

**From:** Kristin Hower khower@cox.net  
**Subject:** Opposition to Z-41-18  
**Date:** September 10, 2018 at 5:09 PM  
**To:** hannah.bleam@phoenix.gov  
**Cc:** Robert Warnicke robertwarnicke@yahoo.com

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KH

Dear Encanto Village Planning Committee,

We have resided for the past 20 years in the historic La Hacienda neighborhood on Verde Lane. Our home is approximately 400+/- feet west of the proposed tower project. We are strong supporters of the Phoenix Country Club, and although we consider ourselves generally pro-development, we are opposed to this project for the following reasons:

1. Too tall

The desired height for the tower is not appropriate for the area as evident in current zoning restrictions. Tower buildings are suited to be developed within the existing, established and designated zones (Eg. Central Ave )

2. Increase through-traffic on our street

The new tower will invariably bring more congestion and the speeding cross traffic from frustrated drivers stuck at red lights on Thomas and 7th Street. Please know that in Fall of 2017, both our pet dogs were hit and nearly killed in our yard, by an erratic, speeding, hit and run driver.

3. The design

The elevations representing the Tower depict two to three stories of garage parking walls with very little setback or buffer. These elevations do not support pedestrian friendly interaction compared with more traditional residential multi-family projects. Better suited examples include common public areas, small boutique retail opportunities and open space for all to enjoy.

Sincerely,

Nick & Kristin Hower  
381 East Verde Lane  
Phoenix, AZ 85012