



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

**Staff Report Z-3-22-3
12th & Greenway PUD
August 10, 2022**

Deer Valley [Village Planning Committee](#) August 11, 2022
Meeting Date:
[Planning Commission](#) Hearing Date: September 1, 2022
Request From: [C-2](#) (Intermediate Commercial) (3.96 acres) and C-2 HGT/WVR DNS/WVR (Intermediate Commercial, Height Waiver and Density Waiver) (5.54 acres)
Request To: [PUD](#) (Planned Unit Development) (9.50 acres)
Proposed Use: Multifamily residential
Location: Approximately 175 feet north of the northwest corner of 12th Street and Greenway Parkway
Owner: Donald Valk
Applicant/Representative: Nick Wood, Esq., Snell & Wilmer, LLP
Staff Recommendation: Approval, subject to stipulations

<u>General Plan Conformity</u>			
<u>General Plan Land Use Map Designation</u>		Commercial	
<u>Street Map Classification</u>	12th Street	Local	30-foot west half street
	9th Street	Local	25-foot east half street
	Phelps Road	Local	25-foot south half street
	Greenway Parkway	Arterial	Varies, 79 to 55-foot north half street
<i>CONNECT PEOPLE AND PLACES CORE VALUE; OPPORTUNITY SITES GOAL; LAND USE PRINCIPLE: Promote and encourage compatible development and redevelopment with a mix of housing types in neighborhoods close to employment centers, commercial areas, and where transit or transportation alternatives exist.</i>			

The 12th and Greenway Planned Unit Development (PUD) proposes multifamily residential that is compatible in scale and intensity with the surrounding area. The proposal is located in a mixed-use corridor where nearby properties are multifamily or commercial. The project site is also near existing employment and commercial centers to the north and west. The proposed multifamily residential community promotes the sustainability of nearby commercial and transit uses.

BUILD THE SUSTAINABLE DESERT CITY CORE VALUE; TREES AND SHADE; DESIGN PRINCIPLE: Integrate trees and shade into the design of new development and redevelopment projects throughout Phoenix.

The 12th and Greenway PUD sets forth extensive landscaping standards designed to provide robust tree shade cover along its street frontages, as well as within and throughout the overall development. Detached sidewalks along all street frontages framed with landscape strips will provide thermal comfort for pedestrians. The PUD also requires that a minimum of 75 percent of public pedestrian pathways be shaded.

CLEAN NEIGHBORHOODS; LAND USE PRINCIPLE: Facilitate the acquisition of vacant, underutilized and blighted parcels for appropriate redevelopment, compatible with the adjacent neighborhood character and adopted area plans.

The proposed rezoning allows for the opportunity to provide appropriate residential development on an underutilized parcel. As proposed and stipulated, the PUD is designed to be sensitive to the surrounding neighborhood and compatible with the surrounding residential and commercial uses. There are appropriate use restrictions, building and landscape setbacks, open space areas, and a combination of walls and landscaping for screening and pedestrian comfort.

Applicable Plans, Overlays, and Initiatives

[Tree and Shade Master Plan](#) – See Background Item No. 7.

[Housing Phoenix Plan](#) – See Background Item No. 8.

[Complete Streets Guidelines](#) – See Background Item No. 9.

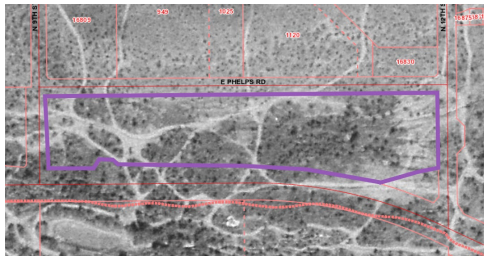
[Zero Waste PHX](#) – See Background Item No. 10.

Surrounding Land Uses/Zoning		
	<u>Land Use</u>	<u>Zoning</u>
On Site	Vacant	C-2, C-2 HGT/WVR DNS/WVR
North	Commercial, self-service storage, day care	C-2, C-2 SP, R-3 SP
South (Across from Greenway Parkway)	Drainage channel and single-family residential	S-1, PAD-6
East	Multifamily residential	R-3A
West	Restaurant	PSC

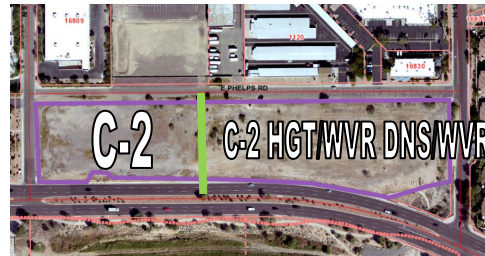
Background/Issues/Analysis

SUBJECT SITE

1. This request is to rezone 9.50 located approximately 175 feet north of the northwest corner of 12th Street and Greenway Parkway from C-2 (Intermediate Commercial) and C-2 HGT/WVR DNS/WVR (Intermediate Commercial, Height Waiver and Density Waiver) to PUD (Planned Unit Development) to allow for multifamily residential.
2. The subject site was annexed in 1965 with equivalent S-1 zoning and has been vacant since.



Left: 1965 Aerial



Right: 2021 Aerial

Source: City of Phoenix Planning and Development Department

The City Council adopted Rezoning Case No. Z-25-17 in 2017 establishing the current C-2 and C-2 HGT/WVR DNS/WVR zoning for a commercial development and a senior housing development. The height and density waiver granted to the eastern half of the site allows for a maximum building height of 56 feet and 157 units. The western half of the site permits 30 feet in height and up to 69 units. The PUD request is intended to unify development standards and to distribute the height more evenly across the entire span of the subject site. Two different multifamily product options are proposed. The western half proposes three-story townhomes with a 36-foot height maximum and the eastern half proposes a four-story apartment building with a proposed

maximum height of 48 feet. The number of units proposed for the site are 360 (37.89 units per dwelling acre).



Proposed Site Plan, Source: Snell and Wilmer

- The subject site is designated Commercial on the General Plan Land Use Map. The PUD is consistent with this Land Use Map designation.



North and west of the site are designated Commercial.

	Residential 1 to 2 du/ac		Commercial
	Residential 3.5 to 5 du/ac		Industrial
	Residential 5 to 10 du/ac		Parks/Open Space - Publicly Owned
	Residential 5 to 15 du/ac		Mixed Use (Residential 5 to 10 / 10 to 15 / 15+)
	Residential 10 to 15 du/ac		
	Residential 15+ du/ac		

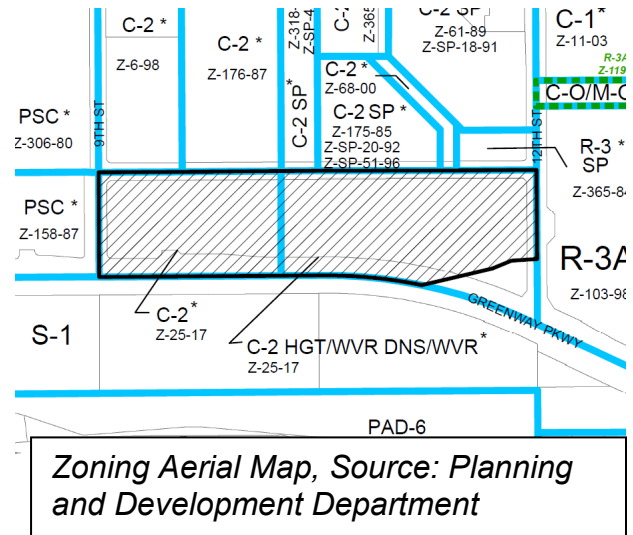
General Plan Land Use Map, Source: City of Phoenix Planning and Development Department

East of the site is a Residential 15+ dwelling unit per acre designation and south of the site is designated parks/open space - publicly owned.

SURROUNDING USES AND ZONING

4. The subject site is zoned C-2 and C-2 HGT/WVR DNS/WVR and is currently vacant. It is located south and southwest of a nearby retail/restaurant node located at 7th Street and Bell Road.

North and west of the site is zoned C-2, C-2 SP, PSC, and R-3 SP for commercial uses including a restaurant, furniture store, self-service storage, and day care. East of the site is zoned R-3A and developed with a multifamily apartment community. South of the subject site is a City owned drainage channel zoned S-1. Approximately 360 feet south of the site is a single-family subdivision zoned PAD-6, and the nearest single-family residential lot is approximately 510 feet away.



The proposal is consistent with the uses in the surrounding neighborhood and with the scale of the current entitlements on the site. In addition, the proposal incorporates limitations on building height to better match the surrounding built environment, as well as design guidelines that ensure parking is screened and a comfortable pedestrian experience can occur both around and through the site.

PROPOSAL AND DEVELOPMENT STANDARDS

5. The proposal was developed utilizing the PUD zoning designation, which allows an applicant to propose uses, development standards and design guidelines for a site. One of the goals of this process is to allow the applicant to develop standards that respond to the surrounding environment more so than conventional zoning districts allow. The end result is property rezoned with standards crafted specifically for the site. Where the PUD narrative is silent on a requirement, the applicable Zoning Ordinance provisions will be applied. Stipulation No. 1. requires that the PUD Development Narrative be updated with all stipulated updates after City Council adoption.
6. Below is a summary of the proposed standards for the subject site as described in the attached PUD Development Narrative date stamped July 21, 2022. The proposed standards were designed to allow for multifamily residential and offer the flexibility to develop commercial uses as limited in the narrative.

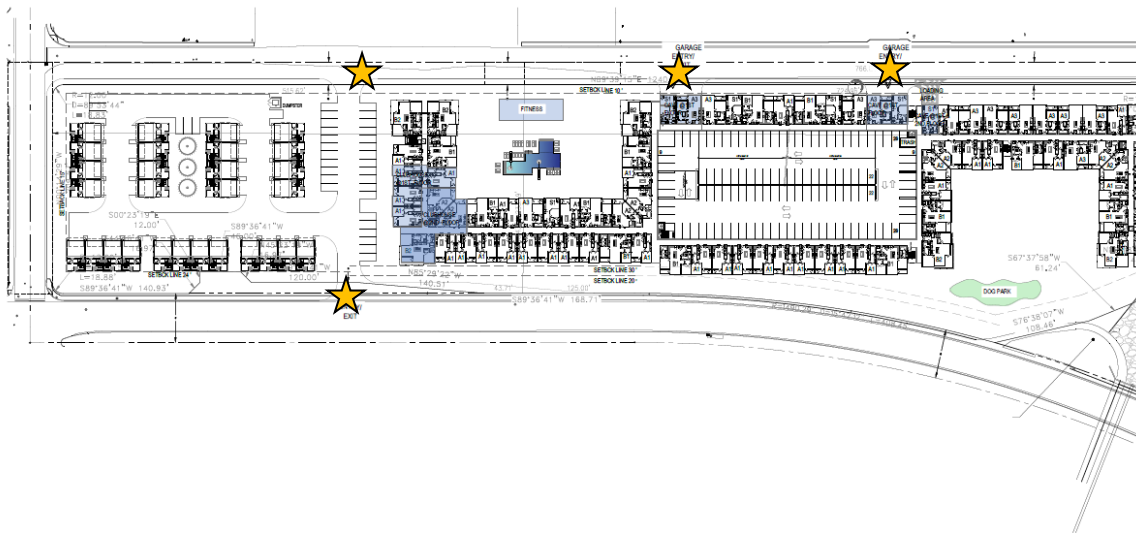
List of Uses

The PUD Narrative proposes multifamily residential dwelling units and offers

flexibility to develop commercial uses as an alternative. The PUD allows uses from the C-2 district, while restricting those uses that are incompatible with the surrounding area such as single-family attached and single-family detached uses, auto oriented businesses such as service stations and repair shops, tobacco and medical marijuana, and special permit uses otherwise permitted in the C-2 district. If the site were to develop under the C-2 district, then all C-1 and C-2 commercial uses would be permitted.

Conceptual Site Plan and Development Standards

The development's main ingress and egress points are along Phelps Road (three) and Greenway Parkway (one). The Greenway Parkway driveway serves as a thoroughfare for the surface parking of the multifamily townhomes and connects to Phelps Road. A pedestrian accessway/paseo provides public pedestrian access through the site from Greenway Parkway to Phelps Road. The other two ingress egress points on Phelps Road are for entering the wrapped parking structure which provides parking for the multifamily residences.



Conceptual Site Plan, Source: Humphreys & Partners Architects, L.P.

The proposed PUD proposes a maximum of 360 units. The existing zoning on the site would allow up to 358 units, however there are stipulations as part of Rezoning Case No. Z-25-17-3 that limit the number of units on the site. The eastern portion of the site, which was proposed for a multifamily/assisted living development is limited to 157 units. The remaining western portion of the site, which was proposed for commercial development, would allow up to 69 units. However, a stipulation modification would likely be needed to develop multifamily residential on the eastern portion of the lot since the rezoning case stipulated general conformance to a site plan showing commercial development.

PROPOSED STANDARDS

Standard	Proposed
Building Height	Maximum 38 feet (3 stories) for townhomes Maximum 48 feet (4 stories) for the multifamily residential
Building Setbacks	
Greenway Parkway	Minimum 20 feet, 30 feet average
12th Street	Minimum 20 feet
9th Street	Minimum 15 feet
Phelps Road	Minimum 10 feet (with exclusion for fences and screen walls)
Building Separation	Minimum 10-foot building separation for the townhome portion of the site.
Maximum Lot Coverage	Maximum 40% of total net site area
Open Space	Minimum 10% of total net site area. Exclusive of landscape setbacks and private ground level patios or private balconies.

The proposed maximum height of the project is 48 feet, with a portion of the site being limited to 38 feet. Stipulation No. 1.b. is recommended to clarify where the building height restrictions apply.

The site is located on a corner lot along an arterial street with nearby transportation routes. The site is also located more than 500 feet to the nearest single-family residential uses with no direct access to residential neighborhoods.

Impact to traffic and mitigation measures will be finalized with the Street Transportation Department prior to any final permit issuance as part of the development process.

The lot coverage proposed for the project is 40 percent. This amount is less than the 45 percent coverage of a typical multifamily project. The proposal includes a generous 57,500 square feet of open space, exceeding the minimum five percent open space requirement for multifamily developments. Five percent of the gross site area is 20,691 square feet, therefore, the open space proposed exceeds ordinance standards and will serve as an amenity to residents and visitors.

