

Via Email

Encanto Village Planning Committee

% Hannah Bleam hannah.bleam@phoenix.gov

Re: Opposition to Case No. Z-41-18

Dear Encanto Village Planning Committee Member,

As long time residents in Country Club Park Historic Neighborhood, my husband Joe and I are **totally opposed** to the rezoning of 2+ acres located at the NEC of 7th St and Thomas Rd and part of the Phoenix Country Club parking lot. The applicant is requesting to change the zoning from **P-1 to R-5 H-R (Multi-family Residential, High Rise/High Density)**. Below we have outlined some of our reasons why the rezoning request (Case No. **Z-41-18**) should be **denied**.

- 1) The proposed **15** Story Condominium Tower of **175 foot height** (up to a possible 250 foot height with H-R) is ridiculously **excessive** for the area of 7th St and Thomas Rd. The present building height along 7th Street is **48** feet, approximately 4 stories in height. A 4 story building **towers** over any nearby single story residence, not to mention what it would be like to have a **15** Story **Monster** towering over nearby single story homes. The residents within the Country Club, residents west of 7th St, and residents south of Thomas are all negatively impacted by **King Kong** towering over their properties. This is **egregious** and **unacceptable**.
- 2) This High Rise/High Density project falls **outside** the city's Central High Rise Corridor, and **outside** the Light Rail Corridor and Transit Overlay District. It belongs between 3rd St and 3rd Avenue and closer to Central Avenue and the Light Rail, not 4 blocks away. It does **not** belong on the east side 7th St and does **not** belong outside of Phoenix's **planned** Central Corridor. Stick to the plan!
- 3) Approval will set a **bad precedent** for further High Rise development along 7th St, as well as East of 7th St. Keep High Rises between 3rd St and 3rd Ave, and within the Central High Rise Corridor, and where they are within **reasonable** walking distance to the Light Rail. No one East of 7th Street walks to Central Avenue to take the Light Rail. And anyone living East of 3rd St is hard pressed to walk to Central to use the Light Rail. Seven to eight months out of the year Phoenix is **not** a walkable city. No amount of dreaming or scheming is going to make it so. Residents of high end condos are not going to walk more than a block away for anything and this location offers no amenities worth walking to.
- 4) The project design with its 2 story concrete walls along 7th St and along Thomas Rd surrounding the parking garage in **no way** fits nor promotes the **city's walkable urban plan**. These concrete walls will be **unwelcoming** and are not a destination on the corner for pedestrians. The proposed 15 foot concrete walls will be less

beneficial for the corner than the existing metal fence and vines. The concrete walls will likely be a new venue for graffiti artists. The imposing walls are likely to reflect sound, light, and heat back at pedestrians. The only significant open space anywhere near the corner is an elevated amenities deck that is for residents only, and yet we are to approve the project because of the 105 acre golf course green space. The corner gets the concrete and not the green space which remains private and hidden. Our city deserves better on this corner than a 15 story tower built over a parking podium with 2 stories of **unforgiving** concrete walls.

5) The increase in density on that corner will have a negative impact on the already **heavy traffic** in the area of Thomas Rd and 7th St. You do not need a traffic study of the area to know the impact of an additional 200 plus vehicles in and out of the Club's 2 entrances on to two of the city's busiest streets. Just drive through that intersection any time Monday through Friday, and especially after 2PM. Let's not forget the negative impact on the residents within the Country Club having to share their ingress and egress with an additional 200 plus vehicles. What about 3rd St traffic that will be forced to take another route soon with the 3rd Street Promenade project? That traffic will flow over to an already congested 7th St. The applicant admits that there will be another **704** vehicle trips, with **99** of those during **peak hours**. This is putting at least **99** more cars into the mix every day at **uncontrolled** intersections on to the north and east of this hugely congested corner, and factor in the added difficulty of the reverse lane on 7th St. It will not be safe, and it will be putting us all at more risk, especially pedestrians waiting for buses that could end up sharing the sidewalk with spinning cars.

6) Another **traffic issue**: Country Club Park Historic Neighborhood is already plagued with **cut through traffic** on our surface streets, thanks to the reverse lane on 7th St, the traffic heading west on Thomas Rd and backing up to 11th St and beyond, and student drop off traffic related to North High. More traffic in the area means more cut through traffic within Country Club Park, i.e. Windsor Ave, 8th St, 10th St, and Dayton. There are **no** sidewalks within 2/3's of this neighborhood, and the streets are shared by both pedestrians and vehicles. Any increase in traffic escalates an already **unsafe** situation for residents and pedestrians.

7) Phoenix should **reject** this 15 Story High Rise project and the rezoning request as it is merely a bandaid on the Country Club's financial problems. It is a temporary fix at the **expense** and to the **detriment** of the surrounding **historic** residential neighborhoods; Country Club Park (and Coronado) to the south, La Hacienda to the west, and Country Club Place within the Country Club to the north and to the east. Selfishly, the Country Club is the only one to benefit from this High Rise. The project provides absolutely **no** benefit to the neighborhoods surrounding 7th St and Thomas Rd. It is a complete **NO WIN** situation for everyone but the Club.

We are not opposed to the area around 7th St and Thomas Rd being developed. We welcome it. However, this High Rise project is **all wrong** for that location. Let's not ruin these three historic neighborhoods.

Respectfully,

Jeanne Yawger (Resident since 1995, Property Owner since 2005)

Joseph Every (Property Owner since 2005)

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P.S. Our property backs to Thomas Rd and this **Albatross** will be hovering over our backyard. Imagine this happening to you and your neighbors. Say goodbye to your privacy, quiet enjoyment, property values, existing views, etc.

It is egregious and totally unacceptable.