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36 N. Country Club Drive  
Phoenix, AZ 85015

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Hannah Bleam:  
Encanto Village Planner

Re: 15 Story High Rise at 7<sup>th</sup> St. and Thomas Rd.

Dear Hannah and the Encanto Village Planning Committee:

We would like to briefly discuss the primary reasons we are concerned about the proposed 15-story High Rise in the Phoenix Country Club parking lot at the corner of 7<sup>th</sup> St. and Thomas Rd.

1. It just doesn't belong there. Phoenix Country Club owes a large debt from upgrades made many years ago. Some members of the Country Club have proposed this condo project as a means of improving the Country Club's finances. We are told that the club will be paid 5 million dollars, of which 2 million will be applied to the debt. We are not informed as to the developer's expected potential profit and are also not aware of any bidding process in determining the price of the land. We are concerned that the developer(s) may be club members and their opinions may be biased by potential personal gain.
2. The high rise changes the atmosphere from a single-family, quiet community with charisma and charm to a Yuppie beehive. We are the first home on North Country Club Drive. We are not thrilled with the thought of such an albatross looking down on our back yard.
3. We have lived here for 40 years and it is unfair to have the codes changed for profit motivated by developers.
4. We understand the codes already allow high-rise buildings along the Central Corridor between 3<sup>rd</sup> Ave. and 3<sup>rd</sup> St. An editorial in the newspaper today reports a downturn in the housing market. We are also aware that there are many new condos/apartments that are not being sold /occupied downtown.

- If over building continues and this high rise fails, what happens to our neighborhood then?
5. The high rise, if successful, will undoubtedly increase the traffic at the corner of 7<sup>th</sup> St. and Thomas Rd. We have been told that statistical studies have shown the increase in traffic will not significantly impact our neighborhood. Statistical studies are strongly affected by the bias of the investigator (design of the study) as well as the bias of those interpreting the studies. Intuition and common sense, would tell us otherwise. If there is an increase in number of residents, it will increase the number of automobiles (2 per condo). We only have one entrance to Thomas Road and one entrance to 7<sup>th</sup> St. to provide ingress and egress. It is difficult enough now trying to get out during high traffic hours and will become a more dangerous nightmare.
  6. An increase in population results in an increase in crime.
  7. This project can only result in a tremendous decline in the atmosphere and decrease in quality of life for our historic neighborhood and the Phoenix Country Club.

We are strongly opposed to a change in building codes that would allow this monstrosity to be built. It would be unfair to have this forced upon our neighborhood.

Sincerely,

William L. White M.D.  
Nancy L. White NP