Landscape Standards

The PUD proposes a minimum landscape setback of 20 feet along Greenway Parkway and 12th Street, a minimum 15-foot landscape setback on 9th Street, and a minimum 10-foot landscape setback on Phelps Road. In addition, there will be landscape strips between the back of curb on the right-of-way and the sidewalk. The landscape strips are in addition to the landscape setbacks. The

landscape areas will incorporate a mixture of two- and three-inch caliper trees along all perimeters of the site.

<u>Standard</u>	<u>Proposed</u>
Landscape Setbacks	
Greenway Parkway and 12th Street	Minimum 20 feet
9th Street	Minimum 15 feet
Phelps Road	Minimum 10 feet
Landscape Streetscape	
Greenway Parkway	Minimum 5-foot detached sidewalk
	Minimum 11-foot landscape strip between back of curb and sidewalk
12th Street	Minimum 8-foot detached sidewalk
	Minimum 8-foot landscape strip between back of curb and sidewalk
9th Street	Minimum 6-foot detached sidewalk
	Minimum 8-foot landscape strip between back of curb and sidewalk
Phelps Road	Minimum 5-foot detached sidewalk
	Minimum 5-foot landscape strip between back of curb and sidewalk

Parking

The PUD proposes 548 parking spaces. Twenty-eight multifamily townhomes will have reserved surface parking spaces at a ratio of 2.25 spaces per unit including guest parking. The multifamily apartment units will have unreserved parking spaces within the wrapped parking garage at 1.55 parking spaces per unit. The City of Phoenix Zoning Ordinance does not require guest parking for unreserved spaces and only requires 1.5 spaces per unit for two-bedroom units. Therefore, the applicant is exceeding current parking requirements by providing 14 more guest parking spaces than are required per code for the multifamily apartment units.

Project Data		Motor Vehicle Spaces Required per Code		Motor Vehicle Spaces Proposed per PUD	
Unit Type	Number of Units	Ratio	Spaces	Proposed Ratios	Spaces
Resident Parking					
Efficiency	28	1.3 per unit	36.4	1.55 per Unit	
Studio & 1 Bedroom unit (Apartment)	202	1.5 per 1 Bedroom	303.0	1.55 per Unit	356.5
2 Bedrooms unit (Apartment)	83	1.5 per 2 Bedroom	124.5	1.55 per Unit	128.7
2 Bedrooms unit (Townhome)	14	1.5 per 2 Bedroom	21.0	2.25 per Unit	31.5
3 Bedrooms unit (Townhome)	14	2.0 per 3 Bedroom	28.0	2.25 per Unit	31.5
Guest Parking					
2 Bedrooms unit (Townhome)	14	0.5 per 2 Bedroom	7.0	Included above (2.25 Spaces per Unit = 2 Resident Spaces per Unit +0.25 Guest Space per Unit)	
3 Bedrooms unit (Townhome)	14	1.0 per 3 Bedroom	14.0		
Totals (rounded to nearest whole number)			534	548	

Parking Calculations, Source: PUD Narrative

Design Guidelines

The PUD sets forth a list of design requirements for the overall architecture of the site, as well as walls and fences, garage screening, landscaping materials, open space, and site amenities. These design requirements will ensure high-quality development that will be a visual benefit to the community. Standards for building design include cohesive architectural theme, articulation in the façade, and variations in height, as well as providing eyes on the street to increase visibility and create a safer pedestrian realm.



Elevations, Source: Humphreys & Partners Architects, L.P.



Multifamily Townhome Elevation – Source: Humphreys & Partners Architects, L.P.

Signs

Signage shall comply with the Phoenix Zoning Ordinance.

Sustainability

The PUD proposes a number of items to incorporate sustainability, including climate-sensitive materials, LED lighting, low water usage plumbing fixtures, drought-tolerant landscaping, and 75 percent shade on public sidewalks.

AREA PLANS, OVERLAY DISTRICTS AND INITIATIVES

7. **Tree and Shade Master Plan**

The Tree and Shade Master Plan has a goal of treating the urban forest as infrastructure to ensure that trees are an integral part of the city's planning and development process. By investing in trees and the urban forest, the city can reduce its carbon footprint, decrease energy costs, reduce storm water runoff, increase biodiversity, address the urban heat island effect, clean the air, and increase property values. In addition, trees can help to create walkable streets and vibrant pedestrian places. The PUD includes standards for enhanced tree sizes along its four street frontages which will help shade the public sidewalks.

8. **Housing Phoenix Plan**

In June 2020, the Phoenix City Council approved the Housing Phoenix Plan. This Plan contains policy initiatives for the development and preservation of housing with a vision of creating a stronger and more vibrant Phoenix through increased housing options for residents at all income levels and family sizes. Phoenix's rapid population growth and housing underproduction has led to a need for over 163,000 new housing units. Current shortages of housing supply relative to demand are a primary reason why housing costs are increasing. The proposed development supports the Plan's goal of preserving or creating 50,000 housing units by 2030 by contributing to a variety of housing types that will address the supply shortage at a more rapid pace while using vacant land in a more sustainable fashion.

9. **Complete Streets Guiding Principles**

In 2014, the City of Phoenix City Council adopted the Complete Streets Guiding Principles. The principles are intended to promote improvements that provide an accessible, safe, connected transportation system to include all modes, such as bicycles, pedestrians, transit, and vehicles.

In addition to detached sidewalks, the PUD requires shading that exceeds underlying zoning requirements to achieve 75 percent shading for public pedestrian sidewalks. Bicycle parking will be installed per the requirements in the city's Walkable Urban (WU) Code. A paseo located approximately at the midpoint of the site will provide a convenient north to south connection from Greenway Parkway to Phelps Road providing shade and comfort for pedestrians wanting to access the commercial center to the north or the trail to the south. These elements will help improve the pedestrian environment and create streets conducive to multi-modal transportation options. Additionally, the applicant has

provided a Complete Streets section in the Development Narrative promoting the Complete Streets Guidelines.

10. [Zero Waste PHX](#)

The City of Phoenix is committed to its waste diversion efforts and has set a goal to become a zero-waste city, as part of the city's overall 2050 Environmental Sustainability Goals. One of the ways Phoenix can achieve this is to improve and expand its recycling and other waste diversion programs. Section 716 of the Phoenix Zoning Ordinance establishes standards to encourage the provision of recycling containers for multifamily, commercial, and mixed-use developments meeting certain criteria. Recycling services will be provided. The provision of recycling is addressed in the PUD narrative (page 20).

COMMUNITY INPUT SUMMARY

11. As of the writing of this report, staff has received 47 letters/emails in opposition, a petition in opposition, a petition for an in-person meeting, and eight letters/emails in support regarding this proposed rezoning application. Concerns included density, height, and traffic generation.

INTERDEPARTMENTAL COMMENTS

12. The Street Transportation Department provided comments related to the following items:
- Replenish landscaping and submitting median island landscape drawings for the landscape median along Greenway Parkway.
 - Dedication of a sidewalk.
 - A Traffic Impact Study with a signal warrant analysis for the intersection of 12th Street and Greenway Parkway.
 - Constructing all streets within and adjacent to the development with all required elements, and in compliance with all ADA accessibility standards.

These are addressed in Stipulation Nos. 2 through 5.

13. The Public Transit Department has required clearly defined, accessible pedestrian pathways to connect all main site elements and public sidewalks; and visually contrasting pedestrian pathways, where they intersect drive aisles. The department further required that all sidewalks be shaded to 75 percent at tree maturity and ensuring pedestrian access to the bus stops on Greenway Parkway and Bell Road. These standards have been incorporated into the PUD narrative as regulatory standards.
14. The Fire Prevention division of the Fire Department does not anticipate any problems associated with this rezone case but shall require the site and/or buildings to comply with the Phoenix Fire Code. The water supply (GPM and PSI) is not known at this location, and additional water supply may be required

to meet the required fire flow per the Phoenix Fire Code.

15. The Water Services Department has reviewed the request and has determined that the following new public water main extensions are required.
 - A new public water main extension is required within the right of way of Greenway Parkway, from 9th Street to 12th Street. The minimum size of the new water main extension shall be 12-inch DIP.
 - A new public water main extension is required within the right of way of 9th Street, from Greenway Parkway to Phelps Road. The minimum size of the new water main extension shall be 8-inch
 - DIP A new public water main extension is required within the right of way of Phelps Road, from valve #321 to valve #318. The minimum size of the new water main extension shall be 8-inch DIP.
16. The Aviation Department has reviewed the request and determined that the applicant shall provide notice to prospective purchasers and tenants of the location and operational characteristics of the Deer Valley Airport and that the property owner will provide a No Hazard Determination from the FAA. This is addressed in Stipulation Nos. 6 and 7.
17. The site has not been identified as being archaeologically sensitive. However, in the event archaeological materials are encountered during construction, all ground disturbing activities must cease within 33-feet of the discovery and the City of Phoenix Archaeology Office must be notified immediately and allowed time to properly assess the materials. This is addressed in Stipulation No. 8.
18. Staff has not received a completed form for the Waiver of Claims for Diminution in Value of Property under Proposition 207 (A.R.S. 12-1131 et seq.), as required by the rezoning application process. Therefore, a stipulation has been added to require the form be completed and submitted prior to preliminary site plan approval. This is addressed in Stipulation No. 9.

OTHER

19. Development and use of the site is subject to all applicable codes and ordinances. Zoning approval does not negate other ordinance requirements. Other formal actions such as, but not limited to, zoning adjustments and abandonments may be required.

Findings

1. The request is consistent with General Plan Land Use Map designation and several General Plan goals and principles.
2. The proposed development is appropriate at this location and is consistent with the scale and existing uses in the surrounding area.

3. The proposal will provide residential development on an underutilized parcel and will facilitate pedestrian-oriented design and promote a safer walking environment.

Stipulations

1. An updated Development Narrative for the 12th and Greenway PUD reflecting the changes approved through this request shall be submitted to the Planning and Development Department within 30 days of City Council approval of this request. The updated Development Narrative shall be consistent with the Development Narrative date stamped July 21, 2022, as modified by the following stipulations:
 - a. Front Cover: Remove "Submittal" dates and revise to add the following: City Council adopted: [Add adoption date].
 - b. Page 10, Development Standards, D1:Development Standards Table, Section D1.e Maximum Building Height: Update the header to, "Starting from the West Property Line".
2. The developer shall replenish the existing median island along Greenway Parkway with trees, as approved by the Street Transportation Department. The developer will be responsible for submitting median island landscape drawings separately to the Street Transportation Department for review and approval. Coordinate submission with Erik Wilson, Horticulturist, at 602-534-9898 or erik.wilson@phoenix.gov.
3. The developer shall dedicate a sidewalk easement for any streetscape area that falls outside of dedicated right-of-way, as approved by the Planning and Development Department.
4. The applicant shall submit a Traffic Impact Study to the City for this development. The TIS shall include signal warrant analysis for the intersection of 12th Street and Greenway Parkway. The developer shall be responsible for cost and construction of all mitigation identified through the analysis. No preliminary approval of plans shall be granted until the study is reviewed and approved by the Street Transportation Department.
5. The developer shall construct all streets within and adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping and other incidentals, as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.
6. The property owner shall record documents that disclose the existence, and operational characteristics of Deer Valley Airport to future owners or tenants of the property. The form and content of such documents shall be according to the templates and instructions provided which have been reviewed and approved by the City Attorney.
7. The developer shall provide documentation to the City prior to final site plan approval that Form 7460-1 has been filed for the development and that the development received

a “No Hazard Determination” from the FAA. If temporary equipment used during construction exceeds the height of the permanent structure a separate Form 7460-1 shall be submitted to the FAA and a “No Hazard Determination” obtained prior to the construction start date.

8. In the event archaeological materials are encountered during construction, the developer shall immediately cease all ground disturbing activities within a 33-foot radius of the discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.
9. Prior to preliminary site plan approval, the landowner shall execute a Proposition 207 waiver of claims form. The waiver shall be recorded with the Maricopa County Recorder's Office and delivered to the City to be included in the rezoning application file for record.

