

From: Mary Zulli <mzee@theriver.com>

Date: September 10, 2018 at 10:12:38 AM MST

To: hannah.bleam@phoenix.gov

Subject: Zoning Change Request Z-41-18 Hi-rise at Phoenix Country Club

Ms Bleam,

I am a resident of Country Club Terrace, writing in opposition to the request for a zoning change for the parcel at the northeast corner of Thomas and 7th Street from P-1 to H-R. This proposal is for a 15 story high-rise building comprising 125 units on 4.28 acres (over 29 units/acre) in what is currently the main parking lot for Phoenix Country Club (PCC).

The proposed development is highly inappropriate for the area and for Phoenix. Pages 10-11 of the proposal narrative (http://www.savephoenixhomes.com/pdf/PCC_App.pdf) tell the story very well. The list of "nearby" properties intended to support the development includes only one that is not along the Central Corridor, where mixed-use high-rise development is a logical component of the high intensity light rail and commercial infrastructure in that area. Residents on and near Central have easy access to multiple transit options, as well as pedestrian access to amenities like restaurants, gyms, financial services, and offices/workspaces. Many residents there will have no need to own or use an automobile due to the proximity of a complete range of commercial, recreational, and personal services in their own and in adjacent properties. Additionally, the Central Corridor properties offer public access to most ground floor spaces, encouraging pedestrian access even by non-residents, who are free to enjoy the same businesses and office space as the residents.

This contrasts significantly with the only listed "nearby" property that is not on the central corridor, Crystal Point, a gated 11 acre enclave north of PCC. The absurdity of its situation is nicely illustrated by the photo at the top of page 11 of the narrative, showing how isolated and inappropriate it is in relation to its neighbors. In contrast to properties along and adjacent to Central, Crystal Point contributes nothing to the neighborhood, no publicly accessible amenities, doing nothing more than interrupting the regular rhythm of single family and low rise buildings for miles around it. Crystal Point creates a "pedestrian desert" where walking is unpleasant and even dangerous because no one on the 15th floor can hear you scream!

We should consider Crystal Point as a trial run that clearly failed the city of Phoenix, and promise to never repeat that mistake. The goal of the city is to create a community, not a series of isolated human filing cabinets designed to exclude the neighbors and prevent their residents from ever coming into contact with other citizens. Residents who demand this kind of isolation do not make engaged and contributory citizens. Such residents do not patronize local small businesses, do not support local arts organizations, insist on driving everywhere, and do not support public amenities like public schools, public transportation, community policing and the like. Phoenix needs more engaged citizens, not more transients.

Sadly, the proposed development at PCC is modeled after Crystal Point, and not the mixed-use properties along Central, showing the level of disrespect the management and residents of PCC feel for their neighbors. The PCC has been an indifferent neighbor for a long time: the blank walls and poorly maintained plantings along Thomas Rd., 7th St., and Osborn Rd. are a signal to all that we are not welcome there. The walls interrupt potential pedestrian and bicycle routes around the area and

not welcome there. The walls interrupt potential pedestrian and bicycle routes around the area and create pedestrian deserts where safety is compromised.

The current proposal is a continuation of the perceived disrespect for neighboring communities. Rather than supporting a mixed use development, with ground floor pedestrian access to residents and non-residents alike, the proposed building will present a monolithic, blank, 20 foot tall concrete wall with little setback and no public access. This wall will radiate summer heat well into the night, making walking along the narrow (36" wide in each direction) sidewalk extremely unpleasant. Residents will enter and exit the building toward the club house building, not toward the street, where they might access public transport and neighboring businesses. Rather, they are likely to drive, insulated from contact with non-residents. The increased traffic will make an already dangerous area even more so, putting residents and North High School students at increased risk. The relationship between the proposed high-rise and its surroundings will actively discourage additional commercial development in the surrounding area, as that development would require participation by the high-rise residents, who are discouraged from leaving the PCC grounds by design.

The proposal asserts that the development will assure the continued success of the Phoenix Country Club and preservation of its open space, but there is no guarantee. The PCC is perfectly able, once this building is complete, to dissolve the club and demand even more high density development, including the area encompassed by the golf course. Any rezoning must be made contingent on memorializing all promises in covenants, conditions, and restrictions (CC&Rs) in the rezoning ordinance.

The photo on page 10 of the narrative indicates the paucity of development between Central and 7th St, or even 3rd St. The vast expanses of parking lots and low density construction in this area discourage pedestrians and provide few additional residents to support businesses along Central. The Central Corridor requires support from developments within walking distance to Central, developments designed to attract the kind of residents who enjoy urban life, not those who demand isolation from it. If PCC members from across the valley wish to have easier access to the PCC, they should consider building urban-friendly residences there, where I'm sure we would welcome them as neighbors and fellow Phoenixians.

In summary:

- 1) The proposed development will contribute nothing to the revitalization of the character and identity of the 7th Street and Thomas Road intersection. It will, in fact, discourage pedestrian friendly development of the surrounding area by overwhelming infrastructure, failing to provide customers for businesses in the area, and creating a pedestrian desert that will discourage potential customers from accessing neighboring businesses from the north or east.
- 2) The great distance from and disdain for public transportation options will encourage greater automobile use and increase risk for pedestrians trying to access the corner and adjacent businesses.
- 3) The purported benefit of ensuring the golf course as a cooling feature for the surrounding area is not assured by the proposed development. This can only be assured if any rezoning is attached to CC&R's memorialized in the rezoning ordinance requiring the continued preservation of the open space for a period of time, preferably in excess of 50 years.
- 4) This development is more easily characterized by what it is not. It is not pedestrian friendly, it is not urban, it does not integrate into the neighboring areas, and in fact, deliberately isolates itself from them.
- 5) The city should encourage more urban-friendly mid-rise development closer to Central to support Central Corridor success.

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

Thank you for your consideration,

Mary R. Zulli
1325 E. Verde Ln.
Phoenix, AZ 85014
(520) 850-3032