

**From:** Robert Warnicke robert@warnicelaw.net  
**Subject:** Opposition to Z-41-18  
**Date:** November 20, 2018 at 1:59 PM  
**To:** Council District 4 council.district.4@phoenix.gov



Councilwoman Pastor,

Thank you for talking with my neighbors today at the "Coffee Chat". We look forward to meeting with you again on November 27th.

In the meantime, please find an additional **20 petitions** from people opposed to the height of this project attached to this email. This makes **100 petitions** that I have sent you, and we are continuing to collect more.

Although the most vocal opposition to the **height** of this project is from neighbors in its shadow, you will find that people from *throughout* your district and the city are opposed to the **height** being allowed that is contrary to the General Plan.

The General Plan provides:

### Land Use and Design Principles

Locate land uses with the greatest height and most intense uses within village cores, centers and corridors based on village character, land use needs, and transportation system capacity.

At page 60.

The Encanto Village Core only extends east to 3rd Street, not 7th Street. The project is 1/4 mile outside of the Encanto Village Core. A screen shot of the Land Use Map showing the boundaries of the Encanto Village Core in white is attached.

The concern is that once the General Plan can be disregarded by any well financed developer, that no neighborhood will be safe from redevelopment that is not sensitive to the scale of the **height** of nearby single family homes. Will survive, but only with extraordinary measures you alluded to today after the meeting, and which included a commitment to keep the towering **height** along Central Avenue.

We ask you not to abandon decades of urban planning and allow incompatible **height** on this corner that will almost surround La Hacienda with H-R zoning. Urban blight can be constructed of concrete walls and parking garages. This project is nothing more than **vertical cul-de-sac** that will funnel people into a parking podiums to get into their cars. There are examples of similar condo towers that offered nothing to the urbanization and walkableness of our City, such as the poster child for this project in the Application, Crystal Point. These projects immediately hurt the quality of life for neighbors, and over the long term will destroy an entire neighborhood by creating uncertainty about where the next project will be built, causing people to leave rather than invest in their community. Only a continued commitment to the General Plan can protect stakeholders both in the shadow of this project and all across our city, while also fostering the development of walkable urban core that Reinvent Phx envisioned.

This proposed project is **height blight**.

Robert

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