Writer

Elias Valencia

August 10, 2022

Team Leader

Racelle Escolar

Exhibits

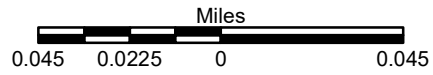
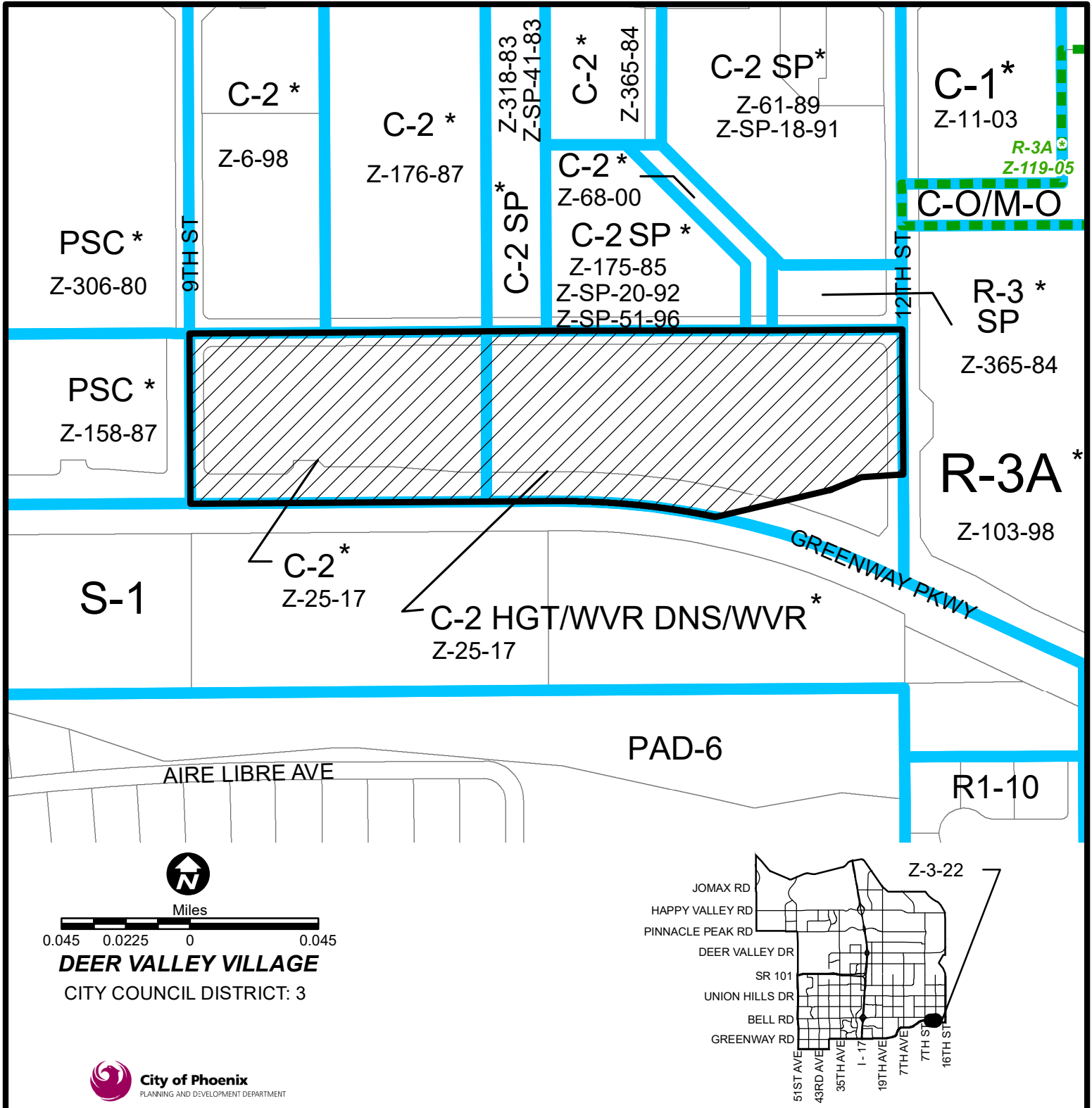
Zoning sketch

Aerial

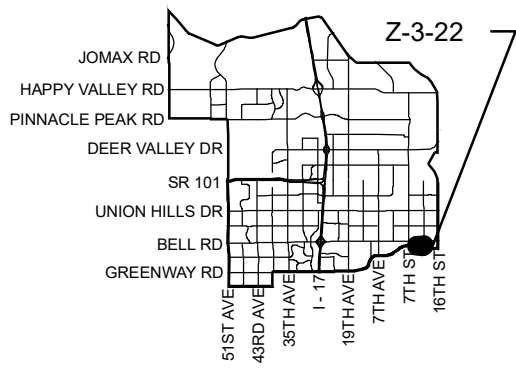
12th & Greenway PUD Narrative (Date stamped July 21, 2022):

<https://www.phoenix.gov/pddsit/Document/PZ/Z-3-22-3%20Narrative.pdf>

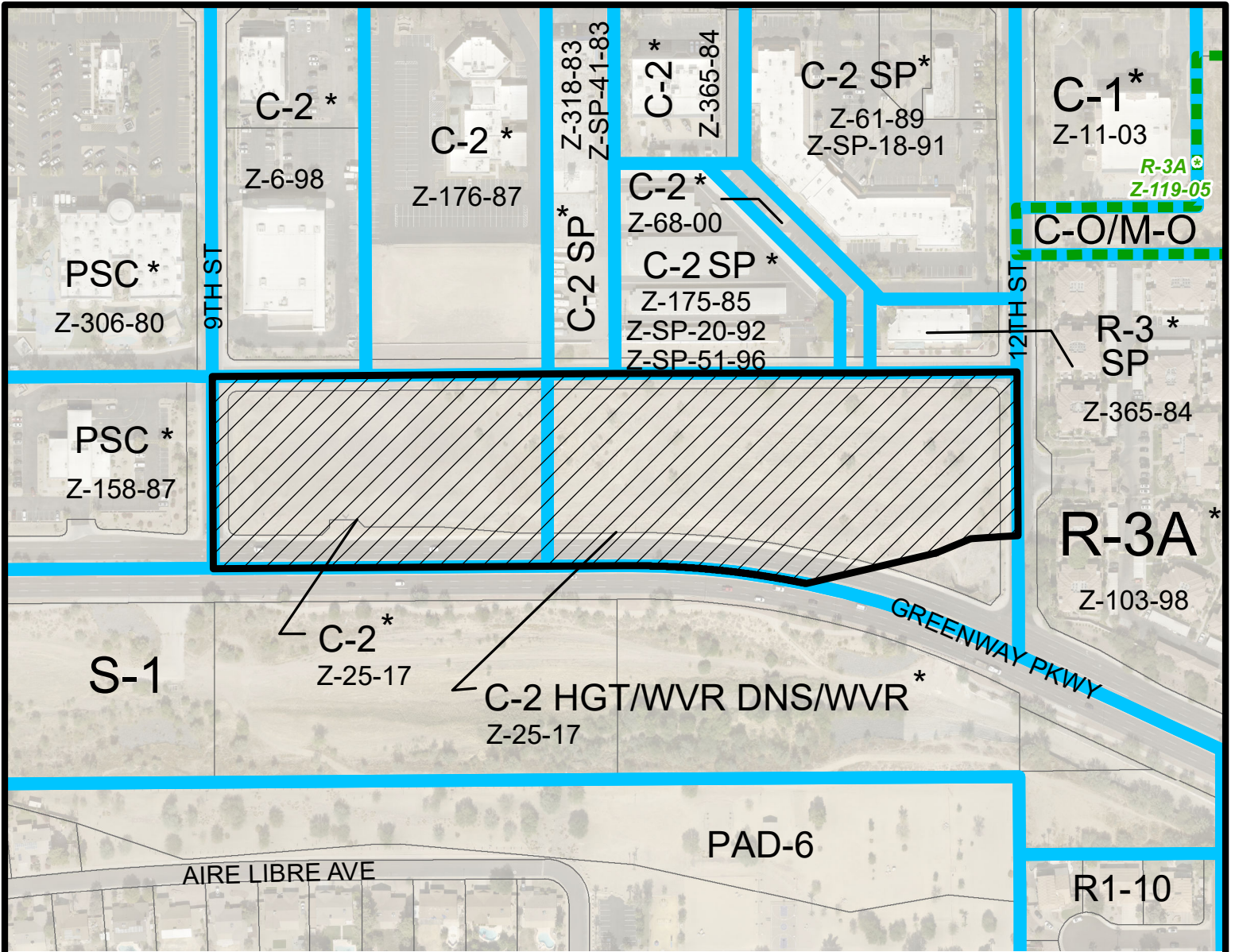
Community Correspondence (69 pages)



DEER VALLEY VILLAGE
CITY COUNCIL DISTRICT: 3



APPLICANT'S NAME: Nick Wood, Esq., Snell & Wilmer, LLP		REQUESTED CHANGE:	
APPLICATION NO. Z-3-22	DATE: 1/18/2022 REVISION DATES:	FROM: C-2 (3.96 a.c.) C-2 HGT/WVR DNS/WVR (5.54 a.c.)	
<small>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</small> 9.50 Acres	<small>AERIAL PHOTO & QUARTER SEC. NO.</small> QS 36-29	<small>ZONING MAP</small> M-8	TO: PUD (9.50 a.c.)
MULTIPLES PERMITTED C-2, C-2 HGT/WVR DNS/WVR PUD	CONVENTIONAL OPTION 57, 241 360		* UNITS P.R.D. OPTION 69, 289 N/A
* Maximum Units Allowed with P.R.D. Bonus			



Miles

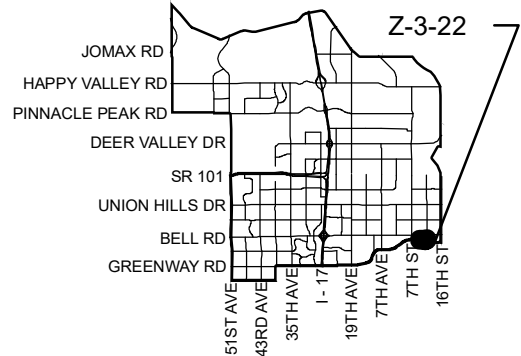
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DEER VALLEY VILLAGE

CITY COUNCIL DISTRICT: 3



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT



APPLICANT'S NAME: Nick Wood, Esq., Snell & Wilmer, LLP

APPLICATION NO. Z-3-22

DATE: 1/18/2022
REVISION DATES:

GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.

9.50 Acres

AERIAL PHOTO & QUARTER SEC. NO. QS 36-29
ZONING MAP M-8

REQUESTED CHANGE:
FROM: C-2 (3.96 a.c.)
C-2 HGT/WVR DNS/WVR (5.54 a.c.)

TO: PUD (9.50 a.c.)

MULTIPLES PERMITTED	CONVENTIONAL OPTION	* UNITS P.R.D. OPTION
C-2, C-2 HGT/WVR DNS/WVR	57, 241	69, 289
PUD	360	N/A

* Maximum Units Allowed with P.R.D. Bonus

OPPOSITION

From: [Kathleen Scimeca](#)
To: [Elias Valencia](#)
Subject: 332 unit, 3 story apartment complex at the north/west corner of 12st./Greenway
Date: Sunday, April 3, 2022 2:08:02 PM

Dear Elias Valencia,

I am responding to the 12th. St/Greenway Appt proposal...My home in Greentrails faces the proposed site of this apartment complex. It will block my mountain views, bring noise and congestion to our community. Please consider bringing in a business that will enhance our community and protect our home values such as specialty stores.

Kathy Scimeca
1001 E Aire Libre AVE
Phoenix, AZ 85022

From: [Ann M. Fisher](#)
To: [Elias Valencia](#)
Subject: Proposed Apt Complex/Townhomes on 12th st & Greenway
Date: Tuesday, April 5, 2022 9:27:39 AM

Dear Ms. Valencia,

I am writing this letter to express my strong opposition for the considered apartment complex & Townhomes to be built on 12th street and Greenway by builders Snell & Wilmer. We already have an increasing number of homes and apartments in this area, this additional apartment complex will put pressure on the already heavy and existing traffic congestion, air quality and local infrastructure. The area is so congested and "packed in" already, it doesn't make any sense to add an additional 332 unit, 3 story complex & Townhomes in this area.

Another concern is the noise from the construction of said apt complex/townhomes. Not to mention how the construction will also affect the traffic in the area.

Finally, what is the environmental impact on adding more buildings to this area? Have you considered or vetted what impact more buildings would mean to this area? We live in a valley and the pollution just sits and remains stagnant. So many people have moved here, it's already so overcrowded. This impacts not just the trails, but the surrounding neighborhood. IE: increased traffic, noise, additional stop light(s), etc.

I ask that you and the voting city members veto this proposal by Snell & Wilmer and save our already overcrowded neighborhood. Thank you.

Best,
Ann M. Fisher
Phoenix resident

From: klevine@cox.net
To: [Elias Valencia](#)
Cc: [Larry](#)
Subject: 12th street and Greenway Townhome project
Date: Tuesday, April 5, 2022 7:16:24 AM
Attachments: [image001.png](#)

Hello,

My name is Kelly Levine I live at 15016 N 8th Way near to the empty property where the owner is asking to rezone and build 360 3 & 4 story high townhomes . I looked at the link which showed a rendering of what the end result would be it's a terrible idea. First I don't know of any 4 story apartment looking buildings anywhere near our home yet the builder wants to make this project on a small narrow strip of land as high as possible to extract the most money out of the property. The pictures remind me of something that would be built in the Soviet Union after WW2. This would never be allowed to be built in Paradise Valley likely where the owners and attorney's live. Please do not allow this property to be rezoned.

Post WW2 Soviet Union apartments in Moscow <https://www.themoscowtimes.com/2017/02/21/russias-khrushchevki-a57229>
[\[themoscowtimes.com\]](https://www.themoscowtimes.com)



Rendered Drawing of project on 12th street <https://neighborhoods.azurewebsites.net/12th-and-greenway>
[\[neighborhoods.azurewebsites.net\]](https://neighborhoods.azurewebsites.net)



From: [maria perryman](#)
To: [Elias Valencia](#)
Subject: Snell and Wilmer Rezoning Proposal
Date: Sunday, April 10, 2022 9:16:37 PM

Good Evening,

My husband and I own our home in Greentrails, just south of 12thst and Greenway. I am writing this email to express my strong opposition in regards to the proposed 332 unit, 3 story apartment complex at the north/west corner of 12st and Greenway. Snell & Wilmer are asking to re-zone 9.5 acres of land so that construction can begin. Although the proposal is for a 3 story complex, there are plans to build a 4 story car garage in order to make room for vehicles on such a small lot. It is of my opinion that a complex of this size will not have a positive effect on our community.

The traffic and safety concerns will be considerable, not to mention the delays that will occur related to the construction during building. In general, the traffic in the area is already heavy as we are close to many businesses, the 101 freeway and multi-family apartment homes (Vaseo) just west of us on 7th st and Greenway.

As mentioned, our neighborhood is adjacent to the Vaseo Apartments. Since living here, we have seen an increase in the amount of violent crime in our area, including several shootings at those apartments. Our concern would be that another apartment complex, like the one being proposed, would lead to a similar increase in crime.

I would also like to add that we were solicited by a man at our local park earlier this year who was asking for signatures related to this proposal. The information the man provided was not what the online proposal actually states. Neighbors also had conflicting information, as he told different things to different people. Several neighbors, including myself, were approached while walking or biking; I was also told that he was continuing to solicit after 6pm. I found this to be extremely disingenuous and misleading in an attempt to get signatures.

I urge you to disapprove the proposed rezoning. From recent meetings and discussions with my neighbors, I know my opinions are shared by many who have not managed to attend meetings or write letters/emails.

