

From: G.G. George gggfabgal@outlook.com  
Subject: Seven reasons to oppose and deny Z-41-18-4  
Date: November 19, 2018 at 12:31 PM  
To: Laura Pastor council.district.4@phoenix.gov



Dear Councilwoman Pastor,

Phoenix voters approved the General Plan for our City by 76% in 2015. Now a big money developer is attempting to do away with all the careful planning our City has done in the last 20 years by proposing high-rise development, Z-41-18-4, outside the parameters of the General Plan. The General Plan and other comprehensive plans enumerated here, involved a carefully curated process with the participation of residents, developers, zoning attorneys, village planning committees, steering committees, the Planning Commission and the City Council. The General Plan, with the best ideas of thousands of participants provides that:

**“The goals and policies that are outlined in the General Plan were created so residents have a reasonable expectation and level of certainty while living in our great city; certainty in regards to quality of life and compatibility.”**

The proposed high-rise rezoning on the north east corner of Thomas Road and Seventh Street, in the parking lot of the Phoenix Country Club, aims to destroy that level of certainty. This proposed rezoning is a departure from the reasonable expectation of homeowners provided by the General Plan by ignoring several historic neighborhood: their residents, their hopes, and dreams. In 2015, the Phoenix City Council also adopted PreserveHistoricPHX, the first comprehensive historic preservation plan for our city. If the City allows high-rise height outside of areas where we need and expect it, adjacent homeowners may decide “what’s the use” and make a decision not to maintain their property long term, thus beginning the slow slide to a deteriorating neighborhood.

The Phoenix Historic Neighborhoods Coalition, (PHNC) encompassing all 35 historic neighborhoods, is a coalition of people who live throughout the historic neighborhoods within our City. We come together because we value the history of Phoenix and we seek to share our love of our City's historic neighborhoods to preserve not only the buildings but to also help stabilize and strengthen communities. The PHNC supports residential density in our City, but this proposed rezoning is in direct conflict with all of the policies designed to concentrate density in the light rail corridor. If high-rise is allowed everywhere, property owners in the central corridor may adopt a laissez-faire attitude because high-rise height can now go elsewhere, thus deteriorating our “Main Street” and beginning a return to the desolate downtown Phoenix scene of the 1970s and 80s. The General Plan must be maintained for orderly growth.

Phoenix has also adopted the Complete Streets Policy and the Walkable Urban Code (WUCO). Walkable cities are good for the economy and this proposed high-rise rezoning outside the core challenges that dictum established by modern urban planners. The Midtown TOD policy, part of the BelmontPHX Initiative, received millions from HUD

midtown TOD policy, part of the neighborhood initiative, received millions from HUD, Housing and Urban Development, that developed specific local policies that will be ignored if this rezoning is approved.

This proposed high-rise zoning would remove the certainty of neighborhood preservation from the La Hacienda Historic District, the Coronado neighborhood including Country Club Park, and portions of the Country Club neighborhood itself.

Unintended consequences are rampant in Phoenix because spot zoning was often approved from the 1960s through the late 1990s. As a member of the City Council, I trust you will consider what this proposed high-rise rezoning could mean for the rest of our city. Please consider voting to deny Z-41-18-4 on December 5th.

Thank you for your time and attention to this request.

G.G. George, President  
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