
From: Debra Lyman <dl@udallshumway.com>
Subject: **Opposition to Case No: Z-41-18 OPPOSITION**
Date: August 31, 2018 at 3:44:32 PM MST
To: "hannah.bleam@phoenix.gov" <hannah.bleam@phoenix.gov>

Dear Ms. Bleam:

My name is Debra Lyman and I live at 855 E. Windsor Avenue, Phoenix, 85006, which is just south of the rezoning project (Z-41-18) of a 175 foot office building to be built in/on/around the parking lot at Phoenix County Club at 7th Street and Thomas. I am totally opposed to this project because of my reasons stated below. My biggest concern is precedent it sets for future high rise buildings that exceed the height restrictions if the zoning restrictions are changed to allow the building to be constructed. Apparently, the developer will be able to construct a 175 foot building in a zone or area that is currently limited to 48 building height. Of course this will lead the way for future high rise buildings to be constructed around my neighborhood causing many changes to the community I live in. Other reasons include:

1. We have a walkable district south of Thomas Road and 7th Street. Although 7th Street is busy and at times congested there is a feel of a neighborhood more than a business even though city buildings are just a few blocks west to Central Avenue. If you continue toward my neighborhood east of 7th Street on Windsor you will run into a circle park that has houses surrounding it and many lovely streets lined with old houses and refurbished houses, a lot of them being constructed in the 1940's. The park and my neighborhood are neighbor-friendly, walkable, and despite 7th Street traffic that flows into the area on workday mornings and evenings, it does not feel claustrophobic and congested like downtown traffic or the traffic near the Light Rail and Central Avenue and Thomas. I have lived on Windsor for 6 years and love my home, the feel of the park and community in the area and surrounding streets. I believe that with the construction of the 175 foot high building on Thomas and 7th Street, that will change and 7th Street and Thomas will slowly and surely become another Central Corridor. This will be the only

building in the area that looms over the rest of the buildings in the immediate area and will create a certain eye sore, planted in the middle of the parking lot of the Country Club with no aesthetic or design enhancement to make it appear attractive and pleasing to the residents. It will be a tall building on top of the Phoenix Country Club with a wall surrounding it and block out the many palm trees that currently surround the Country Club.

2. The construction and commercial residents that will probably fill the building once it is constructed, will cause a lot of traffic in and around the area including vehicles crossing through the local streets south of Thomas to avoid construction. This will continue and change the current traffic situation which is okay.
3. Simply put its become personal. I can look out my living room, across the park, in and around the trees and see sunrises and sunsets. I can also see a couple buildings far in the distance. I love the view and I don't want that to change. With the construction of the 175 foot building, it will start the end of my view out my window and those who live in my neighborhood. Especially those that look toward Thomas and who will view the building directly in front of their windows. I want to preserve the scenic value of my neighborhood.
4. I don't understand why the building is being considered and zoning restrictions changed for this project. This concerns me because I thought the current building height restrictions were put in place so that high rises would not be built in the area and outside the area of the Central Corridor. I do not think that the restrictions should be waived or changed for one building that is not in sync with the zoning restrictions in place, the community, walkability and away from areas that are reserved for high rise buildings like the Central Corridor.

I hope that you my comments below will be considered along with the other letters and notices of opposition to Z-41-18.

PLEASE DELIVER THIS LETTER TO EVERY MEMBER OF THE ENCANTO VILLAGE PLANNING COMMITTEE.

Thank you to you and all members of the Encanto Village Planning Committee for your attention.

Respectfully,

Debra Lyman
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