Thank you for your continued service and support of our communities,

Best Regards,
Maria Perryman & Reid Williamson

From: [Sid Bailey](#)
To: [Elias Valencia](#)
Subject: proposed apartments 12th.St./Greenway
Date: Tuesday, April 12, 2022 11:21:05 AM

Mr. Valencia,

In reference to the proposed apartment building project at 12th.St./Greenway, I am very much concerned and against this proposal as is many of my neighbors who reside in the Greentrails neighborhood. We already have an extremely large apartment complex at 7th. St/Greenway as well as many other complex's near by. More apartments will add to the congestion of our neighborhood and do nothing to improve the value of our property. We currently have many outsiders who use and abuse the facilities that we in the Greentrails neighborhood support and maintain (playground, basketball courts, dog park, etc.). We also have an issue with teens using our facilities to congregate, socialize, and party during the night. How many of them are from the surrounding area and do not live in our community, I cannot say but there are, no doubt, many. These teens also climb the mountain located within our community and litter it with beer cans and the like. The last thing we need is more high-dense housing developments in close proximity to what is already an "attractive nuisance".

Please help us keep our neighborhood safe, secure, and free from more burden on our local police, fire, and the current residents of our HOA.

Sid Bailey
911 East Sandra Terrace
Phoenix, AZ 85022

From: [Bob McLaughlin](#)
To: [Elias Valencia](#)
Cc: [MAC-1CONSTRUCTION](#)
Subject: 9.5 rezoning at 12th St / greenway
Date: Monday, April 18, 2022 11:33:46 AM

Mr. Valencia,

I am a concerned homeowner and currently living in Greentrails at 9th place and Sandra Terrace. I have lived here since 1989 in this subdivision. This area began a serious deterioration about 1991 when the large apartment complex on 7th street and Greenway Parkway was classified as low income. Our crime rate escalated in that timeframe once the largest apartment in Arizona was re-classified as low income. Multiple times I have had my mail stolen out of my mailbox. One cannot leave their garage door open etc., bicycles continue to be stolen. The crime rate has soared. Cars left out of the garage are regularly broken into.

Now, from what I understand, 9.5 acres located at 12th street / Greenway Parkway are proposed to be rezoned for more apartments. I do not believe this will have a positive influence for our area. Snell & Wilmer have actually hired homeless people to come around asking us to support the rezoning of this acreage. I am placing my vote against this re-zoning. I anticipate that there will be a good chance that these new apartments will be also re-classified as low income so I anticipate that the apartments will be constructed looking just like lower cost apartment structures and will bring additional problems for our small subdivision located just to the south of Greenway Parkway. I.e. more crime rates and more people wanting to use our common area without permission. I do not visualize high end luxury apartments being built by Snell & Wilmer. Being a contractor, I visualize high density, low cost, 3 story, cheap looking, inexpensive apartments being built.

I urge you to strongly reconsider not approving this rezoning for this 9.5 acres. I appreciate your time in reading this message.

Thank you and Regards

Robert J McLaughlin

602-818-1614

From: [Sarah Stockham](#)
To: [Adam Grant](#)
Cc: [Elias Valencia](#)
Subject: FW: Proposed development 12th Street and Greenway
Date: Monday, April 18, 2022 2:46:00 PM

Thank you for sending this over Adam, we will add it to the file.

Thank you,
Sarah Stockham
Planner III
City of Phoenix Planning and Development Department
200 West Washington Street, 3rd Floor
Phoenix, Arizona 85003
Phone: 602-261-8701
sarah.stockham@phoenix.gov

From: Council District 3 PCC <council.district.3@phoenix.gov>
Sent: Monday, April 18, 2022 2:40 PM
To: Sarah Stockham <sarah.stockham@phoenix.gov>
Cc: Raquel Estupinan <raquel.estupinan@phoenix.gov>; Amber R Guevara <amber.guevara@phoenix.gov>
Subject: FW: Proposed development 12th Street and Greenway

Hello Sarah,

Please see Kathy Fatigato's opposition email below for the Z-3-22 case.

Regards,
Adam Grant
Office of Councilwoman Debra Stark
District 3
Adam.grant@phoenix.gov

From: Kathy Maccarone <macfatich@yahoo.com>
Sent: Monday, April 18, 2022 2:22 PM
To: Debra W Stark <debra.stark@phoenix.gov>; Council District 3 PCC <council.district.3@phoenix.gov>
Subject: Proposed development 12th Street and Greenway

Dear Councilwoman Stark,

I am writing with concerns regarding the proposed development for 12th Street and Greenway.

The project has several challenges:

--density: I believe there are over 300 apartments being proposed for this space. This is far too many.

--alignment with the neighborhood: four story apartment buildings in this location are going to appear monstrous even if buffered by townhomes

--traffic: we live off of 16th Street and Greenway. The traffic on Greenway is already horrendous; the speed limit is 45 mph and no one ever goes the speed limit. How are vehicles going to access Greenway without a stoplight? We don't need another 300 cars in this area.

Please take this into account as the project is considered.

Thank you
Kathy Fatigato

From: [Bob McLaughlin](#)
To: [Elias Valencia](#)
Cc: [MAC-1CONSTRUCTION](#)
Subject: RE: 9.5 rezoning at 12th St / greenway
Date: Thursday, April 21, 2022 9:02:54 PM

Mr. Valencia,

As a follow-up to my initial message to you on April 18, 2022 which raised concerns about traffic congestion, additional crime in our area etc. I did receive feedback via a phone call and I received the proposed layout from the Embrey Development team. With this additional information now being available and I have had an opportunity to review the design concept, I am submitting additional concerns regarding the future traffic congestion and the overall appearance of the complex. The developer refers to these units as luxury, let alone the density that I am seeing and the overall appearance of the structure from the street resemble more like military barracks. If they were truly luxury, one would think the outward appearance could be improved regarding the overall design theme. One would think that the designer could stagger the Greenway setbacks to some degree to make a more pleasant view from the South looking to the North. I am assuming that the designer was handcuffed by the development team to make sure that they maximized the total number of living units in this relatively small 9.5 acre parcel. I see only renderings of the Greenway Parkway South View. None of the conceptual drawings depict the views from 9th Street, 12th Street or the Phelps road northern view. Are these views not shown for any particular reason or is it because they are visually unattractive? One would also think multiple pools would have been made available to the occupants in 2-3 locations instead of just one within the overall layout to coincide with the phrase “luxury”. One very small workout area of approximately 1,000 Ft² one would think would be totally unacceptable to the future occupants.

It seems that the 4-story design along with a grand total of 360 units over this building envelope has been maximized for total profit margin and the wording of “Luxury” is being thrown out there as a marketing tool by the developers. In our zip code, this will be the 1st design that I am aware of that incorporates 4 stories. I guess we do not have building height restrictions in this “zoned commercial area”. I am assuming the City of Phoenix Planning department is willing and able to adjust the building height restrictions to accommodate the proposal by Embrey Development. I already see that a Height waiver (48 feet) has already been applied for and approved (Ref Section 623.E.1.b)! Am I

assuming correct that the height waiver was already approved by the City of Phoenix Planning Department? Why would there not be 40-50% townhomes instead of just 7% of the grand total being townhomes. It seems like profit margins are the primary focus in the design concept proposed by the developers.... As I live in the Greentrails community, I do not view this proposal as a godsend in increasing our residential property values. Due to this design, I believe that the opposite will occur. Additionally, the development team refers to this Project as “medium density”. To reference 360 living units in this 9.5 acre area is a stretch of the truth. I would reference this project a very high density development.

The developers address the Greenway Parkway Channel as a walk area for the new tenants. Obviously, the developers have not seen nor have they visited this Homeless shelter area over the last 30 years. It has been a haven for the homeless and has caused many issues over the years and is one of the leading causes for the rising crime rate in our Greentrails subdivision. Is the Development going to support improvements to this Parkway Channel? I seriously doubt that any improvements or modifications have been budgeted for the Greenway Parkway Channel by the Embrey Development team.

Unfortunately, I was unable to attend the Zoom meeting Wednesday, April 20th, 2022 but I understand that attendees could not express their concerns during the meeting except by texting or via email. The meeting should not have been held in this particular fashion.

What is the current status of this project and when will we have the opportunity to speak our concerns on this proposed project? Once again, I urge you to strongly reconsider not approving this project in its current format.

Regards,
Robert McLaughlin
Greentrails Subdivision Homeowner

From: Bob McLaughlin [mailto:mac-1construction@cox.net]
Sent: Monday, April 18, 2022 11:34 AM
To: 'elias.valencia@phoenix.gov'
Cc: MAC-1CONSTRUCTION (MAC-1CONSTRUCTION@COX.NET)
Subject: 9.5 rezoning at 12'th St / greenway

Mr. Valencia,

I am a concerned homeowner and currently living in Greentrails at 9th place and Sandra Terrace. I have lived here since 1989 in this subdivision. This area began a serious deterioration about 1991 when the large apartment complex on 7th street and Greenway Parkway was classified as low income. Our crime rate escalated in that timeframe once the largest apartment in Arizona was re-classified as low income. Multiple times I have had my mail stolen out of my mailbox. One cannot leave their garage door open etc., bicycles continue to be stolen. The crime rate has soared. Cars left out of the garage are regularly broken into.

Now, from what I understand, 9.5 acres located at 12th street / Greenway Parkway are proposed to be rezoned for more apartments. I do not believe this will have a positive influence for our area. Snell & Wilmer have actually hired homeless people to come around asking us to support the rezoning of this acreage. I am placing my vote against this re-zoning. I anticipate that there will be a good chance that these new apartments will be also re-classified as low income so I anticipate that the apartments will be constructed looking just like lower cost apartment structures and will bring additional problems for our small subdivision located just to the south of Greenway Parkway. I.e. more crime rates and more people wanting to use our common area without permission. I do not visualize high end luxury apartments being built by Snell & Wilmer. Being a contractor, I visualize high density, low cost, 3 story, cheap looking, inexpensive apartments being built.

I urge you to strongly reconsider not approving this rezoning for this 9.5 acres. I appreciate your time in reading this message.

Thank you and Regards

Robert J McLaughlin
602-818-1614

From: [John Tanner](#)
To: [Elias Valencia](#)
Cc: [John Tanner](#); [Sid Bailey](#); [Bob Butler](#)
Subject: 12th Street and Greenway proposed project
Date: Wednesday, April 20, 2022 9:16:04 PM

Attention: Mr. Elias Valencia
RE: 12th Street and Greenway Project Proposal

I had difficulty logging in to the meeting this evening and yet I did submit my sentiments below. I'm not sure if these concerns were heard.

Like many area residents I'm concerned with the added traffic congestion and crime to our area with the addition of this proposed community. However, most concerning is that this property shows to be zoned for commercial use in City of Phoenix future plans and not for high density apartments. The proposed is suggesting it for high density residential apartments. The 360 units in 9.5 acres put the density at over 37 units/acre. This could easily add over 600 vehicles to the morning and evening traffic in our area. This is way over the standard use of this property. If anything, it should be closer to 15 units/acre. I would think because of the suggested density, this project is not a consideration. Furthermore, the project proposes a four story element and currently there is no 4 story units in the area and it should stay that way. I have no doubt there is residences that would have their view of the mountains blocked by the height of these units.

Regarding the architecture of the project - I find it very unappealing. There is no noticeable variation in setback between units and looks like glorified government housing.

There is really nothing about this project that is a complement to our neighborhood and in fact I see it has something that would depreciate the value of the local residences.

I am for leaving this property for commercial use only. Having said that, if the property owners can gather the support of the community, I would consider a MUCH lower density residential complex or a "build to rent" community.

Please advise me on the outcome of the meeting this evening.
If this project for some reason is moving forward, please let me know the next opportunity to voice our opposition on it.

Respectfully,
John Tanner

SHARON W. SHEILS

720 E. Morningside Drive
Phoenix, AZ 85022
480-747-1970
sheilss2000@yahoo.com

City of Phoenix Planning and
Development Department
200 W. Washington Street, 2nd Floor
Phoenix, AZ 85003

CITY OF PHOENIX

APR 21 2022

Re: Zoning Change at Greenway and 12th Street

**Planning & Development
Department**

To Whom It May Concern:

As President of the Turtle Run Homeowners Association and Block Watch Captain for same, I wish to express my objections and concerns about changing the above property from Commercial to PUD.

1. Bell Road and 7th Street continue to be high accident location. Adding 360 residential units to 12th St. and Greenway will create more traffic and accidents.
2. The same issue will be at Greenway and 7th Street and 12th Street.
3. The Phoenix Police Dept. has an extremely high number of vacancies for officers. I estimate 360 residents moving to this location will create a minimum of 620 residents at this proposed property. This area is served by the Black Mountain Police Department. The area they serve is very large and there certainly are not enough officers to patrol and serve so many more in this community.
4. The Phoenix Fire Department located at 7th Street and Paradise Lane will also be effected and stretched thin. They, too, cover a large area, especially being so close to Loop 101.
5. I totally understand there is a huge housing shortage, whether rentals or homes owned. Rental prices have gone sky high. New townhomes and apartments at 12th Street and Greenway will not be affordable to the masses who need rentals.
6. If zoning is changed to PUD, will there be enough school bus drivers to pick up children from this location. There has been a shortage of school bus drivers for well over a year. In addition, keep in mind the teacher shortage in the school district. Will school buses be able to maneuver in and out of this property?
7. Referring above to #3, I have found calling 911 and Crime Stop has become another concern. I have called Crime Stop on 3 or 4 occasions and my calls have not been answered. I live by "If you see something, say something." Our police officers are stretched so thin and now they are needing help from citizens without police training. How is this going to work with 360 units added to 12th Street and Greenway?

I plan to participate in the virtual meeting on Wednesday, April 20, 2022, at 6:00 P.M.

Cordially,


Sharon W. Sheils

CITY OF PHOENIX PLANNING DEVELOPMENT DEPT
200 W WASHINGTON ST
PHOENIX AZ 85003-1611

April 21, 2022

Dear Mr. Valencia,

I oppose the rezoning and possible subsequent 332 apartment units at the North West corner of 12 st and Greenway. I live in Greentrails subdivision across from the proposed complex and already these areas are congested with apartments and people. I am against building a dense population in this area and adding to the traffic, and city services like the police and fire department mail and trash. Bottom line is we need commerce – a business offering something we can all benefit from.

We just don't need more congestion in this area.

Thank you for allowing citizens to respond to this proposal.

