



Encanto Citizens Association

Message to the Neighborhood
RE: Z-119-07-4

There is a proposed development north of Thomas on the SW corner of 7th Street and Earll Drive that could have reverberations in every historic district. That property is the subject of the first Planned Unit Development (PUD) in our City. The application, because of the height and density contained therein, has a harmful impact on the La Hacienda Historic District, immediately north of Thomas at 7th Street, as well as the fine homes in the Country Club area.

- The PUD Application, Z 119-07-4, is unacceptable because of a substantial increase in density from 221 residential units to 423, and an increase in height from 48 feet to as high as 75 feet plus 20 feet for architectural/mechanical embellishments, next to single family residential.
- Because of the substantial increase in density and height, the Historic Preservation (HP) Office took exception to the PUD as filed. HP suggested that the height be limited to two stories next to La Hacienda Historic District. The Staff Report from the Planning Department omitted any mention of the comments submitted by the Historic Preservation Office of this City. Phoenix paid for the research to add La Hacienda to the Phoenix Historic Property Register and the District is now awaiting National Register designation, again a City driven project.
- The proposed development is **outside** the Encanto Village Core, where the 7 story height would be appropriate. Members of the Encanto Village Planning Committee (EVPC) have invested much time in developing the articulated position of the group. One facet of that position states “Projects such as these are to be encouraged, but will only be considered when the neighborhoods immediately adjacent to the proposed development are involved in and *support* the proposed development, and where the purpose of such projects is specifically to *support and enhance the quality of life* for residents in the immediate area”.
- It’s an accepted fact that the City needs density in the Transit Oriented District (TOD) to support the light rail system. This proposed development is **outside** the TOD.
- Additionally, the application is deficient because it does not contain any reasonable mitigation efforts to shield and/or preserve the adjacent single-family homes.

All of the affected residents support responsible development on the 7th Street and Earll Drive site, but this particular application, with proposed buildings up to 7 stories towering over La Hacienda and overlooking backyards in the Country Club area, is opposed by several hundred homeowners adjacent to the proposed development. At four consecutive sessions of the Encanto Village Planning Committee from 50 to 80 affected residents turned out each time to oppose the application.

The Encanto Citizens Association is concerned that if this first PUD is approved, future ones could wreak even more havoc on historic areas. We understand the value to downtown of well-kept neighborhoods and the emotional and monetary investment these individuals have in their homes.

Therefore we are suggesting that if you are concerned about the shortcomings in the application that could have implications for all neighborhoods, contact Councilman Tom Simplot - District 4 tom.simplot@phoenix.gov or write to the Mayor and other members of the Council expressing your concern, referencing Z-119-07-4.

Promoting Heritage Preservation, Education and Contributing to the Future

Corporate Contact G.G. George President 1102 West Palm Lane Phoenix, AZ 85007

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It will have serious repercussions for all historic neighborhoods, but especially for the vacant land on **our southern border** between 13th and 15th Avenues. We have been informed by a reliable source that the McDowell Road property is in foreclosure and may go to auction on November 19, 2008.

If that property is acquired by a financially solvent developer with experience, any development of that property may be even more devastating to the SW quadrant of Palmcroft Way and our neighborhood than the intense plan for 87 units originally proposed. The Planned Unit Development (PUD) District allows the rezoning **applicant** to propose the uses, development standards and design guidelines for a site. The applicant can design his own district by dictating the uses.

Please get involved now! Write to the Mayor and Council opposing Z-119-07-4 and attend the Council Hearing on October 15, at 5 p.m.

Mailing addresses for the Mayor and Council are the same: City of Phoenix – 11th floor
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District 4 – Tom Simplot
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Our District

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