

**From:** Robert Warnicke robert@warnickelaw.net  
**Subject:** Opposition to Z-41-18  
**Date:** November 14, 2018 at 11:50 AM  
**To:** Council District 4 council.district.4@phoenix.gov



Councilwoman Pastor,

Thank you for meeting with our neighborhoods that last week. **We are opposed to the height of this project so close to our homes.** Unlike other projects by John Graham, such as Portland on the Park, this project is not in the light rail corridor and does not place a 6 story element a few hundred feet from our homes with a high rise element almost a quarter of a mile away, but instead drops a 140-175 foot project among our neighborhoods, within a couple hundred feet.

This project is like Crystal Point, which is mentioned no fewer than **12 times** in the Application, not Portland which is not even referenced. Neither the rezoning of Crystal Point in the 60s nor its construction in the 90s did anything to help our City become more urban or help spur redevelopment of the area around the project. The neighborhood of single family homes behind it suffered, but has now come back that our plans and policies would not allow expansion of incompatible **height** in the area. It is these same plans that saved Roosevelt, Willo, Alvarado and Ashland Place by restricting incompatible **height** development to only the corridor.

The biggest problem with the PCC tower project **height** is what it means for our future. H-R zoning allowing 250 feet of **height** is not allowed by the General Plan or TOD this far from the Village Core or the light rail line. By abandoning decades of planning principles designed to support the billion dollars of public money invested in the light rail by encouraging private dollars supporting **height** along the project, the City will be immediately destabilizing my neighborhood as well as every other neighborhood in our City. At the same time it will be a green light for investors to abandon an already troubled light rail project by not building **height**, or anything else, in its corridors. This a project for our future that has already brought many hundreds of millions of dollars of federal money to our City and will continue to bring more if we just persevere in our "**Reinvent PHX**" project. We are trying to reinvent from the mindset that led to projects like Crystal Point and like this one, building **height** were it does not belong.

How does this project's **height** cause destabilization? I have examples. For decades houses down town and in the midtown area that had incompatible zoning, such as H-R allowing incompatible **height** nearby, suffered because of the perception that their area would be next. In neighborhoods near my home off of Third Street we had blocks of homes operated as slums because the owners were not living there and not reinvesting in the area, and were instead holding out for the day the area could be redeveloped under more intense zoning (ie, **height**). The super-block projects that are Alta MidTown apartments and the soon to be build Crescent Midtown apartments are the result. I am not saying these projects are necessarily bad, but the **decades** that those neighborhoods languished before this cycle's redevelopment was an awful experience for the city. Both of those areas have high rise **height** and other high rise zoning adjacent to them, and everyone knew the neighborhoods would go, the only question was how many boom and bust cycles it would take. The answer was too many. We do not want this to be the future of our neighborhood, which will be surrounded by H-R zoning if this project is approved.

Planning provides certainty, allowing any project that can get financing anywhere creates huge uncertainty for stakeholders. Uncertainty drives investment away.

Attached please find a maps of opposition to this project based on ink and online petitions. I also provide the first 20 or so online petitions we gathered. We have hundreds that I will forward you. They oppose the **height** of this project.

We don't want a high rise tower standing on a twenty foot high concrete tomb with faux windows surrounding a parking structure on this corner. Although this project is about building tower hostile to our city on a small portion of the acres of parking PCC has, you asked what we wanted for the entire corner. I am taking your request seriously, and after meeting with an architect later this week, I hope to provide you with a vision for the four corners and not just part of the one corner offered by PCC.

Robert

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