Sincerely,

Susan Fraley



721 E Sandra Terrace

Phoenix AZ 85022

From: [Kerry&Robin](#)
To: [Elias Valencia](#)
Subject: new apartments on 12st and greenway in north phoenix.
Date: Friday, April 22, 2022 12:43:10 PM

As a homeowner in the greentrails housing development off of 7th street and greenway we are very against adding more apartments, congestion, traffic to this area. The greenway/bell and 7th street intersections are already overloaded and traffic is horrible. The last thing the neighborhood here wants is another apartment building here. We are extremely against this rezoning and /or proposed building. It would be of zero benefit to the homeowners and residents living in this area.

Thank you,
Robin Eichten
Kerry Farnham
Greentrails

From: [Nadya Laliberte](#)
To: [Elias Valencia](#)
Subject: Multi-family project proposal for 9th-12th St & Greenway Parkway.
Date: Friday, April 22, 2022 9:58:44 AM

Dear Mr. Valencia,

I hope it is not too late to receive some feedback for the zoning request and the proposed site development for 9th-12th Streets & Greenway Parkway.

My husband and I live in one of the neighborhoods south of this site. We are not opposed to this project but I would like to tell you about some appreciations and concerns. We are pleased the site plan does not include any traffic access between 9th & 12th Streets and the plan places the 3-story townhomes at the west end close to the single story businesses and the 4-story apartments at the end close to the other apartment complex. We are concerned with the total number of units and how much that will effect traffic at 9th & 12th Streets, fearing two new traffic lights in the future. Hopefully, only one light at 12th St will be necessary. We are also concerned that being dubbed as luxury apartments means they will be high-cost units which will not help provide affordable housing for the city.

Regards,
Nadya Laliberte

Sent from my iPad

5-13-2022

Elias Valencia Project Manager for the 12th & Greenway CASE No. z-3-22-3
Sarah Stockham DeerValley Village Planning Committee
Debra Stark City Council Woman

Please find enclosed two petitions signed by homeowners who reside in the Greentrails subdivision. There are 207 residents in this community alone and we are still gathering signatures and educating community members regarding CASE No. Z-3-22-3.

We are currently in the process of educating other HOA communities in our vicinity.

Our concern includes but are not limited to, the density of this proposed project (37.9 units per acre) when we are currently surrounded by a multitude of high density apartments, the pressure that already exists on our community common areas from non-Greentrail residents which often results in vandalism, and the increased pressure on our already high-density traffic intersections. We are also very concerned that the loss of mountain views will have a negative affect on our property value and quality of life.

We are also respectfully asking that the Deer Valley Planning Committee consider holding an in-person hearing so that interested residents in the surrounding communities can attend, voice any concerns, and receive answers to our questions. Several of our residents do not have the ability to join an online meeting.

Thank you for your thoughtful consideration to our petitions. Original: Elias Valencia, Case Manager. Copy: Debra Stark, City Council Woman.

Sid Bailey
HOA Greentrails Board member
911 East Sandra Terrace
Phoenix, AZ 85022
sbaileyteach@yahoo.com

Petition regarding 12 & Greenway Case No. Z-3-22-3

We, the undersigned, are against the multi-family use that is proposed in case no. Z-3-22-3. This proposal recommends 37.9 units per acre. We currently have one of the **most dense** apartment complexes in Phoenix which only has 23 units per acre located at 7th. St./Greenway. This density proposal is unacceptable to the surrounding communities. Additionally, there are a multitude of reasons why this proposal should not be approved including but not limited to loss of mountain views and traffic delays according to the Synchro analysis.

Date	Printed Name	Signature	Address
4-27-22	ROBERT WALL	<i>Robert Wall</i>	1021 E AVEVERLY
4/27/22	Michael BRINGHERST	<i>Michael Bringherst</i>	16240 N 11ST.
4/24/22	Janice Peterson	<i>Janice Peterson</i>	1013 E. Grandview Rd
4/24/22	Kathy Scimeca	<i>Kathy Scimeca</i>	1221 E Aire Libre Ave
4-24-22	Judy Taubel	<i>Judy Taubel</i>	917 E. Aire Libre Ave
4-27-22	John Taubel	<i>John Taubel</i>	917 E Aire Libre Ave
4-27-22	MARLENE A. STODOL	<i>Marlene A. Stodol</i>	913 E. Aire Libre Ave
4-27-22	Maisol Alca	<i>Maisol Alca</i>	827 E. Aire Libre Ave
4-27-22	Greg Davis	<i>Greg Davis</i>	801 E Aire Libre Ave
4-27-22	RICK RACHKOWSKI	<i>Rick Rachkowski</i>	719 E. AIRE LIBRE 811 E Aire Libre
5-4-22	BARB STARON	<i>Barbara Staron</i>	
5-4-22	Jacob Neat	<i>Jacob Neat</i>	712 N. K. Libe
5-4-22	Chris Hollister	<i>Chris Hollister</i>	11407 N 11th Pl
5/6/22	Adil Constantine	<i>Adil Constantine</i>	16207 N 11th Pl

Petition regarding 12 & Greenway Case No. Z-3-22-3

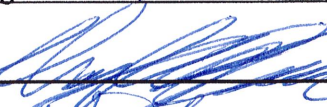



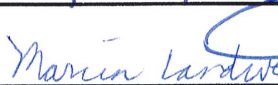
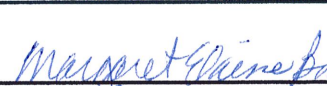

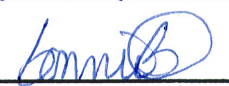

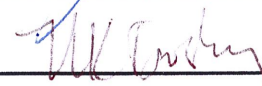
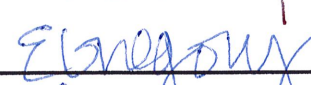
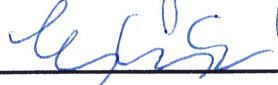
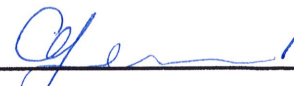

We, the undersigned, are against the multi-family use that is proposed in case no. Z-3-22-3. This proposal recommends 37.9 units per acre. We currently have one of the **most dense** apartment complexes in Phoenix which only has 23 units per acre located at 7th. St./Greenway. This density proposal is unacceptable to the surrounding communities. Additionally, there are a multitude of reasons why this proposal should not be approved including but not limited to loss of mountain views and traffic delays according to the Synchro analysis.

Date	Printed Name	Signature	Address
4/24/22	Sid Bailey		911 EAST SAWARD TERR PHX
4/24/22	Austin Bailey		1930 E. PATRICKS PHX
4/24/22	Kale Bailey		1930 E. PATRICKS PHX
4/24/22	John V. Adams		1129 E. Grandview Phx
4/24/22	Patricia Rowley		1132 E Grandview Rd PHX AZ 85022
4/24/22	Matthew Leonard		1128 E. Grandview Rd
4-24-22	Joseph Wilkins		16222 N 11th Pl
4-24-22	Theo Jackson		1101 E. Beverly Ln.
4-24	Daniel Phillips		16241 N. 11 ST
4-24-2022	Jerry Derrice		16401 N 11 ST
4-27-22	Celeste Johnson		923 E Aire Libre Ave
4/27/22	Karin Callan		912 E Aire Libre
4/27/22	Jan Scouten		914 E Aire Libre
4/27/2022	Esther Madelin		910 E Aire Libre Ave
	thomasj473@gmail.com		

Petition regarding 12 & Greenway Case No. Z-3-22-3

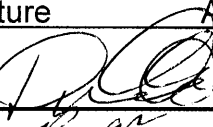
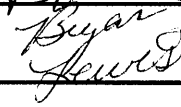
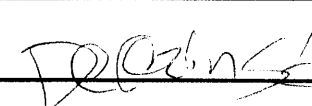
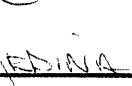
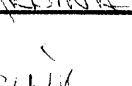
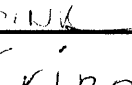
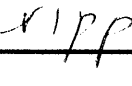
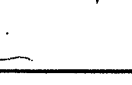
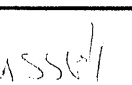
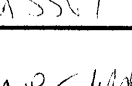
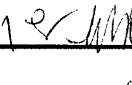
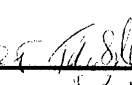
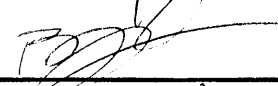

We, the undersigned, are against the multi-family use that is proposed in case no. Z-3-22-3. This proposal recommends 37.9 units per acre. We currently have one of the **most dense** apartment complexes in Phoenix which only has 23 units per acre located at 7th. St./Greenway. This density proposal is unacceptable to the surrounding communities. Additionally, there are a multitude of reasons why this proposal should not be approved including but not limited to loss of mountain views and traffic delays according to the Synchro analysis.

2022

Date	Printed Name	Signature	Address
5/2	CLAYTON LANDWEHR		856 E PARADISE LN
5/2	Vernon Smith II		864 E. Paradise LN
5/2	G. Dylan Cunningham		836 E. Paradise Ln
5/3	Ronaldo Ruiz		860 E paradise Ln
5/3	Marcia Landwehr		856 E. Paradise Ln Phx
5/4	Margaret Elaine Baker		840 E. Paradise Ln. PHX
5/4	Chris Skaggs		16218 N. 9 th Place
5/4	Bonnie Blendowski Skaggs		16218 N. 9 th Pl.
5/4	Richard Coplan		852 E Paradise Ln
5/4	Nanette Towsley		848 E. Paradise Ln
5/4	Elmbergow		847 E Paradise Ln
5/5	Mary Ann Connor		16217 N. 9 th Place
5/7	Acad Spornstein		1052 E. MONTE CASTO
5/7	ANDREW KALISZEK		1156 E. BEVERLY LN

Petition regarding 12 & Greenway Case No. Z-3-22-3

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5/1/22	Daniel Alira		16402 N. 7 th PL
5/1/22	Bryan Lewis		16428 N 7 th place
5/1/22	Matthew		16416 N 7 th PL
5/1/22	Michelle Medina		716 E Kings Ave
5/1/22	Carlos Medina		716 E Kings Ave
5/1/22	Kathryn Crippen		720 E Kings Ave Phx AZ
5/1/22	Maddy		720 E Kings Ave Phx AZ 85022
5/1/22	Warren Russell		737 E King Ave Phx AZ
5/1/22	Michael Rosner		721 E Kings Ave
5/1/22	Tanya Rosner		721 E Kings Ave
5/1/22	Wesley Jensen		16403 N 7 th Place Phx 85022
5-1-22	Wesley Jensen		" " " "
5/1/22			
5/1/22	Wesley Jensen		16247 N 7 th PL, Phx 85022

Petition regarding 12 & Greenway Case No. Z-3-22-3












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Date	Printed Name	Signature	Address
4-23-22	S. DUKE LEVIN	[Signature]	947E. AIR LIBRE PKW 85022
4-24-22	BECKY ALTON	[Signature]	1102 E. Greenway views red
4-24-22	Laura Frans	[Signature]	1120 E Grandview Rd
4/24/22	Jim Bonetta	[Signature]	16403 N 11 th PLACE
4/24/22	WILETA Grey	[Signature]	16247M 11P
4-29-22	JANICE STANLEY	[Signature]	16221 W 11 th AVE
4-29-22	Phillip Crabtree	[Signature]	943 E Air Libre
4-29-22	Nancy Crabtree	[Signature]	943 E Air Libre
5-9-22	Jamie Hansen	[Signature]	1087 E. Air Libre Ave. 458 Greenway
5-10-22	Renee Sampeur	[Signature]	
5-10-22	Martin Guidera	[Signature]	933 E Air Libre
5-10-22	Sarah Gagnon	[Signature]	911 E. Air Libre Ave.

Petition regarding 12 & Greenway Case No. Z-3-22-3

Requesting an in-person open meeting



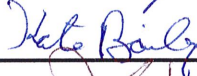
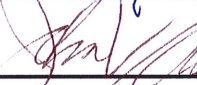
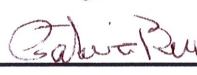

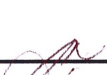



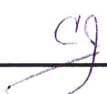
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Date	Printed Name	Signature	Address
4/27/22	Karin Allan LC		912 E. Aire Libre
4/27/22	Jan Stanton		3145 S. Pine Lane
4/27/22	Esteban Medalla		910 E Aire Libre Ave
4/27/22	Jim Thomas		730 E. Aire Libre Ave
4/27/22	Andrew [unclear]		926 E Aire Libre
4/5/22	RYAN TURNER		937 E Aire Libre Ave
5/3/22	Sarah Koechig Sr		802 E Aire Libre Ave
5/6/22	Chris Matusz		1007 E Aire Libre Ave
5/6/22	Nancy Kross		1017 E Grandview Av
5/6/22	Lisa Shamus		1101 E. Grandview Rd.
5/6/22	Michelle Phillips		1113 E. Beverly Lane

Petition regarding 12 & Greenway Case No. Z-3-22-3

Requesting an in-person open meeting

We, the undersigned, are protesting both the city of Phoenix and the firm of Snell & Wilmer's attempt to build a high density apartment complex located at 12th. St/Greenway without appropriate notification to the surrounding communities. To date there has only been a low-key mailing to a few residents of the Greentrails community and a poorly advertised virtual meeting. The April 20, 2022 virtual meeting provided no way for concerned citizens to appropriately dialogue with one another or to verbally communicate our concerns. Additionally, to our knowledge, no Phoenix City decision maker regarding this proposal was present at that meeting. Greentrails alone has over 200 homes but only a select few who happen to residents closest to the proposed high-density apartment project were properly informed of this endeavor. The impact of this proposal will be of major consequence to all who live within a couple of miles of this area. We are requesting a well advertised, fair, and **in-person** hearing that will allow all interested residents in the surrounding communities to attend, voice any concerns, and to receive answers to all of our questions.

