from but finding one with a conscience approach and a builder who believes in sustainability is a whole other ballgame.

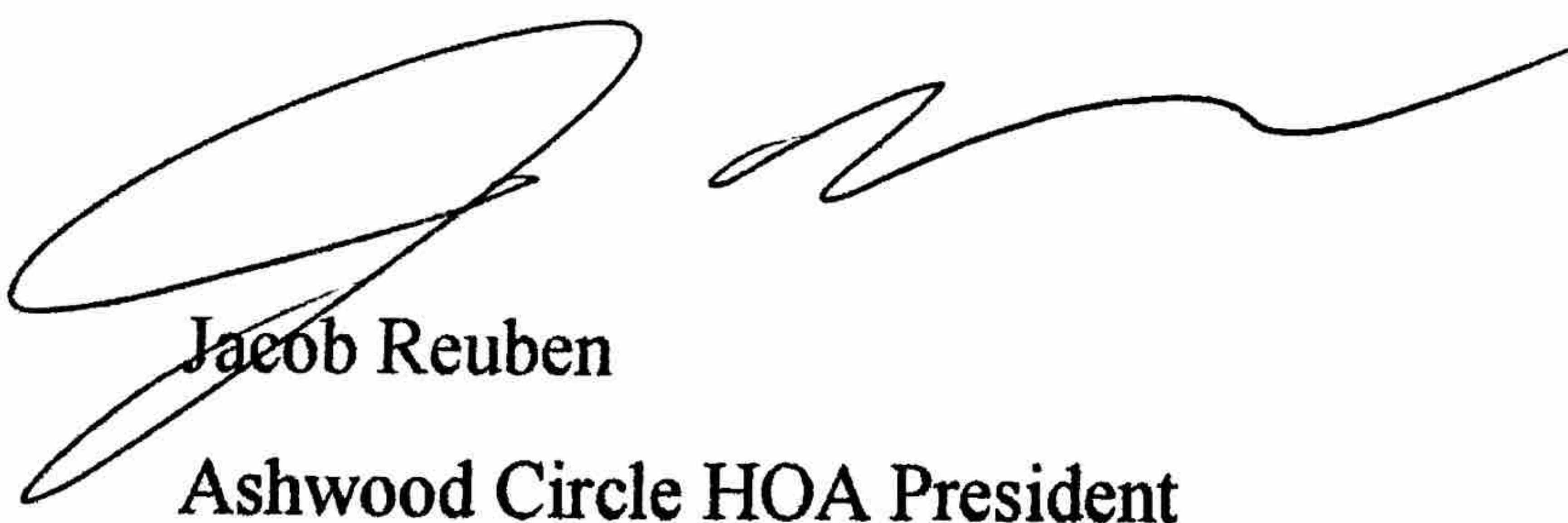
When I started my search for a new residence, I had a wish list of things I was looking for: a new build, green features, location I could bike or walk to restaurants and a chance to feel connected, maybe even meet a neighbor.

Ashwood Circle hit them all. I feel like BSH understood my needs as a home buyer. The integrity showed throughout the entire process was notable and the 'Green' aspects of the Ashwood Circle homes truly indicates a sense of responsibility toward the Phoenix/Scottsdale community. They like to call it "Intelligent Urbanization" and it is commendable.

I was also impressed by the level of commitment the whole team showed to stand by the workmanship and the warranty when I had a few things that weren't quite right. Their response time was great, the repairs were made in a timely fashion and the follow up was terrific. As a builder, I have to say they have assembled a team of incredible people who are skilled at what they do and care about the homes they sell and the people who buy them.

Best of all, I know all my neighbors. In fact, we have our own HOA of which I am President. I see them often out front enjoying the outdoor "Living space BSH created for each of our homes. Nick once said to me, "Call us old fashioned, but we still believe people thrive when they spend less time in online communities and more time getting to know their neighbors."

If you are looking for a new home or a home for someone you know, start here. At the very least, you will meet remarkable people engaged in changing they our city moves forward, one home at a time.



Jacob Reuben
Ashwood Circle HOA President

David O Simmons

From: Shaun McDonald <shaun009@icloud.com>
Sent: Thursday, August 22, 2019 10:38 AM
To: David O Simmons
Subject: Maryland 15

Hi David!

I leave near 7th ave and Maryland and saw the information about Maryland 15. My girlfriend and I are seriously interested but would like more information about the project. Do you happen to have details about it that you are able to share?

Thanks,
Shaun McDonald

Thanks,
Shaun McDonald

David O Simmons

From: max725 max725 <max725@cox.net>
Sent: Friday, August 30, 2019 2:00 PM
To: David O Simmons
Cc: virginia@virginiaraesenor.com
Subject: Blue Sky Development - Maryland Homes Project

Greetings David. As we discussed this morning, I am in support of this Project.

1. My name is Matthew Palenica. I live in the 10 home subdivision constructed in 2000 at the end of 8th Avenue, south of Maryland.
2. Current zoning allows Blue Sky to construct 10 homes on the property. Their original project was for 35 townhomes. I and every neighbor whom I spoke with were against it. Blue Sky decided to reduce not only the number of homes to 15, but they were going to be detached single family homes. At that point I was not against the project.
3. I attended the Village Planning Committee Hearing on August 27th. I submitted a card with comments in support of the project, but did not speak. It was only after the conclusion of the meeting that I was able to see even more clearly that the benefits of this project outweighed the negatives to our community.
4. If Blue Sky only wanted to build 10 homes there would be no public meeting process as they would just obtain building permits from Development Services. The request to rezone allows for the public to weigh-in. That is a good thing. This already has had an impact in the project is now halve its original size. I would like to think that this was done because Blue Sky heard what the neighbors were saying. Having the opportunity to be heard as a result of the rezoning request is something we would not have had if 10 homes allowed by present zoning were going to be built.
5. Since Blue Sky could build 10 homes today without any rezoning, items such as vehicular traffic, noise, pollution, and everything else negatively associated with having additional single family housing in the area is somewhat of a moot point. Those items really only come in to play and are subject to public input due to Blue Sky wanting to build an additional 5 homes on their property. Thus, I see the issue as simply whether the construction of 5 more homes will have such a negative impact on the community that they should not be allowed.
6. I do not see where the addition of 5 single family homes, homes, which is my understanding will be in the \$500,000 - \$600,000 cost range, will be a detriment to our community. We benefit as a whole because the property taxes will go up. A downside is that surrounding neighbors may complain because their property taxes may increase because their properties become more valuable. Nevertheless higher property values provides additional revenue to a

number of governmental entities, most importantly our public schools. As an aside, it is most unfortunate that property taxes is the major source of funding for our school system.

7. Taking irrigated property out of circulation can benefit all of us in that the city can then use the water delivered by SRP and have it diverted to its water treatment plants for better uses.

8. Having the detached single family homes proposed by Blue Sky helps add additional support that this is what should be built in our community when parcels in the future request a change in zoning.

I like our community. I like Phoenix. It would be nice if some things could stay the way they are, but that is only a dream, not reality. If we have an opportunity to voice our opinion in how that change comes about we should take it. That opportunity is now. I support the Proposal by Blue Sky to build 15 single family detached homes with the several stipulations approved by city staff as stated at the August 27th Village Planning Committee Hearing.

Matthew Palenica