

Via Email
Phoenix Planning Commission

Dear Sir/Madam:

My husband, Tom, and I have lived in the Country Club Park Historic Neighborhood since July 1997. For over 21 years we have enjoyed the ongoing development of this neighborhood and the area surrounding it. However, we are totally opposed to the rezoning of the northeast corner of 7th St. and Thomas Road to allow for the construction of a High Rise/High Density condo (Case No. Z-41-18). We respectfully ask that this letter be delivered to each member of the Planning Commission.

The Phoenix City Zoning Code provides that High Rise zoning belongs in areas of our City that generate exceptional amounts of activity of a commercial nature. That in NO way describes the corner of 7th St. and Thomas Road. We are not at the light rail or central corridor. As others have pointed out, 7th St. and Thomas Road is not the City Core, not in the Encanto Village Core, and at least a half a mile from Central Avenue. Keep the High Rises between 3rd St. and 3rd Ave. and within the Central High Rise Corridor, where they are within reasonable walking distance to the light rail. For several months of the year Phoenix is not walk-able. It's only common sense that most people will not walk all the way from 7th St. to take the light rail. Traffic in our neighborhood will only increase.

7th St. is already a high-volume north/south street that is dangerous, due to the middle lane used for alternate traffic flow both on north-bound and south-bound traffic, depending on the time of day. Early morning and *especially* late afternoons, Thomas road is already backed up, slow and bumper to bumper. Where we live on 10th St., just south of Thomas, we already get lots of cut-through traffic every day. A high-rise development will only increase the traffic issues in our nice neighborhood.

The language of the proposed changes describes them as a stimulus for further redevelopment and renovation of vacant or underutilized properties in the area. Although we're not opposed to further redevelopment and renovation of the area, building High Rises is NOT the way to do it. Any further development should fit the look of the historic neighborhoods around it, in keeping with the current zoning, and certainly NOT allowing any 15-story concrete buildings.

We are dismayed that the Phoenix Country Club would even consider such a proposed structure and very concerned that such a change in zoning might set a new precedent for development of more like it. This High Rise may solve some of Phoenix Country Club's financial problems, but it will do so at the expense and to the detriment of the surrounding historic residential neighborhood. Please soundly reject Case No. Z-41-18.

Respectfully,

Gayle Parker
Tom Parker
2720 N. 20th St.
Phoenix, AZ 85006