Date	Printed Name	Signature	Address
4/24/22	SID BAILEY		911 E. SANDRA TERRACE
4/24/22	AUSTIN BAILEY		1930 E. PATERA
4/24/22	KATE BAILEY		1930 E. PATERA
4/24/22	JOHN V. ADAMS		1139 E. GRANDVIEW RD
4/24/22	PATRICIA BAILEY		1132 E GRANDVIEW RD PHOENIX AZ 85020
4/24/22	Matthew Leonard		1128 E. Grandview Rd
4-24-22	Joseph Wilhelm		16222 N 11th St
4-24-22	Thea Jackson		1101 E Beverly Ln
4-24-22	Daniel Phillips		16241 N. 11th St
11	Jerry Darrick		16401 N. 11th St
4-27-22	Celeste Johnson		923 E Aire Libre Ave

Petition regarding 12 & Greenway Case No. Z-3-22-3

Requesting an in-person open meeting




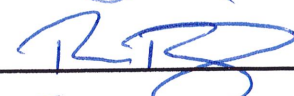
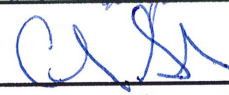
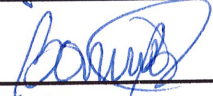
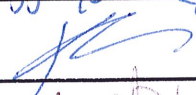
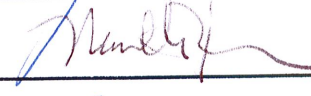
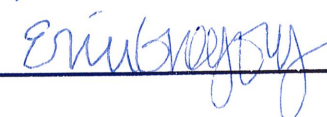
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Date	Printed Name	Signature	Address
4-24-22	ROBERT HALL	Robert Hall	1021 E BEVERLY
4-24-22	Michael BRINGHURST	Michael Bringhurst	16746 N. 11 ST
4/24/22	Janice Peterson	Janice Peterson	1013 E Grandview Rd
4/24/22	Greg STEPLEVIR	Greg Steplevir	947 E Aire Libre
4-24-22	Nancy Anderson	Nancy Anderson	943 E. Aire Libre
4-24-22	Phillip Crabtree	Phillip Crabtree	943 E. Aire Libre
4-24-22	Kathy Scimone	Kathy Scimone	1001 E. Aire Libre Ave
4-27-22	John Taubel	John Taubel	917 E Aire Libre Ave
4-27-22	Judy Taubel	Judy Taubel	917 E Aire Libre Ave
4-27-22	MARLENE A. STOVALL	Marlene A. Stovall	913 E, Aire Libre Ave
4-27-22	Manisul Anla	Manisul Anla	8227 E Aire Libre Ave

Petition regarding 12 & Greenway Case No. Z-3-22-3

Requesting an in-person open meeting

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5/3	Ronald Ruiz		860 E paradise Ln
5/3	Marcia Landwehr	Marcia Landwehr	856 E. Paradise Ln Phx
5/4	Margaret Elaine Baker	Margaret Elaine Baker	840 E. Paradise Ln PHX
5/4	Chris Skaggs		16218 N. 9th Place
5/4	Donnie Blendowski-Skaggs		16218. N. 9th Pl.
6/4	Richard Kaplan		832 E Paradise Ln
5/4	Nanette Towstey		848 E Paradise Ln
5/4	Erin Brogony		847 E Paradise LN PHX

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5/1/22	Bryan Lewis	[Signature]	16428 N 7 Pl
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5/1/22	Carlos Medina	[Signature]	716 E Kings Ave
5/1/22	Michelle Medina	[Signature]	716 E Kings Ave
5/1/22	Kathryn Lyzzer	[Signature]	120 E Kings Ave
5/1/22	Michelle	[Signature]	720 E Kings Ave
5/1/22	WERUSA	[Signature]	724 E King Ave
5/1/22	Michael Kosner	[Signature]	711 E Kings Ave
5/1/22	Tariya Zisner	[Signature]	711 E Kings Ave
5/1/22	Jan Jensen	[Signature]	11402 N 7th Pl Phoenix
5/1/22	Kent Jensen	[Signature]	" " " "

Petition regarding 12 & Greenway Case No. Z-3-22-3

Requesting an in-person open meeting


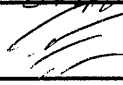




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<u>Date</u>	<u>Printed Name</u>	<u>Signature</u>	<u>Address</u>
4/29/22	^{ACTION,} BECKY	Becky Cotton	1102 E Grandview Rd
4/29/22	Laura FRANS	Laura Frans	1120 E Grandview Rd
4/29/22	Juni BRATTON	Juni Bratton	16403 N. 11 th PLACE
4/29/22	WYLIETA GRAY	Wylita Gray	16247 N/11pl.
4-29	JANILE STANLEY	Janile Stanley	1622105 11 th PL
4-29-22 5-9-22	JAMIE HANSEN	Jamie Hansen	11001 E. Aire Libre Ave
5-10-22	SARAH GAGNON	Sarah Gagnon	911 E. Aire Libre Ave.
5-10-22	MARTIN GONZALEZ	Martin Gonzalez	913 E. Aire Libre Ave

Petition regarding 12 & Greenway Case No. Z-3-22-3

Requesting an in-person open meeting

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<u>Date</u>	<u>Printed Name</u>	<u>Signature</u>	<u>Address</u>
4/30/22	Darien Halle		6201 E. Voltaire Ave, Scottsdale 85254
05/01/22	Trud Tanner		907 E. Sandra Ter,
05/11/22	Nancy Tanner		907 E Sandra Ter, PHX 85022
5/1/22	Johnanna Johnanna		907 E Sandra Ter PHX 85022
5/9/22	ROBERT BUTLER		810 E SANDRA TER PHX 85012
5/9/22	Ed Cunningham		910 E Sandra Ter

From: [Sarah Stockham](#)
To: [Elias Valencia](#)
Cc: [Raquel M Wind](#)
Subject: RE: emdist3 - Form Submission
Date: Tuesday, June 21, 2022 3:11:13 PM

Elias,

Same thing. Please save in the S Drive, follow naming conventions and forward to applicant as a FYI.

Thank you,
Sarah Stockham
Planner III
City of Phoenix Planning and Development Department
200 West Washington Street, 3rd Floor
Phoenix, Arizona 85003
Phone: 602-261-8701
sarah.stockham@phoenix.gov

From: Council District 3 PCC <council.district.3@phoenix.gov>
Sent: Tuesday, June 21, 2022 3:10 PM
To: azjani@cox.net
Cc: Raquel M Wind <raquel.wind@phoenix.gov>; Amber R Guevara <amber.guevara@phoenix.gov>; Sarah Stockham <sarah.stockham@phoenix.gov>
Subject: RE: emdist3 - Form Submission

Good afternoon Mr. and Ms. Peterson,

Thank you for contacting District 3's office and for sharing your opposition to the proposed development on 12th St. and Greenway. I will pass along your comments and suggestion to Councilwoman Stark and the village planner.

Respectfully,
Adam Grant
Office of Councilwoman Debra Stark
District 3
Adam.grant@phoenix.gov

From: no-reply@phoenix.gov <no-reply@phoenix.gov>
Sent: Tuesday, June 21, 2022 3:03 PM
To: Council District 3 PCC <council.district.3@phoenix.gov>
Subject: emdist3 - Form Submission

FROM : Janice Peterson

SUBJECT : Embry proposed apartments 12th St & Greenway - Meeting scheduled for June 22, 2022

MESSAGE : Dear Ms Stark,

We are writing to express our concern and dismay regarding the potential large 3 & 4-story apartment complex being proposed across Greenway Parkway - almost directly across from our Greentrails community park and our home. We believe the complex will interfere with our views of the mountain foothills north of us, a big draw and benefit to our community. We also are concerned about having additional tenants in the vicinity, who commonly use our private park. Additional traffic congestion is another major concern. Greenway Parkway is heavily trafficked, with common speeds of 55-60 mph; people seem to think it's a freeway. Our biggest concern is the view, however, and would request that the property design be limited to 2 or 3-stories in height. The proposed 4-story design is definitely a negative factor for our home values and our personal enjoyment of our neighborhood and home.

We will be out of town for the meeting tomorrow, but wanted to express our views to you, and hope that they may be relayed to the City Planning and Development Department. Thank you for your assistance.

Sincerely,
Janice & Dave Peterson

Email : azjani@cox.net

AREA : 602

PHONE : 329-0293

ADDRESS : 1013 E Grandview Rd

CITY : Phoenix

STATE : AZ

ZIP : 85022

Submission ID: b75c1adcbe3e47f18ea8c2ef15bdf54

Form Submission On : 6/21/2022 3:03:28 PM

Referer: <https://phoenix.gov/district3/contact-district-3>

This is Not Spam - This message is sent on behalf of the City of Phoenix.
Please handle appropriately.

From: [Bob Butler](#)
To: [Elias Valencia](#)
Subject: 12th St/GreenwayProject
Date: Saturday, June 25, 2022 5:28:54 PM

Hi Elias,

I attended the meeting on 6/22/22 and went to Embrey's presentation of the project on Thursday.

I would like to express my concern regarding the density of the project. I feel there are an over abundance of apartment complexes in this area including a high percentage of rental units in the condo projects on Bell Road between 12th and 16th Streets which has led to traffic congestion and illegal activity.

I realize there is a rental shortage in the Valley at this time, however, there are several projects being planned including 3,200 units at Metro Center.

I know the Builder wants highest and best use of the property, however, the negative impact on the surrounding properties should be included in the conversation.

Sincerely,

Robert H Butler

Sent from [Mail \[go.microsoft.com\]](mailto:Mail[go.microsoft.com]) for Windows

From: [Mimi Greek](#)
To: [Elias Valencia](#)
Subject: Apartment proposal on Greenway
Date: Saturday, June 25, 2022 11:22:29 AM

I live near Paradise Lane in Greentrails, which will be the main throughway if these apartments are built.

Elias,

Does the planning commission keep track of how many accidents occur on Greenway and 7th St, and Greenway and 16th St? The number of accidents now are huge on those 2 intersections. Why isn't that taken into consideration? I can't imagine how many more accidents will occur when these apartments are built.

Also, at the meeting they said the apartment was going to allow 1.6 cars!! That's absurd.

Please do the right thing. Life is not all about money!

**Mimi Greek
Greentrails**

From: [CLAYTON LANDWEHR](#)
To: [Elias Valencia](#)
Subject: Proposed Luxury Apartments on Greenway Parkway
Date: Wednesday, July 6, 2022 12:10:45 PM

Hello Elias,

My husband and I had the opportunity to attend the recent meeting at the N. Mt. Visitor Center on 7th street, where Councilwoman Stark, along with you and your colleague provided info. about the proposed project. As residents of the Greentrails neighborhood, we were thankful to gather more details about what is in the works.

Since the time was limited that evening, I just wanted to follow up with some additional thoughts...many of which were already shared by others at the meeting. We moved into Greentrails the summer of 2007. And, we actually live on Paradise Lane the street parallel and south of Greenway Parkway. We aren't that far from 7th street and thus are more aware than the average person about the traffic patterns of Bell Rd., Greenway Parkway & 7th street. I walk regularly in the area, & since we bank at the Wells Fargo branch at Greenway Parkway & 9th St that is a familiar destination. FYI: as a pedestrian I have often observed that at 9th street & Greenway Parkway the traffic heading west is often traveling a speeds that exceed the 45mph speed limit. Greenway has a bit of a curve along the stretch that comes up to 9th Street. That makes it even more challenging to envision an Apartment driveway being added along Greenway Parkway. If the developers are thinking this through seriously they will truthfully recognize that this is a poor idea. It is a recipe for accidents, if on a curve a vehicle traveling 50mph is going to suddenly adjust to a vehicle exiting off of or onto Greenway Parkway into the Apartment complex. Presently, along 7th Street in front of the Vaseo Apartment complexes, there are fairly regular accidents because vehicles come out of the 2 exits on 7th Street where there are no stoplights, especially if those cars are trying to go northbound. Over time this problem has increased...it seems realistic that the same kind of problem would occur where this new apartment complex is being proposed. With Bell Rd. & Greenway Parkway being so close together as it is, adding the additional significant number of vehicles in to the 7th st/9th st corridor from a high density apartment complex seems irresponsible. Undoubtedly a traffic study of any merit would easily support this. Unfortunately, if this project moves forward, it would be expected that more traffic would be routed onto Paradise Lane through our residential neighborhood. Please don't contribute to this to happening.

Also, as members of the Greentrails Neighborhood patrol, the idea that somehow the residents of the new apartments would be able to connect with walking trails over by the wash...is a bit fanciful. The wash area in general has been a source of lots of problems for our community. For a time, the houses that backed up against the wash were at risk for break-ins. The Greentrails private park, has suffered much vandalism often from people that came from

the wash area. The walkway that tunnels under Greenway Parkway close to 12th street, has been unsafe for a variety of reasons (i.e. broken glass, illegal activities, etc.) It may be a shiny marketing strategy, but it is unrealistic.

We understand that housing is a problem in Phoenix proper, it just seems like there would be more appropriate locations that would be a better fit than the proposal along Greenway Parkway.

Thank you for your time.

Sincerely,
Marcia and Clayton Landwehr

From: [PDD Long Range Planning](#)
To: [Elias Valencia](#)
Cc: [Racelle Escolar](#)
Subject: FW: Case # Z-3-22-8
Date: Friday, August 5, 2022 10:14:39 AM

Elias, please save in S drive and make sure this is added to your correspondence in your staff report (I am reviewing now)

Thank you,
Sarah Stockham
Planner III
City of Phoenix Planning and Development Department
200 West Washington Street, 3rd Floor
Phoenix, Arizona 85003
Phone: 602-261-8701
sarah.stockham@phoenix.gov

From: Clark Thomas <tmclark64@yahoo.com>
Sent: Friday, August 5, 2022 10:13 AM
To: PDD Long Range Planning <pdd.longrange@phoenix.gov>
Subject: Case # Z-3-22-8

ToWhom It May Concern;

My name is Clark Thomas, a 37 year resident of the Greentrails community. I am OPPOSED to this rezoning. The number of apartments within a mile radius of the this site is in the thousands. Crime has been a real issue due to the large number. My son was a City policeman in this area for awhile. He told me of the many drug busts, and other crime, particularly the apartment complexes. He said we should move away from the area. The large density numbers also impact auto accidents in the area. Please do not allow this increase in density to take place.

Sincerely,
Clark Thomas

From: [Elaine Baker](#)
To: [Elias Valencia](#)
Subject: Apartment Proposal
Date: Friday, July 8, 2022 8:35:09 AM

Greetings from a Greentrails homeowner on Paradise Lane.

