

ATTACHMENT G

From: [Joan Kelchner](#)
To: [Mayor Gallego](#); [Council District 7 PCC](#); [Council District 2 PCC](#); [Council District 3 PCC](#); [Council District 4](#); [Council District 5 PCC](#); [Council District 6 PCC](#); [Council District 8 PCC](#); [Joshua Bednarek](#); [Anthony M Grande](#)
Subject: Re: Text Amendment Z-TA-10-23-7
Date: Friday, May 10, 2024 4:29:42 PM
Attachments: [img20240510_16222428.pdf](#)

CAUTION: This email originated outside of the City of Phoenix.

Do not click links or open attachments unless you know the sender and were expecting this email.

[Report Suspicious](#)

Attached is a letter from the Roosevelt Action Association (RAA) in downtown Phoenix, expressing our opposition to this text amendment. Thank you for your consideration. Joan Kelchner, President, RAA

May 9, 2024

Dear Mayor Gallego and Councilman Galindo-Elvira:

Re: Z-TA-10-23-7

The Board of the Roosevelt Action Association (RAA) voted on May 8, 2024 to oppose this Text Amendment as written. Since 1981, we have been the neighborhood association advocating for issues affecting our historic neighborhood which is bounded by Central Av. to 7th Av. and McDowell to Van Buren.

It is our understanding that the owner of the focus site of this text amendment (Mr. Kell Duncan) requested a height waiver which would allow his building to go up to 325 ft.. The city accommodated this by proposing a text amendment covering not only the initially requested lot, but also land on both sides of Central. On the west, within our Roosevelt neighborhood, the boundary drawn, in fact the whole map, is confusing. The first obvious confusion is that the map presented for the Text Amendment is inaccurate and outdated by several years.

The area in question, as drawn on this old map, extends on the west side of Central from Portland St to McKinley and as far west as the alley between 1st and 2nd Av.s. It encompasses several listed historic properties. One of the primary missions of the RAA, as noted in our bylaws, is advocacy in protecting these historic buildings for the city of Phoenix.

The next question mark is - on the map - a large vacant lot on the west side of 1st Av.. This is the site of a multi-story development which has been under construction for months now. In fact, all the planning, site plan reviews and permitting for the development goes back several years. There is no way that this text amendment could be used here and the developer does not want it.

Then, there is the map's bump out at the northern end of the map. This outlines the Roosevelt Square Apartment building, which also includes Fez Restaurant and Fair Trade Cafe. This whole building, apartments and retail, is very popular and services work force housing for ASU and downtown. Why label it with a new text amendment?

Finally, the reason the city recommended creating this text amendment to address Mr. Duncan's request for more height at just his site is truly confusing. Mr. Duncan told a gathering on May 9 that he and his architect were asking about a zoning variance and were informed that the city was wary of looking like they favored developers too much. Therefore, a text amendment that would allow "bonus points" for an automatic increase in height over a wide swath would be better. In other words, tell the city that you're including certain things in the development and there is no need for further discussion – no more meetings with neighborhoods? How is that for favoring developers?

Again, the RAA Board voted unanimously to oppose this Text Amendment, at least in the area included within our RAA boundaries. If this text amendment does go through,

we would ask that you amend it to remove any parcels on the west side of Central Ave. Or, as Mr. Duncan told the crowd at the Churchill on May 9, just limit it to his property or allow him to apply for a zoning variance.

Sincerely,

Joan L Kelchner, MD

Joan L Kelchner, MD, President RAA

Cc: Joshua.Bednarek, Director Planning Department

Anthony.Grande, Planner III, Central City Village Planning Committee