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September 30, 2018

To: Phoenix Planning Commission

Attn:

Mark Newman  
Rachelle Escolar  
Hannah Bleam  
200 W. Jefferson  
Phoenix, Az

Re: **Opposition** to Z-41-18: H-R, Northeast Corner of 7<sup>th</sup> Street and Thomas Road

Dear Member,

I am **strongly opposed** to the proposed 15 Story Residential Tower to be constructed in the existing parking lot of the Phoenix Country Club.

As I understand the concept of the High Rise (H-R) High Density District, the original intent was to allow for increased residential density in areas where there was a reasonable expectation for increased commercial activity. The theory being that as a direct result of more residents living in the area, albeit in a vertical dwelling, businesses would have more opportunity to generate additional revenue. This is not the case at the corner of 7<sup>th</sup> Street and Thomas Road. The only retail businesses accessible within a short walking distance are a Circle K, some sort of payday loan office, a long forgotten vacated Valero gas station, a car repair shop and a gentlemen's club. No restaurant of any note comes to mind. Oh yes, there is also a barber shop a block away. I will venture the opinion that a resident of the proposed tower would never avail themselves of the services of one of these businesses but maybe once a year at best.

Were this structure to be constructed at the northwest corner of Central Avenue and Thomas Road it would be within the Central Corridor established for just this purpose. This makes sense to me. Here the residents would find ready access to a myriad of restaurants, accountants and

financial institutions, more restaurants and more financial institutions and, come to think of it, there is even a vet clinic just across the street on Central.

And then there is the light rail. Just go out the front door and hop on. If a D'Backs game is on the agenda on a hot(duh) July evening what better way to get there from Central and Thomas? Afterwards spend some time downtown and do whatever. Isn't this what the rail system was designed for? I know from experience that the light rail is not a viable option from 7<sup>th</sup> Street and Thomas. You really want to use it, but Central is just too far to walk in June, July, and August. So then why not drive to Central, park somewhere and then catch the light rail? That doesn't make sense as since you've fired up the old SUV, why not just go ahead and drive downtown and park in a parking garage?

The crux of the negative opinion I have regarding the proposed tower at 7<sup>th</sup> Street and Thomas really focuses around the light rail system. While all the other arguments regarding increased traffic congestion, loss of homeowner's privacy, decrease in property values, potential blight in adjoining neighborhoods, all have substantial merit, the real issue facing you as a member of the Planning Commission is planning what is best for Phoenix.

Millions have been spent to build the light rail. Millions more are spent annually for operations and maintenance, and to fund the construction debt. These monies come to some extent from ridership. As a member of the Planning Commission I feel that it is your duty to remember this. Put high rise towers where they belong, and where they are zoned to be located: the High Rise(H-R) High Density District of the Central Corridor. This is what your predecessors planned on and what you should abide by. Plan now for that day in the future when the Central Corridor can no longer accept any additional development.

This is your opportunity of a lifetime to do what is right. Take it.

Sincerely,



Joe Every

818 E. Edgemont Avenue

Please ensure that each member of the Planning Commission receives a copy of this letter.