I appreciate your time in listening to our concerns regarding the proposed very large apartment project at Greenway and 9th to 12th Street area.

Having lived here since November, 1979, I have seen a lot of changes in the area. One example was the existence of a four-way stop at 7th St and Bell "governed" by four stop signs. I know how things grow and we get used to it.

I would never suggest going back, but I am concerned when a project will dump so much into already traffic jams. Many will find Paradise Lane. It would be so sad if it grew into the need for a traffic light at 16th and Paradise Lane!

Our street was like Greenway Parkway Jr. when Greenway Parkway was under construction. Hope that never repeats itself, especially since it is as busy with residents as it was then.

Just glad that you are there to check the many facets of our concerns.

Thank you,
Elaine Baker
840 E. Paradise Lane

From: [PDD Long Range Planning](#)
To: [Elias Valencia](#)
Cc: [Racelle Escolar](#)
Subject: FW: Case # Z-3-22-8
Date: Friday, August 5, 2022 10:14:39 AM

Elias, please save in S drive and make sure this is added to your correspondence in your staff report (I am reviewing now)

Thank you,
Sarah Stockham
Planner III
City of Phoenix Planning and Development Department
200 West Washington Street, 3rd Floor
Phoenix, Arizona 85003
Phone: 602-261-8701
sarah.stockham@phoenix.gov

From: Clark Thomas <tmclark64@yahoo.com>
Sent: Friday, August 5, 2022 10:13 AM
To: PDD Long Range Planning <pdd.longrange@phoenix.gov>
Subject: Case # Z-3-22-8

ToWhom It May Concern;

My name is Clark Thomas, a 37 year resident of the Greentrails community. I am OPPOSED to this rezoning. The number of apartments within a mile radius of the this site is in the thousands. Crime has been a real issue due to the large number. My son was a City policeman in this area for awhile. He told me of the many drug busts, and other crime, particularly the apartment complexes. He said we should move away from the area. The large density numbers also impact auto accidents in the area. Please do not allow this increase in density to take place.

Sincerely,
Clark Thomas

From: [Kathleen Scimeca](#)
To: [Elias Valencia](#)
Subject: Case No. Z Dash 3-20 2-3
Date: Saturday, August 6, 2022 4:19:56 PM

Snell and Wilmer Case No. Z Dash 3-20 2-3

According to proposition 207 (2006), the City should consider the devaluation of existing homeowners and communities...this was brought up at the last meeting when Councilman Stark was there.

In order to be considered protected by this proposition, what would the distance in feet between a proposed rezoning project and an impacted community? I believe Greentrails Subdivision is a little over 300" at the closest point.

In Snell and Wilmer's proposal to the City, page 20 and 21, it provides a third party description of the expected traffic congestion and impact this project will have on the neighboring communities. It is hopeful that our City Planning Committee will favor and protect the existing communities in lieu of higher density that benefits only the builder with higher profits.

Thank you for your consideration in this matter.

Sincerely,

Kathy Scimeca

From: [Julie Farrell](#)
To: [Elias Valencia](#)
Subject: The rezoning of 9.5 acres at 12th Street and Greenway Parkway
Date: Sunday, August 7, 2022 4:03:07 PM

Good Afternoon,

I write to you in regard to the rezoning of 9.5 acres at 12th Street and Greenway Parkway. I'm in complete disagreement with this development moving forward. Months ago a couple of young men rang our doorbell asking if we'd back the proposed building of a 3-4 story apartment complex and we told them that we would not support it. The congestion caused by that many more people and cars could be catastrophic. I invite you and any one else who supports this project to drive Greenway Parkway as well as Bell Road between Cave Creek Road to 19th Ave. every day anytime of the day for one week and then picture imagine the impact the added number of vehicles this project would add to the already heavily travelled streets mentioned. I also invite you to check with Fire station 35 and ask how many accidents and calls they attend to in this area on any given shift as well as the Police Precinct that oversees the area from 19th Ave to Cave Creek Road and Greenway to Bell. Besides the traffic issues comes noise concerns that this project would add. I also think we need to take a realistic look at our water issues which should be seriously considered. I'm not sure what the answer is to our housing crisis and it does appear to be slowing. It appears homes are sitting longer to move and not sure about other apartment complexes. In all honesty the homeless population has gotten much worse in this area in the last 20 years but the homeless I'm referring to are not those affected by our housing crisis. I hope you and our City officials will seriously consider the negative impact this development will have on our roads, air quality and our water issues not mentioning the safety of those living close to the proposed acres. Thank you for taking the time to read this and I hope you take me up on my challenge to come drive the stretch of roads I mentioned above anytime of the day or night and experience first hand how bad our traffic is on a daily basis. I/we are adamantly against this proposed rezoning of the property at 12th Street and Greenway. Thank you for reading this.

Julie Farrell

Sent from my iPhone

From: [Christopher Skaggs](#)
To: [Elias Valencia](#)
Subject: Z-3-22-3 - 12th Street and Greenway
Date: Tuesday, August 9, 2022 1:06:25 PM

Elias,

Per the community meeting we had with you, along with Congresswoman Stark, I am emailing you to let you know that our family and community are in opposition of Z-3-22-3.

As we've noted when given a chance to speak, this will bring an increase in noise pollution and traffic to our area. Also, due to the rezone ask, the population density will be increasing to maximize profit for the builder, not to maximize the quality of life or amenities. This will cause residents of 12th Street and Greenway to start making their way to our Greentrails private community park, something we've already dealt with from surrounding communities which has caused vandalism. We have a 3-year-old daughter that loves this park.

We already get a lot of vehicles that divert both 7th Street and 16th Street using Paradise Ln as their route to "cut through". We are constantly getting cars speeding and racing down Paradise Ln well more than 40 mph, sometimes 50 to 60, trying to race from 16th to 7th street in some sort of rush and bypass the main roads. This will easily cause this activity to increase. It's getting to the point where I'm nervous having our toddler with us outside of the home due to our neighborhood becoming a detour for people that don't live in Greentrails. They have started leveraging 9th Street directly in front of our home as well.

There are even more issues with this, as we've called out during our meetings with the city and our community. I will be attending the August 11th meeting and agenda with hopes we can keep this as zoned knowing a smaller density will go a long way if luxury apartments are to be built. Further, what is luxurious about tiny units with people packed closer together? It really defeats the purpose and puts greed for max profit over what is best for occupants, not to mention the strain it will put on infrastructure (power and sewage).

<https://www.phoenix.gov/pddsit/Documents/PZ/Z-3-22%2012th%20and%20Greenway%20-%202nd%20Submittal.pdf>

From: [PDD Long Range Planning](#)
To: [Elias Valencia](#)
Cc: [Sarah Stockham](#)
Subject: FW: Z-3-22-8
Date: Tuesday, August 9, 2022 12:46:03 PM

For you Elias

Thank you,

Geno Koman

Secretary II

City of Phoenix Planning and Development Department

200 West Washington Street, 3rd Floor

Phoenix, Arizona 85003

Phone: 602-495-2076

geno.koman@phoenix.gov

From: azmcbride@juno.com <azmcbride@juno.com>
Sent: Tuesday, August 9, 2022 12:42 PM
To: PDD Long Range Planning <pdd.longrange@phoenix.gov>
Subject: Re: Z-3-22-8

Hi

I am writing in reference to Z-3-22-8. It pertains to the proposed development of a 9.5 acre parcel at 12th Street / Greenway Parkway.

As a resident of the Greentrails subdivision for the past 37 years, I would like to voice my opposition for the project.

My reasons are quite simple.

- Adding 350 residents plus 350 or more vehicles in this area only adds to the burden of our police officers and first responders . The 16th St/ Greenway Parkway was and may still be the #1 accident intersection in Phoenix.
- We lost a police officer recently at the Cave Creek/ Greenway intersection which brings me to my 3rd point
- The traffic along Greenway Parkway from 7th Avenued to Cave Creek Road has been nothing short of a speedway all hours of the day and night. Adding more traffic only increases the chances of more accidents and deaths.

In closing, I am all about making affordable housing for local residents, even though we are surrounded by apartments in this area. A 4 story 350 apartment unit may be an overkill for the local residents and City of Phoenix resources . And for those reasons, I OPPOSE the development.

James McBride
Greentrails Subdivision

Racelle Escolar

Subject: FW: CASE #Z-16-22

From: Julie Thill <noleftturn_218@msn.com>

Sent: Tuesday, August 9, 2022 6:09 PM

To: anthonygrande@phoenix.gov; Sarah Stockham <sarah.stockham@phoenix.gov>

Subject: CASE #Z-16-22

Good Afternoon,

I just wanted to submit my concerns regarding the proposed development at 31st Ave and Dynamite, "Sunset Ridge".

While I understand the position of Phoenix government is more more more houses I strongly disagree, in this instance specifically. Our current, beautiful, mostly peaceful neighborhood is growing fast. This proposition to build is surrounded by single family homes on large lots and it is NOT surrounded by empty property or streets as the recent nearby developments in progress. I feel we've contributed our fair share in this area with 309 new homes being built within a one mile radius (This does not include the multi-dwellings east of I17). The 19 more they'd like to put are not just unnecessary but a complete disruption to the flow of our community. The street idea between 2 existing properties is so bizarre to me I can't comprehend it. Yes, I understand growth and change will and must happen - but let's be brave and let it happen in a way in keeping with the original intention of the neighborhood - large properties with space in between. Case in point - the area of 51st Ave between Happy Valley and Pinnacle Peak. While driving through there earlier this week it was obvious that space had been valued and the homes are large, with plenty of space between them. I'm not sure - but some may still have horses. It was a thing of beauty!!

Dynamite/31st Ave to Pinnacle Vista Dr to 35th Ave should remain the grand, open residential (possibly farm) idea as it started.

I implore all of you with a decision in this to not lead with the dollar signs, but to encourage development that supports community, integrity and some space. Be brave and bold and keep some islands of beauty in our city, please!!

Thank you for your consideration,
Julie Cornette
480-390-6684
3022 W. Oberlin Way
Phoenix, AZ 85032

Racelle Escolar

From: Sarah Gagnon <sarahgagnonpmp@gmail.com>
Sent: Tuesday, August 9, 2022 5:10 PM
To: PDD Long Range Planning; Racelle Escolar; Elias Valencia
Subject: DEER VALLEY VILLAGE PLANNING COMMITTEE 8/11/22, Agenda Item 7 / Case Z-3-22-3

To City of Phoenix Planning & Development Department & Deer Valley Village Committee Members,

As a resident of Greentrails, with boundaries of Greenway Parkway, 16th Street, and N 7th Street, I want to register my opposition to rezoning the 9.5 acre parcel at 12th Street/Greenway for multi-family residential. The proposed 350+ units, 4 story apartment complex will have a negative impact on our streets and community.

This area already contends with very high traffic from local businesses (strip malls), emergency vehicles from Phoenix Fire Department Station 42, pedestrian traffic across Greenway Parkway, and ValleyMetro bus stops near the intersections of Greenway Parkway and N 7th Street. It's not uncommon to witness multiple car accidents in that vicinity.

Furthermore, this community struggles with a homeless encampment along the Greenway Parkway wash and trespassing onto the Greentrails HOA private park.

Finally, our secondary streets are used as overflow parking by Vaseo Apartment residents and their guests. Vaseo is a development that consists of 1,222 rental units.

Because our streets and community are already stressed with high traffic, homeless encampments and overflow street parking, it cannot absorb additional multi-family residential units. I'm asking the City and Deer Valley Village Planning Committee to not rezone the parcel at 12th Street/Greenway Parkway.

Respectfully submitted,

Sarah Gagnon
Greentrails resident

From: [Renee Sampeer](#)
To: [Elias Valencia](#)
Subject: Z-3-22-3
Date: Wednesday, August 10, 2022 10:02:04 AM

Hello. I would like it on record that I am opposed to the 350 unit 4 story apartment complex that is proposed, meeting reference is Z-3-22-3

I feel this would make a terrible traffic area even worse – the 7th street and Greenway and the 7th Street & Bell intersections are absolutely horrible and to add that density of population to this area would make things much worse. I am afraid it might increase traffic through our neighborhood to avoid those intersections. I also am opposed to having that tall of a building across the street from our homes as they would be totally visible from our homes.

Sincerely,

Renee Sampeer
rsampeer@cox.net
602-402-5242

Renee Sampeer
rsampeer@cox.net
602-402-5242

SUPPORT

David O Simmons

From: Nick Klimek
Sent: Wednesday, February 23, 2022 8:21 AM
To: David O Simmons
Subject: FW: emdist3 - Form Submission

David,

I believe this community correspondence pertains to a case in the DV Village.

Nick



Nick Klimek, AICP
Village Planner

Office: 602-534-7696

E-mail: nick.klimek@phoenix.gov

PLANNING & DEVELOPMENT
PRESERVE
SHAPE
BUILD

City of Phoenix
Planning & Development Department
200 West Washington Street
Phoenix, AZ 85003

Mission: Planning, Development and Preservation for a Better Phoenix

****Have you visited "My Community Map?" It's a great way to look up zoning information in your neighborhood, including requests that are underway!*

*<https://www.phoenix.gov/pdd/mycommunitymap>****

****If you have specific questions about the zoning ordinance, please consider contacting our Zoning Planner Hotline: 602-262-7131, Option 6****

****I am currently working remotely on a rotational schedule, but will be checking voicemails multiple times per day. Thank you.****

From: Council District 3 PCC <council.district.3@phoenix.gov>
Sent: Wednesday, February 23, 2022 8:15 AM
To: Diana@umeaz.com
Cc: Raquel Estupinan <raquel.estupinan@phoenix.gov>; Amber R Guevara <amber.guevara@phoenix.gov>
Subject: RE: emdist3 - Form Submission

Good morning Ms. O'Donnell,

Thank you for contacting District 3's office. I will pass along your comments to Councilwoman Stark.

Respectfully,

Adam Grant
District 3 Councilmember Debra Stark
City of Phoenix

Adam.grant@phoenix.gov

602-495-0594

From: no-reply@phoenix.gov <no-reply@phoenix.gov>
Sent: Tuesday, February 22, 2022 6:03 PM
To: Council District 3 PCC <council.district.3@phoenix.gov>
Subject: emdist3 - Form Submission

FROM : Diana O'Donnell

SUBJECT : Embrey Project 12th Street and Greenway

MESSAGE :

Ms. Debra Stark:

I am writing you to let you know that we are in support for the Embrey Project on 12th Street and Greenway. This project will help the area tremendously.

Diana O'Donnell
1107 E Bell Rd
STE 10
Phoenix, AZ 85022

Email : Diana@umeaz.com

AREA : 602

PHONE : 9784100

ADDRESS : 1107 E Bell Rd, STE 10

CITY : Phoenix

STATE : Arizona

ZIP : 85022

Submission ID: 15297e2eee2f4d718de8998f467986bd

Form Submission On : 2/22/2022 6:03:16 PM

Referer: <https://phoenix.gov/district3/contact-district-3>

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Please handle appropriately.

David O Simmons

From: Store 4666 - Phoenix, AZ <Store4666@americanfreight.us>
Sent: Tuesday, February 22, 2022 4:32 PM
To: Council District 3 PCC
Cc: David O Simmons
Subject: Embry Development 12th st and Bell Project.

Hello Debra and David, What a wonderful project for that parcel. We fully support it, As a source of added new business for business owners and as a development which will add a beautiful landscape, increase safety along Greenway and upgrade property values. It is Smart Design and smart use. -Allisene Ntwali

Notice: This communication, including in any attached file(s), may be confidential, proprietary, or legally privileged information and is intended only for the use of the addressee(s). Any unauthorized use, disclosure, dissemination, and/or copying of this communication or of any information contained herein is strictly prohibited and may be unlawful. If you have received this communication in error, please notify the sender immediately by return e-mail and destroy this communication and all copies thereof, including all attachments. If this communication is misdirected, no confidentiality or privilege is thereby waived.

David O Simmons

From: Titus Fox <phauqes@gmail.com>
Sent: Thursday, February 24, 2022 1:10 PM
To: Council District 3 PCC
Cc: David O Simmons
Subject: Embry Development - 12th St & Bell project

Hello Debra & David,

As a neighboring church, we welcome this project and the people it would bring in to the community. Especially, after Covid and all its complications, we support the project for the positive impact they can bring to the area.

Titus Fox
Faith Builders Church
480.455.8043

David O Simmons

From: Kelly Burns <trendssalonsuites@gmail.com>
Sent: Friday, February 25, 2022 11:32 AM
To: David O Simmons; Council District 3 PCC
Subject: 12 st Embry project

Debra and David,

As a local business with 21 tenants. We highly approve the Embry project to the area. Brining more value to the area and business to our location. We are located at 1107 E Bell rd Phoenix Az 85022. Suite #7

Thanks!

-Kelly owner of Trends Salon Suites

David O Simmons

From: Luke Volk <thewindowwasher93@gmail.com>
Sent: Friday, February 25, 2022 10:42 AM
To: David O Simmons; Council District 3 PCC
Subject: Embry project at 12th street and Greenway

I support this project, that partial would be perfect for this type of use. I'd love to meet you sometime Debra and David, we offer the cleanest windows, and the more affordable pricing.

Luke Volk
The Window Washer
[Thewindowwasher93@gmail.com](mailto:thewindowwasher93@gmail.com) or 623-256-0545



Laurie Hill
16601 N. 12th St. Apt #1082
Phoenix, AZ 85022
2/25/2022

City of Phoenix
Planning and Development Department
Att: City Council & Deer Valley Village
200 W. Washington St., 2nd Floor,
Phoenix, AZ 85003

Subject: 12th and Greenway

To Whom It May Concern,

I am writing in support of the project at 12th and Greenway, with the rezoning request being asked by the developer and their team. I am a resident of the apartment buildings to the east of the project. I am a working professional who is passionate about my community.

This proposed parcel has long been vacant and an eye sore in the community. I constantly drive by this vacant property, and it always is unfortunate that nothing has ever been built on it. I welcome new neighbors to this part of town and would love to see more housing being built. My experience is that people live around the community because they want an urban experience. More residents will be able to use all the retail amenities we have around us and further economically support those small businesses. I think it's a huge positive for our neighborhood.

This project will finally put to good use a vacant piece of land. I am fully supportive of the rezone. The area is supposed to be urban. It is supposed to encourage more housing and residents to support the neighboring retail. This project will help further the housing diversification and availability of housing types for current and new residents coming to our community.

Sincerely,

A handwritten signature in blue ink that reads "Laurie Hill".

Laurie Hill

Christen and Massimo Sommacampagna
14802 N. Coral Gables Dr.
Phoenix, AZ 85023
2/24/2022

City of Phoenix
Planning and Development Department
Att: City Council & Deer Valley Village
200 W. Washington St., 2nd Floor,
Phoenix, AZ 85003

Subject: 12th and Greenway

To Whom It May Concern,

We are writing in support of the project at 12th and Greenway, with the rezoning request being requested by the developer and their team. My husband and I are residents of the Moon Valley neighborhood. We are working professionals who love our urban neighborhood and want what's best for it.

This proposed parcel has long been vacant and an attractant for debris, unwelcomed behaviors, and solely an eye sore in the community. First, we have been in this community for a number of years and have come to understand this neighborhood and its residents. Our experience is that people live here because they want an urban experience. Moon Valley and the surrounding neighborhoods create a sense of community and vibrancy that cannot always be found in urban communities. We welcome new neighbors to this part of town and would love to see more housing alleviate the astronomical pricing of housing that we and our friends are experiencing. We believe this project, especially with its exterior elevations and layout, will have the type of vibe and character to bring our neighborhood even further together. More residents will be able to use all the retail amenities we have around us and further economically support those small businesses which we love. We are 100% behind the proposal, and we think it's a huge positive for our neighborhood.

Second, this project will finally put to good use a vacant piece of land that has sat vacant forever and attracted transients and other activities we do not feel is safe for our family. We love to walk and ride bikes with our children through the greenbelt on Greenway Rd. but the underpasses always provide us with a sense of vulnerability and danger given the un-determinability of

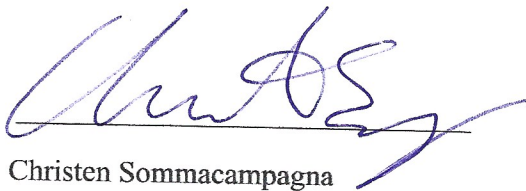
anyone who may lurk there. A project of this caliber will provide more residents to use the Greenbelt pathway to create less demand for transients to lurk in those locations.

Third, we appreciate the efforts being made by the developer and his team to communicate with the neighborhood and its residents.

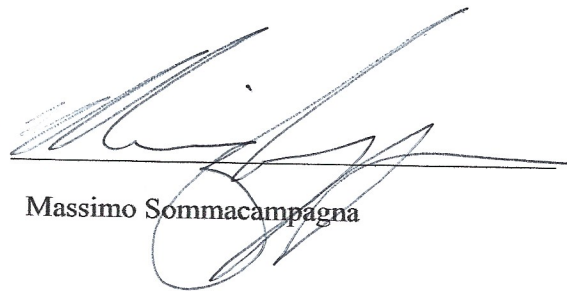
We urge the City to approve this rezoning request.

We are also fully supportive of the rezone. The area is supposed to be urban. It is supposed to encourage more housing and residents to support the neighboring retail. This project will help further the housing diversification and availability of housing types for current and new residents coming to our community.

Sincerely,



Christen Sommacampagna



Massimo Sommacampagna

Giovanna and Antonio Sommacampagna
13820 N. Burning Tree Pl.
Phoenix, AZ 85022
2/25/2022

City of Phoenix
Planning and Development Department
Att: City Council & Deer Valley Village
200 W. Washington St., 2nd Floor,
Phoenix, AZ 85003

Subject: 12th and Greenway

To Whom It May Concern,

We are writing in support of the project at 12th and Greenway, with the rezoning request being requested by the developer and their team. My husband and I are residents of the area in the Hillcrest Community. We are an older couple who love our urban neighborhood and want what's best for it.

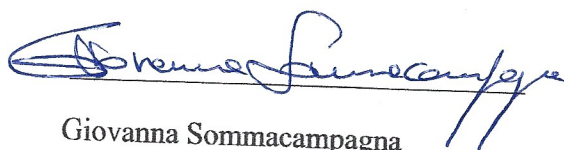
This proposed parcel has long been vacant and an attractant for debris, unwelcomed behaviors, and solely an eye sore in the community. We have been in at Hillcrest for over 10 year and have come to understand this neighborhood and its residents. Our experience is that people live here because they want an urban experience. The surrounding neighborhoods create a sense of community and vibrancy that cannot always be found in urban communities. We welcome new neighbors to this part of town and would love to see more housing being built. More residents will be able to use all the retail amenities we have around us and further economically support those small businesses which we love. We are 100% behind the proposal, and we think it's a huge positive for our neighborhood.

This project will finally put to good use a vacant piece of land that has sat vacant forever and attracted transients and other actives we do not feel is safe for our family. We appreciate how open the developer and his team has been to communicate with the neighborhood and its residents.

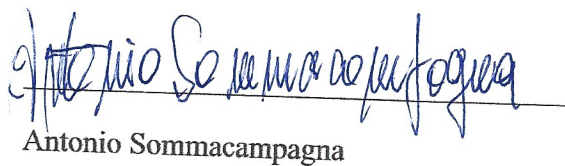
We are fully supportive of the rezone. The area is supposed to be urban. It is supposed to encourage more housing and residents to support the neighboring retail. This project will help

further the housing diversification and availability of housing types for current and new residents coming to our community.

Sincerely,



Giovanna Sommacampagna



Antonio Sommacampagna

David O Simmons

From: Council District 3 PCC
Sent: Friday, March 4, 2022 11:55 AM
To: enza Ciolino
Cc: Raquel Estupinan; Amber R Guevara; David O Simmons
Subject: RE: Embry's Planned Unit Development

Good afternoon Enza,

Thank you for contacting District 3's office. I will pass along your comments to Councilwoman Stark and the Village Planner.

Respectfully,
Adam Grant
Office of Councilwoman Debra Stark
District 3
Adam.grant@phoenix.gov

From: enza Ciolino <enza_ciolino@comcast.net>
Sent: Friday, March 4, 2022 11:51 AM
To: Council District 3 PCC <council.district.3@phoenix.gov>
Subject: Embry's Planned Unit Development

Councilmember Stark,

I am writing in **support in concept** of the Embry Development. My family owns the commercial property to the north of Embry at 1107 East Bell Road. I believe the development will be beneficial to the community and will add much needed multi-family housing. However, I do want to add to my support some concerns I have regarding the construction and its impact on the area.

The intersection at 12th St and Greenway has always been a hazard, with the influx of new residents that intersection will be even more busy. A traffic signal will definitely need to be installed. Additionally, 12th St going south merges from two into one lane, that merger has been the scene of a number of close calls and accidents. 12th Street should be expanded to include a full second lane to eliminate the hazardous merger.

As it specifically relates to our shopping center, I am concerned that residents exiting on Phelps, may choose to access Bell Road through our shopping center.

In addition, Susie's Mama Bear Daycare is located on Phelps and the parents utilize that back drive off of Phelps. Some thought needs to be put into minimizing any risk at that intersection. Hence, I would like to see what the developers propose as ingress and egress from Embry onto Phelps to minimize the possibility of the short cut traffic coming through the center.

Again, with all that said I do support the project, but want to make sure there is due diligence in looking into my concerns, in order to mitigate any negative impact that may result from the development of this otherwise vacant land.

Thank you for your kind attention.

Best Regards,
ENZA CIOLINO

312-320-7054- cell/text

602-872-7101- office

From: [Sarah Stockham](#)
To: [Elias Valencia](#)
Cc: [Raquel M Wind](#)
Subject: RE: emdist3 - Form Submission
Date: Tuesday, June 21, 2022 10:48:37 AM

Elias,

Save this in the S drive following the naming conventions and forward to the applicant as a FYI. Let me know if you have any questions.

Thank you,
Sarah Stockham
Planner III
City of Phoenix Planning and Development Department
200 West Washington Street, 3rd Floor
Phoenix, Arizona 85003
Phone: 602-261-8701
sarah.stockham@phoenix.gov

From: Council District 3 PCC <council.district.3@phoenix.gov>
Sent: Tuesday, June 21, 2022 10:46 AM
To: hubsinfsm@yahoo.com
Cc: Raquel M Wind <raquel.wind@phoenix.gov>; Amber R Guevara <amber.guevara@phoenix.gov>; Sarah Stockham <sarah.stockham@phoenix.gov>
Subject: RE: emdist3 - Form Submission

Good morning Mr. Hubbard,

Thank you for contacting District 3's office and for sharing your support of the proposed development at 12th St and Greenway. I will pass along your comments to Councilwoman Stark and the Village Planner.

Respectfully,
Adam Grant
Office of Councilwoman Debra Stark
District 3
Adam.grant@phoenix.gov

From: no-reply@phoenix.gov <no-reply@phoenix.gov>
Sent: Tuesday, June 21, 2022 10:38 AM
To: Council District 3 PCC <council.district.3@phoenix.gov>
Subject: emdist3 - Form Submission

FROM : James Hubbard

SUBJECT : Proposed Development at 12th Street & Greenway Parkway

MESSAGE : Good Morning Councilwoman Stark,
My wife and I are in support of the proposed development. We are tired of the eyesore the vacant lot has been for way too many years. To use it for multi-family will be a big benefit to the surrounding businesses and an economic boost to the City of Phoenix. I have heard through social media of opposition to the development and perhaps there may be some concerns. However, those of us who have lived in the area (for us now over 34 years) have always welcomed new people to the area and do not find our trails and parks over crowded. Thank you for your time to study this much needed development that will help the City's housing shortage, especially in such a sought after area.

Regards,
Jim Hubbard

Email : hubsinfsm@yahoo.com

ADDRESS : 15001 N 7th Drive

CITY : Phoenix

STATE : AZ

ZIP : 85023-****

Submission ID: 0168e90f466a45959c58ab16082d4574

Form Submission On : 6/21/2022 10:38:11 AM

Referer: <https://phoenix.gov/district3/contact-district-3>

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Please handle appropriately.